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RESIDENTIAL REPORT

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07/31/2025



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1: INSPECTION DETAILS

Information

Limitations: Utilities Off: N/A	Service Agreement: To Be Signed On-line	Payment Type: To Be Done On-line
Attendees: Pest Inspector	Weather Conditions: Sunny	Temperature (approximate): 77 Fahrenheit (F)
Occupancy: Unfurnished, Utilities On, Vacant	Year Built: 1960 Year Built Estimated Year of Original Construction	Style: Bungalow
Type of Building: Detached, Single Family	# Levels: Two	
Bad Shape: Note - Due to the numerous non-maintained items and lack of regular maintenance, there may be additional items that were not discovered as part of this report.		
Modifications Done: Note - We recommend verifying that permits were signed off for the remodeling work that appears to have been done on the property.		

2: EXTERIOR

		IN	NI	NP	O
2.1	Grading & Drainage:	X			
2.2	Siding, Flashing & Trim:	X			X
2.3	Eaves, Soffits & Fascia:	X			
2.4	Exterior Window Trim:	X			
2.5	Exterior Doors:	X			
2.6	Driveways & Walkways:	X			X
2.7	Porches/Patios:	X			X
2.8	Patio Cover(s):	X			X
2.9	Decks & Balconies:	X			X
2.10	Stairs, Guardrails & Handrails:	X			X
2.11	Trees & Shrubs:		X		
2.12	Fencing & Walls:	X			X
2.13	Retaining Walls:			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Inspection Method:

Visual from grade

Water Feature Types:

N/A

Barbecues, Firepits and Exterior Fixtures (Excluded from Inspection):

N/A

These items are not part of a property inspection.

Grading & Drainage::

Grading/Slope:

Away from Property, Slope,
Toward Property

Grading & Drainage:: Gutters and Drainage:

Exterior

Eave Mounted, Some Areas

Grading & Drainage:: Gutter Material:

Metal

Grading & Drainage::

Downspouts, Extenders and Drains:

Above Grade

Siding, Flashing & Trim:: Siding Material(s):

Wood

Siding, Flashing & Trim:: Siding Style(s):

Exterior

Wood Panels

Siding, Flashing & Trim:: Trim Material(s):

Wood

Eaves, Soffits & Fascia:: Material(s):

Wood

Exterior Window Trim:: Window Trim:

Exterior

Metal, Wood

Exterior Doors:: Exterior Entry Door:

Wood-like

Driveways & Walkways:: Driveway Material:

Asphalt, Brick, Concrete

Driveways & Walkways:: Walkway Material(s):

Brick, Concrete

Porches/Patios:: Porches, Steps, Patios:

Concrete, Wood

Patio Cover(s):: Type(s):

Solid Wood, Wood Lattice, Wood Planks

Decks & Balconies::**Appurtenance (Accessory Areas):**

Balcony

Decks & Balconies:: Material(s):

Wood

Stairs, Guardrails & Handrails:: Steps/Stairs

Concrete, Wood

Stairs, Guardrails & Handrails::**Guardrailing/Handrail Materials:**

Wood

Stairs, Guardrails & Handrails::**Spindle Spacing (Approximate):**

> 4 "

Fencing & Walls:: Fence/Wall**Type(s):**

Block, Chain Link, Wood

Fencing & Walls:: Gate Type(s):

None

Retaining Walls:: Materials Noted

N/A

The materials were visually observed where readily accessible only.

Stairs, Guardrails & Handrails:: Railing Height (Approximate):

36"

Newer standards have increased railing height to 42 inch for new construction and replacement in most jurisdictions. The spindle spacing has been decreased to 4 inch maximum in most jurisdictions.

Limitations

Driveways & Walkways:

TYPICAL CRACKS:

Cracking on hardscaping and siding are only reported if considered to be a "defect" or a hazardous condition. It is "typical" for concrete, stucco and other hard surfaces to have cracks of less than 1/4" in width and if there is no "offset" or evidence of moisture intrusion these are not identified as needed repair. This is considered part of normal homeowner maintenance.

Porches/Patios:

TYPICAL CRACKS:

Cracking on hardscaping and siding are only reported if considered to be a "defect" or a hazardous condition. It is "typical" for concrete, stucco and other hard surfaces to have cracks of less than 1/4" in width and if there is no "offset" or evidence of moisture intrusion these are not identified as needed repair. This is considered part of normal homeowner maintenance.

Observations/recommendations

2.2.1 Siding, Flashing & Trim:

WOOD DAMAGE NOTED

Wood damage noted on the trim/siding should be evaluated/repared by a qualified pest control company.

Recommendation

Contact a qualified pest control specialist.





2.2.2 Siding, Flashing & Trim:

NEEDS PAINT OR STAIN

VARIOUS EXTERIOR

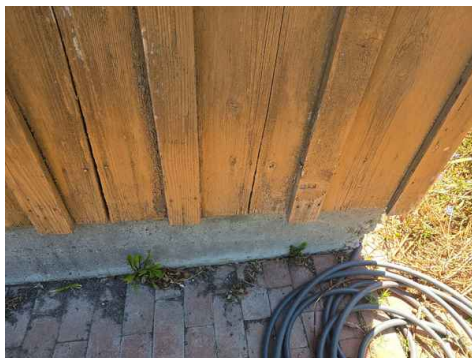
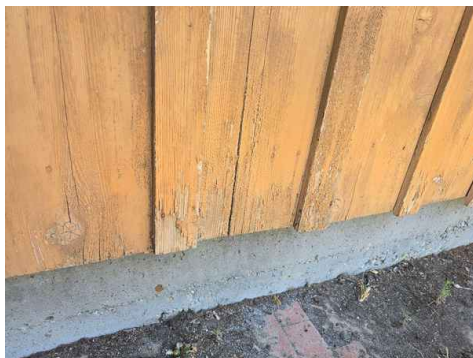
The exterior trim needs re-staining or re-painting to protect it from damage.

Recommendation

Contact a qualified painting contractor.



Upgrades/Maintenance Items



2.2.3 Siding, Flashing & Trim:

GAPS/HOLES/CRACKS NOTED AT SIDING

VARIOUS EXTERIOR

The gaps/hole(s) at the siding should be repaired to prevent damage from moisture penetration and vermin.

Recommendation

Contact a qualified handyman.



Recommended Improvements



2.2.4 Siding, Flashing & Trim:

CAULKING NEEDED

VARIOUS EXTERIOR

Recaulk trim to prevent water penetration as part of normal maintenance.



Recommended Improvements



2.6.1 Driveways & Walkways:

DRIVEWAY CRACKING - REPAIR

FRONT EXTERIOR

Cracks due to settling or lift was observed. We recommend repairing or replacing these areas as needed to prevent further deterioration.

Recommendation

Contact a qualified concrete contractor.



