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RESIDENTIAL INSPECTION

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Barbara White-Conklin

04/07/2026



Inspector

Frank Anarumo

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TABLE OF CONTENTS

1: Inspection Details	7
2: InterNACHI Guarantee	8
3: General Information / Overview	9
4: Environmental Concerns	14
5: Exterior	17
6: Outdoor Living Spaces	28
7: Roof	33
8: Garage	36
9: Major Systems	43
10: Plumbing	50
11: Electrical	59
12: Kitchen	63
13: Bathroom - Master	72
14: Bathroom - Hall	77
15: Living Room & Dining Area	82
16: Hall	86
17: Bedroom - Rear Right	87
18: Bedroom - Front Left	89
19: Bedroom - Master	92
20: Attic	94
21: Additions	97
22: Home Maintenance	98
Standards of Practice	103

34

MAINTENANCE ITEM

85

RECOMMENDATION /
EVALUATION

6

SAFETY HAZARD

SUMMARY

- ⊖ 4.2.1 Environmental Concerns - Asbestos: Asbestos Like Material Present
- ⊖ 4.5.1 Environmental Concerns - Pest/Insect/Wildlife Concerns: Wood Destroying Damage Present
- 🔧 5.2.1 Exterior - Walkways : Walkway Material - Damaged
- 🔧 5.2.2 Exterior - Walkways : Walkway Material - Expansive Cracks
- 🔧 5.2.3 Exterior - Walkways : Walkway Material - Minor Cracks
- ⊖ 5.2.4 Exterior - Walkways : Walkway - Trip Hazard
- ⊖ 5.3.1 Exterior - Fence/Wall(s): Fence and Wall Material - Cracked
- 🔧 5.3.2 Exterior - Fence/Wall(s): Fence and Wall Material - Deteriorated
- 🔧 5.3.3 Exterior - Fence/Wall(s): Soil to Wood Contact
- 🔧 5.4.1 Exterior - Gates: Deteriorated Wood
- 🔧 5.5.1 Exterior - Siding : Siding - Blistering
- ⊖ 5.7.1 Exterior - Exterior Doors: Deteriorated Wood
- 🔧 5.9.1 Exterior - Window Screens: Bent Screen(s)
- 🔧 5.9.2 Exterior - Window Screens: Torn Screen(s)
- ⊖ 5.10.1 Exterior - Sprinklers: Capped Sprinkler Heads
- ⊖ 5.11.1 Exterior - Exterior Electrical: Improperly Installed Light Fixture
- ⊖ 5.11.2 Exterior - Exterior Electrical: Inoperable Exterior Light
- ⊖ 5.12.1 Exterior - Doorbell: Inoperable
- 🔧 5.14.1 Exterior - Hose Bib(s): No Anti-Siphon Valve(s)
- 🔧 5.18.1 Exterior - Exterior Comments: Corroded Shower Head and Valve -
- 🔧 6.1.1 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Deck - Deteriorated Concrete
- 🔧 6.1.2 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Deck - Expansive Cracks
- ⊖ 6.1.3 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Deck - Walkway Trip Hazard
- ⊖ 6.1.4 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Electrical - Extension Cord
- ⊖ 6.1.5 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Electrical - Inoperable Outlet
- ⊖ 6.1.6 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Electrical - No GFI's
- ⊖ 6.1.7 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Electrical - Romex Wiring



6.1.8 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Electrical - Unable to Determine the Function of Switch