Recommended Improvements



2.8.1 Patio Cover(s):

WOOD DAMAGE NOTED

REAR PATIO

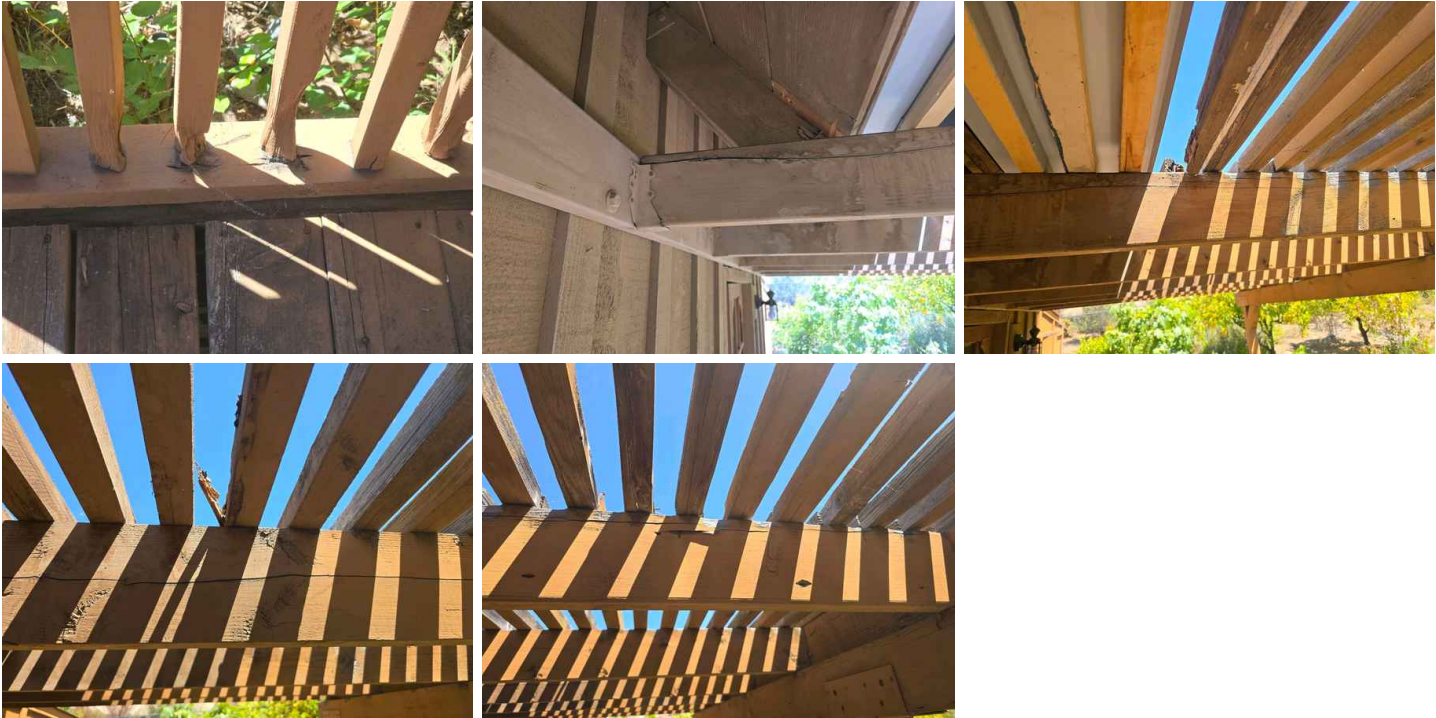
The wood damage noted at the patio/pergola should be evaluated and repaired as needed by a qualified pest control company.

Recommendation

Contact a qualified pest control specialist.



Recommended Improvements



2.8.2 Patio Cover(s):
LOOSE/DAMAGED POSTS
VARIOUS EXTERIOR

 Recommended Improvements

The patio posts are damaged and should be repaired or replaced as needed.

Recommendation
Contact a qualified professional.



2.8.3 Patio Cover(s):

MISSING HANGERS

Recommended Improvements

The missing rafter/joist hangers or Teco clips should be installed on the ledger to properly secure them.

Recommendation

Contact a qualified professional.

2.9.1 Decks & Balconies:

WOOD DAMAGE NOTED

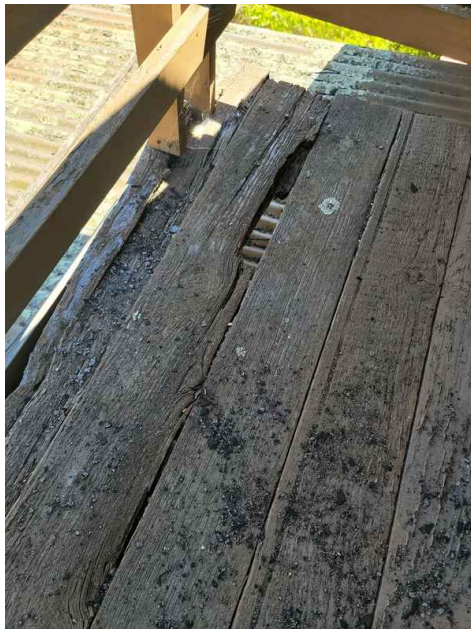
Recommended Improvements

2ND FLOOR BALCONY

One or more boards are showing wood damage. Recommend a qualified pest control company or contractor evaluate and repair as needed.

Recommendation

Contact a qualified deck contractor.



2.9.2 Decks & Balconies:

BALCONY - NAILS EXPOSED

Recommended Improvements

BALCONY

One or more nails were observed to be exposed. We recommend the nails be properly sealed to prevent leakage.

Recommendation

Recommended DIY Project



2.10.1 Stairs, Guardrails & Handrails:

WOOD DAMAGE

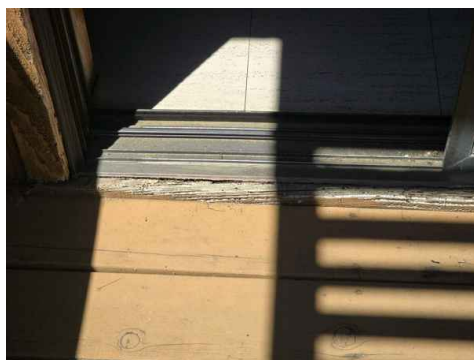
Recommended Improvements

BALCONY, REAR EXTERIOR

The wood damaged railing should be evaluated and repaired by a qualified pest control company for safety.

Recommendation

Contact a qualified pest control specialist.



2.10.2 Stairs, Guardrails & Handrails:

RAILING IS CLIMBABLE

2ND FLOOR BALCONY

The railing may be climbable and should have a protective cover installed.

Recommendation

Contact a qualified professional.



Recommended Improvements



2.12.1 Fencing & Walls:

LEANING/DAMAGED/LOOSE BLOCK WALL NOTED

FRONT RIGHT EXTERIOR

The leaning/loose/damaged sections of the block wall should be repaired as needed.

Recommendation

Contact a qualified professional.



Recommended Improvements



3: FOUNDATION & STRUCTURE

		IN	NI	NP	O
3.1	Foundation Type:	X			
3.2	Basements & Crawlspaces:	X			
3.3	Foundation Anchoring:	X			
3.4	Moisture Levels Observed:	X			
3.5	Floor Structure:	X			X
3.6	Wall Structure:	X			
3.7	Roof and Ceiling Structure:	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Inspection Method:

Crawlspace Access, From Grade Level

Foundation Anchoring::

Foundation Bolting:

Visible



Foundation Type:: Type and Material:

Concrete, Post and Beam

Moisture Levels Observed::

Visible Moisture Level Observed:

None

Basements & Crawlspaces:: Type:

Crawlspace

Floor Structure:: Material:

Concrete, Wood Beams, Wood Joists, Wood Posts, Concrete Footings



Floor Structure:: Sub-Floor:

Plank



Floor Structure::

Basement/Crawlspace Floor:

Dirt



Wall Structure:: Type of Structure:

Wood frame, Not visible

Roof and Ceiling Structure:: Limitations: N/A These items limited out inspection of this area.	Roof and Ceiling Structure:: Roof Sheathing: Planks, Plywood	Roof and Ceiling Structure:: Roof Structure: Conventional
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Basements & Crawlspaces:: **Basement/Crawlspace Access:**
Left Exterior



Limitations

Wall Structure:
NOT VISIBLE
The interior of the walls are not visible for inspection.

Observations/recommendations

3.5.1 Floor Structure:
ADD STRAPS TO POSTS AND BEAMS
CRAWLSPACE

 Recommended Improvements

We recommend upgrading the foundation by adding straps to the posts and beams or by installing additional footings with straps that will add better stability in case of earthquakes.

Recommendation
Contact a qualified professional.



3.5.2 Floor Structure:

OLD MOISTURE STAINING NOTED

CRAWLSPACE

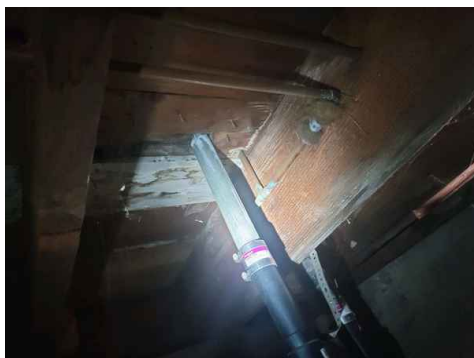
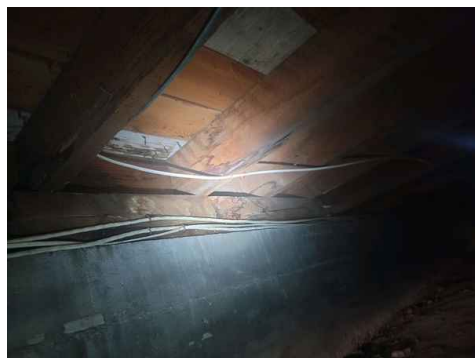
The old water staining on the subfloor appears to be dry at this time and does not appear to pose a problem. We also recommend checking with the pest control report for further information.

Recommendation

Contact a qualified pest control specialist.



Recommended Improvements



3.7.1 Roof and Ceiling Structure:

OLD STAINS CURRENTLY DRY

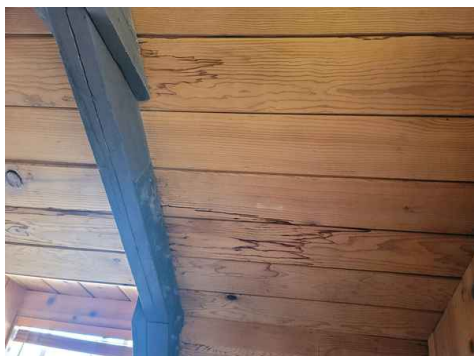
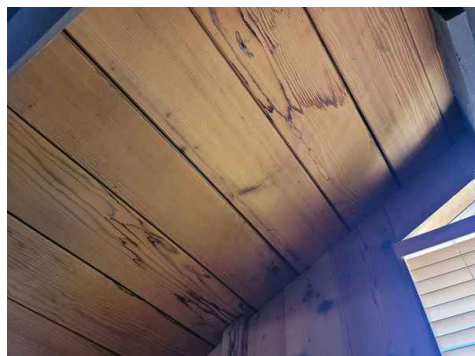
The stains appear to be from previous leakage. Although not wet at this time, we recommend checking with the seller as to what repairs were made or have a qualified roofing contractor evaluate further.

Recommendation

Recommend monitoring.



Recommended Improvements





3.7.2 Roof and Ceiling Structure:

GRAIN CRACKING NOTED

VARIOUS

Beam seam cracking noted appears to be typical. No action required at this time.

Recommendation

Recommend monitoring.



Upgrades/Maintenance Items



4: ROOF

		IN	NI	NP	O
4.1	Roofing Information:	X			
4.2	Asphalt/Composition Roof Covering:	X			X
4.3	Flat Roof Covering:	X			
4.4	Flashings:	X			
4.5	Gas Vent Flue Pipe(s):	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Roofing Information::
Limitations:

Inaccessible areas were not inspected

Roofing Information:: Inspection
Method:

Eye-Stick, Ground, Ladder, Roof Edge, Upper Windows

Roofing Information:: Roof
Type/Style:

Combination, Flat, Gambrel

Flat Roof Covering:: Material(s):

Bitumen (Torch Down)

Flashings:: Material(s):

Metal

Gas Vent Flue Pipe(s):: Vent
Type(s):

Type B Gas Vent

Roofing Information:: Roof Views



Asphalt/Composition Roof Covering:: Serviceable:

The roof appears to be in satisfactory overall condition unless otherwise noted. Normal maintenance should be completed every few years to prevent leakage.

Observations/recommendations

4.2.1 Asphalt/Composition Roof
Covering:



PREVIOUS LEAKAGE NOTED

The stains appear to be old. We recommend checking with the seller to determine if repairs were made previously or have a qualified roofing contractor evaluate further.

Recommendation

Contact a qualified roofing professional.



4.5.1 Gas Vent Flue Pipe(s):

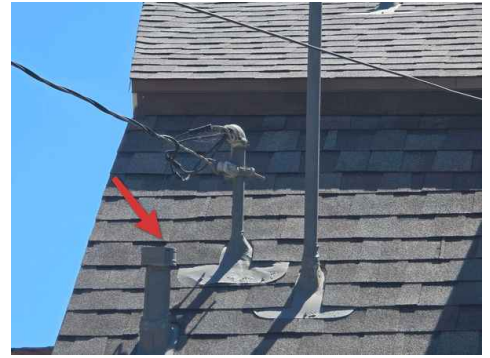
VENT PIPE/FLUE UNDER POWER LINES

FRONT LEFT EXTERIOR

The vent flue should extend a minimum of 12 in above the roof line.

Recommendation

Contact a qualified professional.

**Safety/Major Concerns**

5: CHIMNEY/FIREPLACE

		IN	NI	NP	O
5.1	Chimney(s):	X			X
5.2	Fireplace(s):	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Chimney(s):: Chimney Type:
Brick

Chimney(s):: Chimney Cap or Spark Arrester:
None

Fireplace(s):: Location(s):
Living Room



Fireplace(s):: Fireplace Type(s):
Heatilator, Wood Burning

Fireplace(s):: Damper:
No Clamp Needed

Fireplace(s):: Doors:
None

Observations/recommendations

5.1.1 Chimney(s):

MISSING SPARK ARRESTER/RAIN CAP

FRONT EXTERIOR

The missing chimney rain cap should be properly installed to reduce water and debris buildup and prevent sparks from escaping.

Recommendation

Contact a qualified chimney contractor.

 Safety/Major Concerns



5.1.2 Chimney(s):

UNLINED CHIMNEY

Due to this being an older unlined chimney, we recommend having a chimney evaluated by a qualified chimney specialist performing a level 2 inspection.

Recommendation

Contact a qualified chimney contractor.

 Safety/Major Concerns



6: GARAGE/CARPORT

		IN	NI	NP	O
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IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Garage/Carport Style:

N/A

Size:

N/A

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Limitations:

None

If any of the item(s) above are marked, our inspection of this area was limited.

Limitations

General:

NO GARAGE

7: COOLING

		IN	NI	NP	O
7.1	Limitations:	X			
7.2	Cooling Equipment:	X			X
7.3	Operating Condition(s):	X			
7.4	Distribution System:	X			
7.5	Condensate System:	X			X
7.6	Electrical Components:	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Type of Air Conditioning System: Mini-split Heat Pump
No. of Central Units: 0

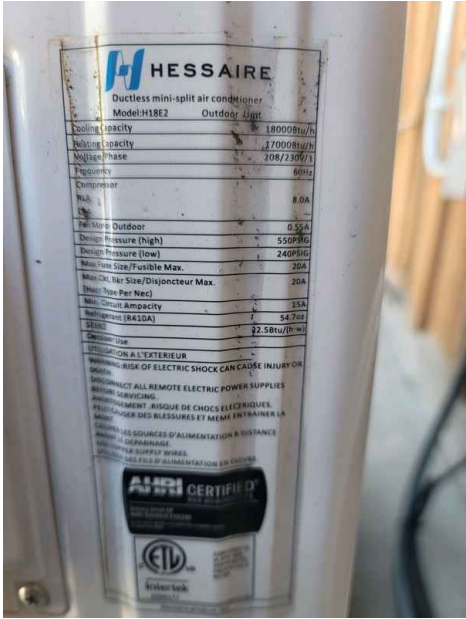
The system(s) were tested only by using the thermostat provided.

Cooling Equipment:: Location: Front Exterior



Cooling Equipment:: Energy Source/Type: Electric

Cooling Equipment:: Brand: Hessaire



Cooling Equipment:: Capacity: Not Determined

Operating Condition(s):: Temperature Differential(s): N/A As measured between the return air vent(s) and a sampling of air registers.	Distribution System:: Configuration: Room	Condensate System:: Type(s): Drains to Exterior
Electrical Components:: Maximum Fuse/Breaker Rating: 20A As stated on manufacturer's label.	Electrical Components:: Disconnect Type: Fuses	
Provisions: N/A The items noted are likely for convenience if an air conditioning system is to be added. For further information, contact a qualified contractor.		

Cooling Equipment:: Age(s):
0 Years of Age

The average life expectancy of a heat pump is 15 to 25 years if properly maintained.

Cooling Equipment:: Refrigerant Type:
R-410a

It should be noted that R-22 Freon is no longer approved for use in California and obtaining it for service may be difficult or expensive.

R-410 Freon is being phased out in California in 2025 and may be difficult or expensive to find,

Operating Condition(s):: Serviceable:

The cooling system(s) were operational at the time of our inspection. The systems are tested by operating the thermostat(s) and checking the temperature differential between the intake and a representative number of registers. No air flow testing or HERS rating is conducted as part of our inspection. Typical differentials are 15 to 20 degrees based on our experience.



Limitations

General:

NO CENTRAL COOLING SYSTEM

No central cooling system was present.

Observations/recommendations

7.2.1 Cooling Equipment:

MISSING PAD(S)

FRONT EXTERIOR

The condensing unit has no visible pad and should be placed on a solid level surface that is a minimum of 2 inches above grade according to most manufacturers.

Recommendation

Contact a qualified HVAC professional.



Recommended Improvements



7.2.2 Cooling Equipment:

SECURE TO PAD

FRONT EXTERIOR

The unit(s) should be secured with metal braces/straps at the corners.

Recommendation

Contact a qualified handyman.



Upgrades/Maintenance Items



7.5.1 Condensate System:

POOR LOCATION FOR DRAINAGE

EXTERIOR

The condensate drain line is incorrectly routed to an unacceptable location. We recommend having a qualified contractor evaluate and determine a better solution. Excessive ponding was noted.

Recommendation

Contact a qualified HVAC professional.



Recommended Improvements



7.6.1 Electrical Components:

FUSE/BREAKER TOO LARGE

FRONT EXTERIOR

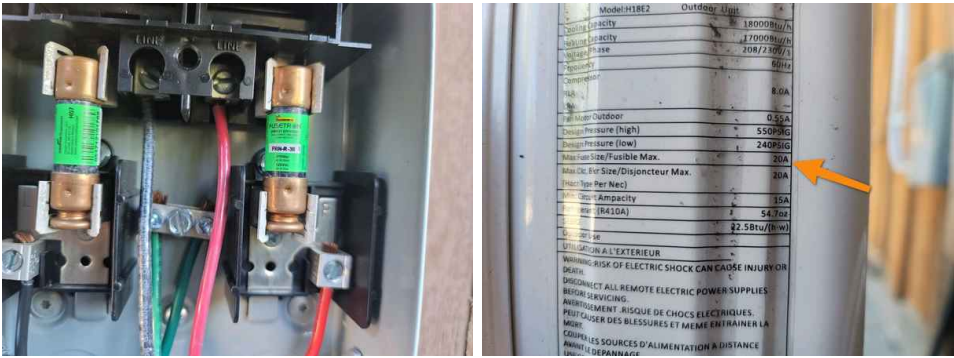
The circuit breaker and/or fuses exceed the maximum rating for the unit(s). If the fuses or breakers are not properly sized, damage could occur to the condensing unit(s).

Recommendation

Contact a qualified electrical contractor.



Recommended Improvements



8: COOLING 2

		IN	NI	NP	O
8.1	Limitations:		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Type of Air Conditioning System:

Window Unit

The system(s) were tested only by using the thermostat provided.

Provisions:

N/A

The items noted are likely for convenience if an air conditioning system is to be added. For further information, contact a qualified contractor.

Wall or Window Unit(s):

Wall or window style units are tested only for basic operation. No guarantees as to adequacy or performance are made. It is recommended that these systems be installed on dedicated circuits for proper operation.



Limitations

Limitations:

N/A

Limitations were not applicable as there was no central cooling system installed.

General:

NO CENTRAL COOLING SYSTEM

No central cooling system was present.

9: HEATING 1

		IN	NI	NP	O
9.1	Limitations:	X			
9.2	General:	X			
9.3	Furnace(s) or Heat Source:	X			
9.4	HVAC Operating Controls:	X			
9.5	Gas Piping:	X			
9.6	Distribution Systems:	X			
9.7	Vent Flue(s):	X			
9.8	Heating/Air Registers:	X			
9.9	Filter(s)/Return Air:			X	
9.10	Electrical Components:	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Limitations:: Limited Access:

N/A

Our Inspection was limited due to the above conditions.

Furnace(s) or Heat Source:: Heat Type:

Gas Wall Heater

Furnace(s) or Heat Source:: Location:

Dining Room



Furnace(s) or Heat Source:: Age (Approx.) Years:

0

Furnace(s) or Heat Source:: Energy Source:

Natural Gas

Furnace(s) or Heat Source:: Efficiency:

Not Determined

Furnace(s) or Heat Source:: BTU Rating(s):

55000

Approximate BTU ratings

Furnace(s) or Heat Source:: Attic Service Floor:

N/A

HVAC Operating Controls::

Thermostat Location(s):

Living Room



HVAC Operating Controls::

Thermostat Type(s):

Programmable

Heating/Air Registers:: None

No heat registers were present.

Gas Piping:: Type of Piping:

Black Iron, Flexible

Vent Flue(s):: Material(s):

Not visible

Filter(s)/Return Air:: Filter

Location(s):

None

Filters should be checked quarterly and replaced as needed.

Electrical Components:: N/A:

Furnace(s) or Heat Source:: Brand:

Williams



HVAC Operating Controls:: For Energy Savings:

Energy Saving Thermostats can be found here: (Our favorite) Ecobee4 is here: [Ecobee Smart xsThermostat](#)
Another great choice is the Nest foundation here: [Nest Smart Thermostat](#)

Distribution Systems:: Air Ducts:

Fan on unit(s)

We remind you that testing for the presence or environmental issues such as asbestos or fiberglass materials is not part of our inspection. Testing of this nature should be done by a qualified environmental specialist.

Observations/recommendations

9.3.1 Furnace(s) or Heat Source:
HEATING FAN NOT WORKING
LIVING ROOM

Safety/Major Concerns

The heating unit fan is not operational and should be repaired or replaced as needed.

Recommendation

Contact a qualified professional.



10: HEATING 2

		IN	NI	NP	O
10.1	Limitations:	X			
10.2	General:	X			
10.3	Furnace(s) or Heat Source:	X			
10.4	HVAC Operating Controls:	X			
10.5	Bathroom Heat Source(s):	X			X
10.6	Gas Piping:			X	
10.7	Distribution Systems:	X			
10.8	Vent Flue(s):			X	
10.9	Heating/Air Registers:	X			
10.10	Filter(s)/Return Air:			X	
10.11	Electrical Components:	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Limitations:: Limited Access:

N/A

Our Inspection was limited due to the above conditions.

Furnace(s) or Heat Source:: Heat Type:

Mini-Split

Furnace(s) or Heat Source:: Location:

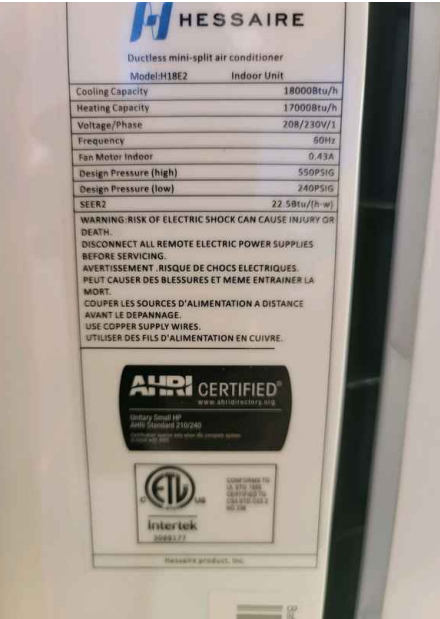
Kitchen



Furnace(s) or Heat Source::

Brand:

Hessaire



Furnace(s) or Heat Source:: Age
(Approx.) Years:

0

Furnace(s) or Heat Source::

Energy Source:

Electric

Furnace(s) or Heat Source::

Efficiency:

N/A

Furnace(s) or Heat Source:: BTU
Rating(s):

N/A

Approximate BTU ratings

Furnace(s) or Heat Source:: Attic

Service Floor:

N/A

HVAC Operating Controls::

Thermostat Location(s):

Remote Control

HVAC Operating Controls::

Thermostat Type(s):

Remote Control

Bathroom Heat Source(s)::

Type(s):

Electric Fan



Gas Piping:: Type of Piping:

N/A

Vent Flue(s):: Material(s):

N/A

Filter(s)/Return Air:: Filter

Location(s):

N/A

Filters should be checked
quarterly and replaced as needed.

Electrical Components:: Fuse
Disconnect Noted

General:: Serviceable:

The unit(s) were serviceable and operated using the standard controls unless otherwise noted.

Furnace(s) or Heat Source:: Serviceable:

The heating system(s) were operational at the time of our inspection. The systems are tested by operating the thermostat(s) and checking the flame or condenser (where applicable) for apparent discrepancies. No air flow testing or HERS rating is conducted as part of our inspection.

HVAC Operating Controls:: For Energy Savings:

Energy Saving Thermostats can be found here: (Our favorite) Ecobee4 is here: [Ecobee Smart Thermostat](#)

Another great choice is the Nest found here: [Nest Smart Thermostat](#)

Distribution Systems:: Air Ducts:

Fan on unit(s)

We remind you that testing for the presence or environmental issues such as asbestos or fiberglass materials is not part of our inspection. Testing of this nature should be done by a qualified environmental specialist.

Observations/recommendations

10.5.1 Bathroom Heat Source(s):



Recommended Improvements

ELECTRIC HEAT NOT WORKING

BATHROOM

The electric heat in the bathroom is not operational and should be repaired or replaced as needed.

Recommendation

Contact a qualified professional.



11: PLUMBING

		IN	NI	NP	O
11.1	Main Water Shut-off Device:	X			
11.2	Water Supply and Distribution Piping:	X			X
11.3	Water Pressure:	X			X
11.4	Fuel Supply & Distribution Systems:	X			X
11.5	Fuel Piping:	X			
11.6	Angle Stops/Shut-off Valves:		X		
11.7	Waste System Type:	X			
11.8	Drain, Waste, & Vent Systems:	X			X
11.9	Hose Bib(s):	X			
11.10	Faucet(s):	X			X
11.11	Sinks(s):	X			X
11.12	Toilet(s):	X			
11.13	Bathtub(s):	X			
11.14	Shower(s):	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Filters:

Patio
Provisions



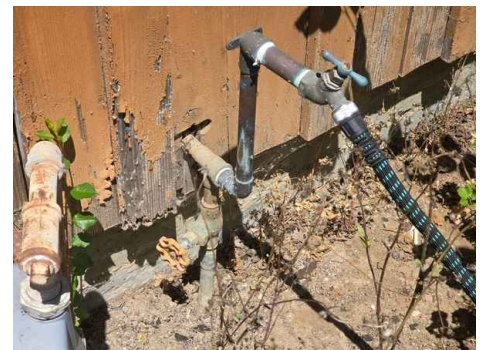
Water Source:

Public

Main Water Shut-off Device::

Location:

Rear



Water Supply and Distribution Piping:: Distribution Supply Piping:

Various

Not fully visible, Galvanized, Part Copper

This is based on the visible pipes noted at the time of inspection.

Fuel Supply & Distribution Systems:: Fuel Type:

Natural Gas

Fuel Piping:: Material(s):

Black Iron, Flexible Stainless

Drain, Waste, & Vent Systems:: Clean-Out Noted:

None noted

Drain, Waste, & Vent Systems:: Drain Size:

Not Visible, 2", 3"

Drain, Waste, & Vent Systems:: Material:

Not visible, ABS

Hose Bib(s):: Serviceable:

The hose bib(s) were serviceable unless otherwise noted.

Faucet(s):: Serviceable:

Unless otherwise noted, the faucets were serviceable.

Sinks(s):: Type(s):

Exterior Sink

Toilet(s):: Low Flow Toilet(s)**Noted:**

1

Bathtub(s):: Types of Bathtub(s):

Shower Combo

Shower(s):: Type:

Bathtub Combination

Shower(s):: Door Type:

Curtain

Water Supply Piping Location(s):

Not Fully Visible

If some of the water supply piping runs under and through the slab, it is mostly not visible for inspection. Since we cannot predict when and if these pipes may fail, we recommend the following to help minimize the risk: Check to make sure you water pressure is less than 80 psi on a regular basis (if your shower gets stronger this may not be a good thing), If you have a hot water recirculation system, only run the timer 2 to 3 hours per day (We recommend 2 in the morning and 1 in the evening) to reduce wear and energy loss. Flush out all plumbing lines annually (including flushing the water heater) to minimize sediment accumulation.

Water Supply and Distribution Piping:: Main Water Supply Piping:

Exterior

Not Fully Visible

This is described only where visible and readily accessible. As most of the piping is not readily visible nor accessible, no guarantees can be made as to the type of material(s) used for the piping.

Water Pressure:: Measured Water Pressure:

Exterior

100

Normal water pressure ranges from 40 to 80 psi. Pressure regulators are typically preset for 60 psi at the factory. Pressure over 80 psi exceeds building standards and may cause premature failures of the components. Most home warranties will not cover plumbing repairs if pressure exceeds 80 psi.

Fuel Supply & Distribution Systems:: Main Gas Shut-Off Location:

Gas Meter, Rear Exterior

We recommend installing a gas shut-off wrench near the meter in case of an emergency.

**Waste System Type:: Type:**

Unknown

Determination of the sewer or septic system condition is not part of our inspection.

Drain, Waste, & Vent Systems:: Sewer Line Video:

Performed by Outside Company

Sewer line video examination of the underground waste piping is recommended for houses more than 30 years old or where large trees are present.

Toilet(s):: Serviceable:

The toilets were flushed and found to operate properly at the time of our inspection unless otherwise noted.

Limitations

Angle Stops/Shut-off Valves:

SHUT-OFF VALVES ARE NOT TESTED

VARIOUS

Due to the potential for causing leaks, testing of angle stops and shut-off valves is beyond the scope of our inspection.

Observations/recommendations

11.2.1 Water Supply and Distribution



Recommended Improvements

Piping:

CORRODED CONNECTION NOTED

FRONT EXTERIOR

The corroded plumbing piping and/or connections should be repaired or replaced as needed to prevent damage from leakage and to prevent water flow reduction.

Recommendation

Contact a qualified plumbing contractor.



11.3.1 Water Pressure:



Recommended Improvements

WATER PRESSURE TOO HIGH

WATER HEATER

Water pressure greater than 80 psi indicates the need to install, adjust or replace the pressure regulator. High pressure can cause premature failure or leakage of the plumbing systems.

Recommendation

Contact a qualified plumbing contractor.



100 psi

11.4.1 Fuel Supply & Distribution

Systems:



Recommended Improvements

CORROSION - METER PIPES MINOR

REAR EXTERIOR

There is surface rust on the gas pipes at the meter. We recommend coating with a rust inhibitor primer to reduce the corrosion.

For a good primer see: [Rust Primer](#)

Recommendation

Contact a qualified professional.



11.8.1 Drain, Waste, & Vent Systems:



Recommended Improvements

**CORRODED DRAIN PIPING
NOTED**

CRAWLSPACE

The drain lines are showing corrosion and previous leakage and should be replaced.

Recommendation

Contact a qualified plumbing contractor.



11.10.1 Faucet(s):



Recommended Improvements

LEAKING FAUCET NECK

KITCHEN

The faucet neck is leaking and should be repaired or replaced as needed.

Recommendation

Contact a qualified handyman.



11.11.1 Sinks(s):



Recommended Improvements

SLOW DRAIN NOTED

FRONT EXTERIOR

The slow sink drain should be cleared for proper operation.

Recommendation

Contact a qualified handyman.



11.13.1 Bathtub(s):



Recommended Improvements

**MISSING/LOOSE CAULKING
NOTED**

BATHROOM

The caulking should be repaired to prevent water penetration and damage to the surrounding area(s).

Recommendation

Contact a qualified handyman.



12: WATER HEATER(S)

		IN	NI	NP	O
12.1	Water Heating Systems:	X			
12.2	Water Heater Bracing:	X			X
12.3	Water Heater Supply Piping:	X			
12.4	Water Heater TPR Valve:	X			X
12.5	Water Heater Venting:	X			X
12.6	Water Heater Miscellaneous:	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Water Heating Systems::

Location:

Exterior Closet

Water Heating Systems:: Fuel

Source/Type:

Natural Gas

Water Heating Systems::

Capacity/Type:

40



Water Heater Venting:: Type:

Type B Vent, Gravity, Metal

Water Heating Systems:: Manufacturer:

Rheem

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 115°F to kill microbes and no higher than 120°F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Water Heating Systems:: Estimated Age:

7

Gas water heaters have an estimated life expectancy of 8 to 12 years.

Electric water heaters have an estimated life expectancy of 10 to 15 years.



Water Heater Bracing:: Seismic Bracing:

Needs Repair

For information see: <https://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing.pdf>

Water Heater Supply Piping:: Type:

Copper, Flexible

Information on newer non-metallic plumbing types can be found at:

<http://www.pexinfo.com/>

<https://www.ppfahoe.o/>

Water Heater TPR Valve:: TPR Valve:

Standard, Serviceable

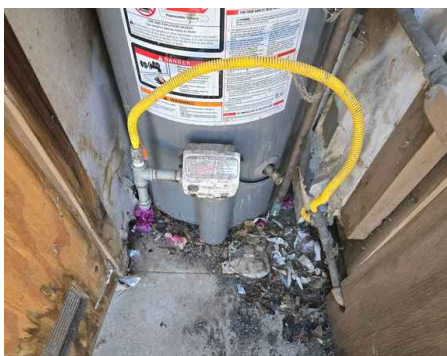
The purpose of the Temperature/Pressure Relief (TPR) Valve is to release excess pressure in the case of the tank being over pressurized as a safety device.

Water Heater Miscellaneous:: Added Features:

Water Heater(s)

Sediment Trap

These items may be required in newer installations depending on the jurisdiction.



Observations/recommendations

12.2.1 Water Heater Bracing:

STRAPPING TOO HIGH/LOW



Safety/Major Concerns

The water heater strapping should be at 1/3 from the top and 1/3 from the bottom of the tank (approximately 4 inches above the control valve).

For more information, see: [California Water Heater Strapping](#)

Recommendation

Contact a qualified handyman.



12.4.1 Water Heater TPR Valve:

TERMINATE TPR VALVE PIPE TO EXTERIOR

FRONT EXTERIOR CLOSET

The TPR Valve discharge pipe should be terminated at the exterior if possible.

Recommendation

Contact a qualified plumbing contractor.



Recommended Improvements



12.5.1 Water Heater Venting:

INADEQUATE CLEARANCE OR MISSING VENT COLLAR

FRONT EXTERIOR

Minimum clearance is 1 inch for double wall pipes and 6 inch for single wall. A proper collar should be installed for all penetrations.

Recommendation

Contact a qualified plumbing contractor.



Safety/Major Concerns



12.5.2 Water Heater Venting:

INADEQUATE CLEARANCE TO OPENABLE WINDOW

LEFT EXTERIOR

The exhaust vent should not be within 4 foot of an openable window for safe operation and to prevent exhaust gases from entering the property.

Recommendation

Contact a qualified professional.



Safety/Major Concerns



12.6.1 Water Heater Miscellaneous:

MISSING BONDING

FRONT EXTERIOR CLOSET

Bonding of the water and/or gas pipes is required for newer installations by most jurisdictions.

Recommendation

Contact a qualified handyman.



Recommended Improvements



12.6.2 Water Heater Miscellaneous:

EXPANSION TANK MISSING

FRONT EXTERIOR CLOSET

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. We recommend having a qualified contractor evaluate and upgrade if necessary.

For more information or to purchase one go to: [Expansion Tanks](#)

Recommendation

Contact a qualified plumbing contractor.



Upgrades/Maintenance Items



12.6.3 Water Heater Miscellaneous:

NO DRIP PAN

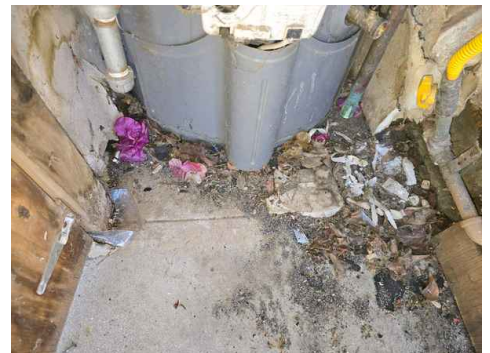
No drip/safety pan was present. Installation is recommended to prevent water damage.

Recommendation

Contact a qualified plumbing contractor.



Recommended Improvements



12.6.4 Water Heater Miscellaneous:

MOISTURE STAINS NOTED

FRONT EXTERIOR CLOSET



Recommended Improvements

The water heater closet walls have damage and stains likely due to previous leakage that should be repaired.

Recommendation

Contact a qualified professional.



13: ELECTRICAL

		IN	NI	NP	O
13.1	Bonding/Grounding Type:	X			
13.2	Service Entrance Conductors:	X			X
13.3	Main Electric & Main Overcurrent Device:	X			X
13.4	Circuit Breakers, Fuses:	X			
13.5	Branch Wiring Circuits:	X			
13.6	GFCI & AFCI:	X			X
13.7	Receptacles:	X			X
13.8	Switches:	X			
13.9	Light Fixtures:	X			
13.10	Junction Boxes:	X			
13.11	Ceiling Fan(s):			X	
13.12	Low-Voltage Systems:		X		
13.13	Smoke Detector(s):	X			
13.14	Carbon Monoxide Detectors:	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Bonding/Grounding Type:: Grounding Type(s):

Left Patio
Ground Rod



Bonding/Grounding Type:: Bonding Noted:

N/A

Service Entrance Conductors:: Electrical Service Conductors:

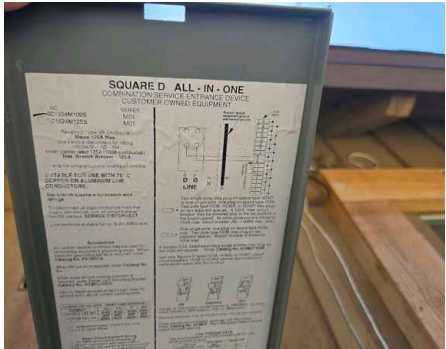
120 Volts, 220 Volts, Overhead

Main Electric & Main Overcurrent Device:: Panel Capacity:

125 AMP

Main Electric & Main Overcurrent Device:: Panel Manufacturer:
Square D

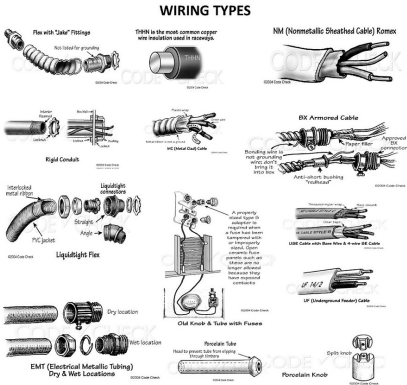
Main Electric & Main Overcurrent Device:: Main Circuit Breaker or Fuse Rating:
Front Exterior
100A



Main Electric & Main Overcurrent Device:: Disconnect Type(s):
Circuit Breaker

Circuit Breakers, Fuses:: Breaker Types:
120V, 220V

Branch Wiring Circuits:: Wiring Type/Method:
Not Fully Visible, Conduit, Liquid Tight Conduit, NM (Romex)



GFCI & AFCI:: GFCI Location(s):
Bathroom(s), Exterior, Kitchen at Sink

GFCI & AFCI:: GFCI Reset Location(s):
Bathrooms, Exterior, Kitchen

Light Fixtures:: Lighting Type(s):
Flood Light, Hanging, Incandescent Bulb, Recessed Lights, Surface Mounted

Junction Boxes:: Junction Boxes Inspected
Junction boxes were inspected only where visible and readily accessible.

COMMON WIRING TYPES

Receptacles:: Receptacles:
Grounded

Ceiling Fan(s):: Type(s):
N/A

Smoke Detector(s):: Operational**Smoke Detector Location(s):**

Some Location(s)

Smoke Detector(s):: Type(s):

10 Year Battery Type

Carbon Monoxide Detectors::**Location(s):**

Some Locations, Plug in Type

Smoke Detector Locations



TYPICAL LOCATIONS

Verify Permits:

We recommend verifying that permits were obtained and signed off due to the electrical panel or system upgrades noted.

Main Electric & Main Overcurrent Device:: Upgraded Panel(s) Noted:

We recommend verify permits were obtained for the upgraded electric panel(s) that were noted.

Main Electric & Main Overcurrent Device:: Main Panel Location:

Front

**Circuit Breakers, Fuses:: Fuse(s) Noted:**

30A

Fuse sizes should always be matched to wire gauge for safety. If a fuse blows, never install a large one without ensuring the circuit or wires will not be overloaded.

Branch Wiring Circuits:: Branch Wiring 15/20 A:

Copper

The wiring is inspected only where readily accessible and visible. When aluminum solid wiring is present, all modifications and repairs to aluminum wiring should follow these strict guidelines from the CPSC.

Aluminum Wiring

GFCI & AFCI:: AFCIs (Arc-Fault) Protection:

None

These devices are typically not tested in occupied properties and should be verified by the owner.

Switches:: Serviceable:

A representative number of switches were operated and found to be operational unless otherwise noted.

Smoke Detector(s):: Smoke Detector Laws in California:

Current Requirements in California (Some municipalities may differ)

CA Smoke Detector Requirements

Limitations

Low-Voltage Systems:

NOT INSPECTED

Low-voltage systems are not included as part of our inspection.

Observations/recommendations

13.2.1 Service Entrance Conductors:

NOT ENOUGH ROOF CLEARANCE

ROOF FRONT LEFT EXTERIOR

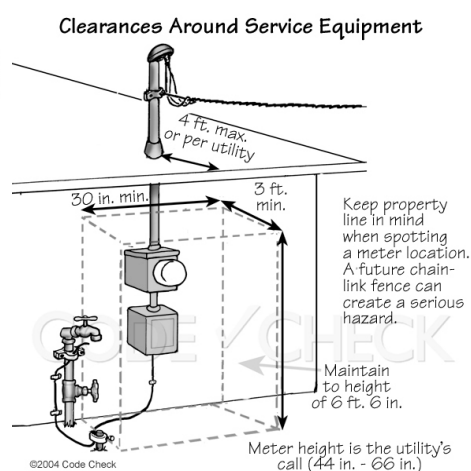
Service drop overhead wires are too low, not giving enough clearance above roof. Recommend contacting your local electric utility company or qualified electrician to determine the best method to correct.

Recommendation

Contact a qualified electrical contractor.



Service Drop Clearances



Typical Roof Clearance



13.3.1 Main Electric & Main

Overcurrent Device:

BREAKERS NOT COMPLETELY LABELED

FRONT EXTERIOR

The circuit breakers should be labeled as required for ease of use and in case of an emergency.

Recommendation

Contact a qualified electrical contractor.



Recommended Improvements



13.6.1 GFCI & AFCI:

UPGRADE - GFCI FOR OLDER PROPERTY

VARIOUS

We recommend installing GFCI protection as a safety upgrade. Although likely not required at the time of original construction, they are easily installed and add great safety enhancement.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

For more information or to order GFCI receptacles go here: [GFCIs](#)

Recommendation

Contact a qualified electrical contractor.



Recommended Improvements



Kitchen



Kitchen



Bathroom

13.6.2 GFCI & AFCI:

GFCI DOES NOT TRIP

KITCHEN



Safety/Major Concerns

GFCI appears to be defective and should be replaced for safety.
[Here is a link](#) to read about how GFCI receptacles keep you safe.
For more information or to order GFCI receptacles go here: [GFCIs](#)
Recommendation
Contact a qualified electrical contractor.



13.6.3 GFCI & AFCI:

THE OPEN-GROUNDED GFCI SHOULD BE CORRECTED

FRONT EXTERIOR

While the GFCI will still protect the occupants, we recommend installing a proper grounding connection if possible.

Recommendation

Contact a qualified electrical contractor.



Recommended Improvements



13.7.1 Receptacles:

LOOSE RECEPTACLE(S) NOTED

BATHROOM

The loose receptacle(s) or junction box(es) should be properly secured in place for safe operation.



Recommended Improvements



13.7.2 Receptacles:

INSTALL WEATHERPROOF COVER(S)

VARIOUS EXTERIOR

All exterior receptacles should have weatherproof covers installed to prevent moisture penetration. All occupied receptacle should have "Bubble" covers installed to properly prevent water penetration.

Recommendation

Contact a qualified handyman.



Recommended Improvements



13.14.1 Carbon Monoxide Detectors:

MISSING CARBON MONOXIDE (CO) DETECTOR(S)

LOFT

The carbon monoxide detector is missing in this location.

To purchase one go to a local hardware store or:

To order one directly from Amazon go here: [Carbon Monoxide \(CO\) Detectors](#)

Recommendation

Contact a qualified handyman.



Safety/Major Concerns



14: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
14.1	Attic Access:			X	
14.2	Insulation:	X			
14.3	Ventilation:	X			
14.4	Exhaust Systems:	X			
14.5	Fire Safety:	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Limitations:

None

Our inspection of the attics was limited due to the conditions noted.

Attic Access:: Location:

None

Insulation:: Attic Insulation Type:

None

Insulation:: Amount of Sub Area

Insulation:

None

Insulation:: Type of Sub Area

Insulation:

None

Ventilation:: Ventilation Type:

Crawlspace Vents

Exhaust Systems:: Exhaust Fans:

Bathroom Exhaust Fan,
Cooktop/Range Vent Fan,
Openable Bathroom Windows

Vermin Noted:

N/A

Identification of rodents or other types of pests is not part of our inspection. A qualified pest control company should be contracted is desired.

Insulation:: Amount of Attic Insulation:

Not Determined

For more information on insulation go to: https://energy.gov/sites/prod/files/guide_to_home_insulation.pdf

Fire Safety:: Information:

The attic fire safety includes firewalls between garages and attic space and adjoining units (if any).

Limitations

General:

NO ATTIC ACCESS

There was no or restricted access to attic space.

15: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
15.1	Items Not Included as Part of Our Inspection:	X			
15.2	Doorbell:			X	
15.3	Doors:	X			X
15.4	Closet Doors:	X			
15.5	Windows:	X			X
15.6	Window and Door Screens:	X			X
15.7	Floors:	X			
15.8	Walls:	X			X
15.9	Ceilings:	X			X
15.10	Steps, Stairways & Railings:	X			
15.11	Countertops & Cabinets:	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Items Not Included as Part of Our Inspection:: Doorbell:: Type(s):

Miscellaneous Items: None
Low-Voltage Systems

Doors:: Material(s):

Glass, Metal, Wood

Doors:: Type of Door(s):

Hinged, Sliding Glass

Closet Doors:: Material(s):

Wood

Closet Doors:: Type of Door(s):

French, Hinged, Louvered

Windows:: Glazing:

Single

Floors:: Floor Coverings:

Carpet, Tile, Vinyl

Walls:: Wall Material:

Drywall, Wood

Ceilings:: Ceiling Material:

Wood

Steps, Stairways & Railings::

Steps Type:

Wood

Steps, Stairways & Railings::

Guardrail Type(s):

Wood

Steps, Stairways & Railings::

Handrail Type(s):

Wood

Countertops & Cabinets::

Countertop Material:

Solid Surface

Countertops & Cabinets::

Cabinetry:

Composite, Wood

Balcony View

View from balcony



Windows:: Window Style(s):

Sliders, Fixed, Louvered

A representative number of windows were operationally tested where readily accessible.

Window and Door Screens:: Serviceable:

A representative number of window screens were inspected. The window and door screens were serviceable where visible and accessible unless otherwise noted.

Observations/recommendations

15.3.1 Doors:

FAILED THERMAL SEAL

DINING ROOM

Observed condensation between the glass panes indicates a failed thermal seal. We recommend a qualified window contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Recommended Improvements



15.3.2 Doors:

DOOR HAS MOISTURE DAMAGE

LOFT

The damaged door should be repaired or replaced as needed.

Recommendation

Contact a qualified professional.



Safety/Major Concerns



15.5.1 Windows:

DIFFICULT TO OPERATE

LOFT

One or more windows and/or doors are difficult to operate and need service.

Recommendation

Contact a qualified handyman.



Recommended Improvements



15.5.2 Windows:

BROKEN WINDOW LATCH(ES)

VARIOUS

The broken window latches should be replaced.



Recommended Improvements



Living Room



Living Room



Bathroom

15.6.1 Window and Door Screens:

WORN/DAMAGED WINDOW SCREENS NOTED

VARIOUS

The worn/damaged window screen(s) noted should be repaired or replaced to prevent insects from entering the property.

Upgrades/Maintenance Items



15.6.2 Window and Door Screens:

SCREEN DOOR NEEDS REPAIR

DINING ROOM

Repair or replace the screen door as it doesn't open/close properly or is damaged.

Recommendation

Contact a qualified handyman.

Recommended Improvements



15.8.1 Walls:

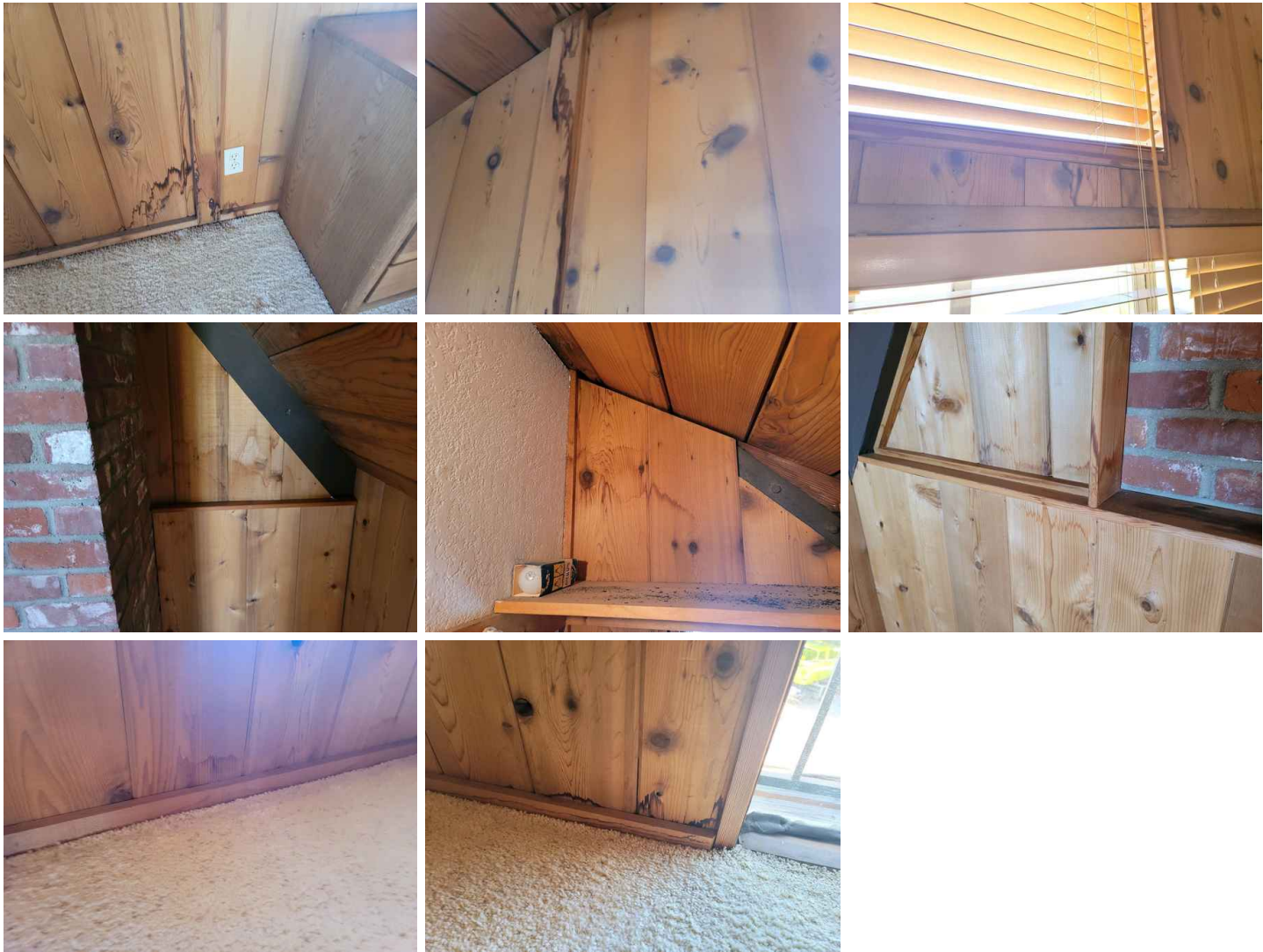
OLD MOISTURE STAINS AT WALL NOTED

VARIOUS

The stains on the wall(s) visible at the time of the inspection appeared to be the result of previous moisture intrusion. We recommend verifying the source of leakage was repaired and then repairing the wall and repainting with primer as needed.

Recommended Improvements

Recommendation
Contact a qualified professional.



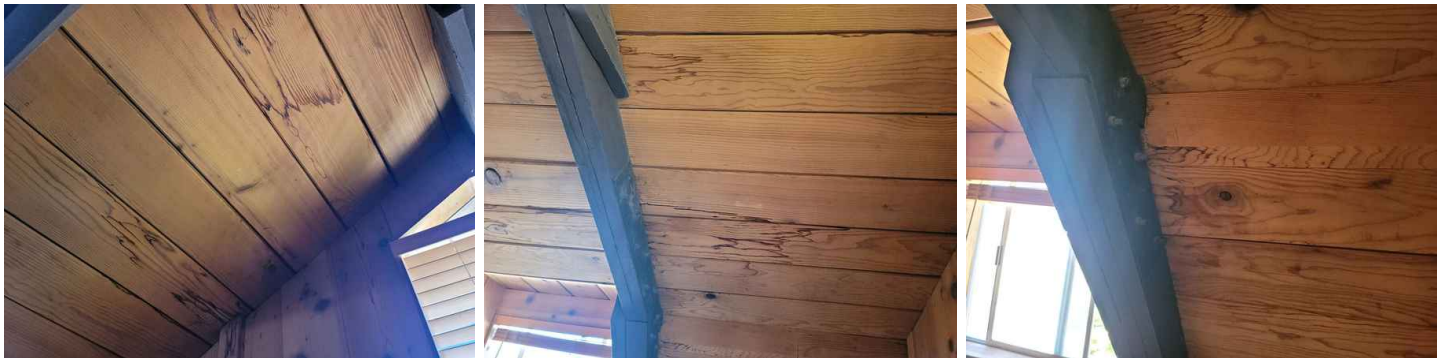
15.9.1 Ceilings:
OLD STAIN(S) ON CEILING NOTED

VARIOUS

The stains in the ceilings were dry at the time of our inspection. We recommend asking the seller to verify that repair was made.

Recommendation
Contact a qualified roofing professional.

 Recommended Improvements





15.10.1 Steps, Stairways & Railings:

BALUSTER SPACING NEEDS UPGRADING

STAIRCASE

The baluster spacing is not up to modern safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. We recommend upgrading or installing a protective element if small children or pets will be present.

Recommendation
Contact a qualified handyman.

 Recommended Improvements



16: BUILT-IN APPLIANCES

		IN	NI	NP	O
16.1	Range:	X			X
16.2	Dishwasher:			X	
16.3	Garbage Disposal:	X			X
16.4	Exhaust Systems:	X			X
16.5	Refrigerator:	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Range:: Range Fuel:

Convection, Electronic Igniters,
Gas, Self-cleaning

Range:: Range Manufacturer:

Frigidaire

Dishwasher:: Brand:

N/A

Dishwasher:: No Dishwasher was Installed:

No dishwasher was installed at the time of our inspection.

Exhaust Systems:: Types:

Kitchen

Vents to Exterior, Vent Hood

The vent exhaust location is not verified by the inspector.

Refrigerator:: Limitations:

Serviceable

Refrigerator:: Type:

Bottom Freezer, Side by Side
Doors

Refrigerator:: Brand:

Samsung

Range:: Serviceable:

A range typically consists of both an oven and a cooktop as part of a single appliance. The range was tested and found to be operational at the time of our inspection. The testing includes the oven and broiler settings for operation only and is not an accuracy test of temperature.



Exhaust Systems:: Serviceable:

The exhaust was serviceable by turned on the switch to operate the fan. The inspector is not required to verify or determine the exit location of the air flow.

Limitations

Refrigerator:

ICE MAKER LINE NOT INSPECTED

The water line for an ice maker connection is not part of our inspection. This lines and valves should be inspected frequently as they are prone to leakage.

Observations/recommendations

16.1.1 Range:

BURNER(S) NOT WORKING

KITCHEN LEFT FRONT BURNER

One or more heating elements did not heat up when turned on. We recommend having a qualified professional evaluate & repair as needed.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified appliance repair professional.



Safety/Major Concerns



16.3.1 Garbage Disposal:

DISPOSAL INOPERATIVE

KITCHEN

The garbage disposal was not working at the time of inspection. The unit should be repaired or replaced as needed.

[Here is a DIY resource](#) for troubleshooting.

Recommendation

Contact a qualified handyman.



Recommended Improvements



16.4.1 Exhaust Systems:

"RIBBED" VENT DUCT NOTED

KITCHEN

The "ribbed" exhaust fan duct should be replaced with a smooth sheet metal duct as required.

Recommendation

Contact a qualified handyman.



Recommended Improvements



17: LAUNDRY AREA

		IN	NI	NP	O
17.1	Location:	X			
17.2	Laundry Hookups:	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Location:: Location:
Exterior, Patio



Laundry Hookups:: Dryer Hookups:
Natural Gas, 110V Electric, Vent connector

Laundry Hookups:: Washer:
Drain Pipe, Hose Bibbs

18: IRRIGATION SYSTEM

		IN	NI	NP	O
18.1	Irrigation Recommendations:		X		

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations/Recommendations

Information

Timer Location(s):
Not Located

Valve Type(s):
Manual

Irrigation Head(s):
N/A



Irrigation Recommendations::
Not Tested:u

Irrigation Shut-off Valve Location
Not Determined
What appears to be the shut-off valve for the irrigation system was noted at this location.

STANDARDS OF PRACTICE

Inspection Details

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Cooling 2

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating 1

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Heating 2

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop,

and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-In Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.