6.1.9 Outdoor Living Spaces - Outdoor Living Spaces and Stairs: Improper Deck/Patio/Balcony Construction Practices



7.2.1 Roof - Gutters / Downspouts: Recommend Gutters as Needed



7.4.1 Roof - Chimneys / Skylights: Chimney - Cracks



7.4.2 Roof - Chimneys / Skylights: Chimney Crown - Damage



8.5.1 Garage - Garage Door Opener: Photocells are too Close or too Far From Ground



8.7.1 Garage - Ceiling: Deteriorated Wood



8.8.1 Garage - Slab: Combustible Material on Garage Floor



8.8.2 Garage - Slab: Cracking



8.10.1 Garage - Access Door: Garage Access Door - Not Present



8.12.1 Garage - Firewalls: Firewall Not Up To Code



8.13.1 Garage - Electrical: Door Opener Using Extension Cord



8.13.2 Garage - Electrical: Electrical Splicing



8.13.3 Garage - Electrical: Exposed Romex



8.13.4 Garage - Electrical: No GFI



8.13.5 Garage - Electrical: Unable to Determine Function of One Switch



8.13.6 Garage - Electrical: Unground Receptacles



8.13.7 Garage - Electrical: Improperly Installed Switch



9.4.1 Major Systems - Distribution System: Air Register Cover - Loose



9.5.1 Major Systems - Chimneys and Fireplaces: C-Clamp



9.5.2 Major Systems - Chimneys and Fireplaces: Damaged Brick Noted



9.5.3 Major Systems - Chimneys and Fireplaces: Missing Screen Or Glass Doors



9.5.4 Major Systems - Chimneys and Fireplaces: Suggest Cleaning Fireplace



9.5.5 Major Systems - Chimneys and Fireplaces: Patching Found



9.6.1 Major Systems - Smoke Detectors: Recommend Replacing Smoke Detectors Due to Age



9.7.1 Major Systems - Carbon Monoxide Detectors: No Carbon Monoxide



10.3.1 Plumbing - Water Heater, Controls, Flues & Vents: Annual Maintenance Flush Needed



10.3.2 Plumbing - Water Heater, Controls, Flues & Vents: Corrosion on Supply Lines



10.3.3 Plumbing - Water Heater, Controls, Flues & Vents: Earthquake Straps - Improper



10.3.4 Plumbing - Water Heater, Controls, Flues & Vents: Flue - Missing Set Screws



10.3.5 Plumbing - Water Heater, Controls, Flues & Vents: Near End of Life



10.3.6 Plumbing - Water Heater, Controls, Flues & Vents: No Sediment Trap



10.3.7 Plumbing - Water Heater, Controls, Flues & Vents: TPR - Need Discharge Pipe



10.4.1 Plumbing - Gas (Natural) Meter Information: Gas Lines (40+ Year Old Homes or Underground Lines)



10.4.2 Plumbing - Gas (Natural) Meter Information: Gas Pipes Not Bonded



10.4.3 Plumbing - Gas (Natural) Meter Information: Gas Pipes - Surface Rust



10.4.4 Plumbing - Gas (Natural) Meter Information: NO Earthquake Shut Off Valve



10.4.5 Plumbing - Gas (Natural) Meter Information: Improper Material for Gas Used

- ⊖ 10.5.1 Plumbing - Laundry Area : No GFCI Protection Installed
- ⊖ 11.1.1 Electrical - Service Entrance Conductors: Electrical Drip Loop Is Improperly Installed
- ⊖ 11.2.1 Electrical - Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: AFCI Breakers - None
- ⊖ 11.2.2 Electrical - Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Breakers Appear To Be Over 30 Years Old
- ⊖ 11.2.3 Electrical - Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Doubled Up Neutral Wires
- ⊖ 11.2.4 Electrical - Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Missing Labels on Panel
- ⊖ 11.3.1 Electrical - Branch Wiring Circuits: Ungrounded Receptacles On Property
- ⊖ 12.2.1 Kitchen - Walls: Cracks - Minor
- ⊖ 12.4.1 Kitchen - Doors: Deteriorated Door(s)
- 🔧 12.7.1 Kitchen - Countertops: Countertop - Damaged Material
- ⊖ 12.8.1 Kitchen - Electrical: Loose Outlet(s)
- ⊖ 12.8.2 Kitchen - Electrical: No GFIs
- ⊖ 12.8.3 Kitchen - Electrical: Ungrounded Receptacles
- ⊖ 12.9.1 Kitchen - Sink, Faucets, & Drains: Below Sink - Corrosion
- ⊖ 12.9.2 Kitchen - Sink, Faucets, & Drains: Sink - Chips
- ⊖ 12.11.1 Kitchen - Dishwasher: Damage - General
- ⊖ 12.12.1 Kitchen - Vent: Exhaust Flue Ribbed
- 🔧 12.14.1 Kitchen - Oven: Damaged Control Panel
- ⊖ 13.6.1 Bathroom - Master - Electrical: No GFCI Protection Installed
- ⊖ 13.9.1 Bathroom - Master - Shower: Enclosure Doors - Difficult To Operate
- ⊖ 13.9.2 Bathroom - Master - Shower: Water Temperature Below 100F
- ⊖ 13.10.1 Bathroom - Master - Sink/Faucet/Drains/Supply: Below Sink - Corrosion
- ⊖ 13.10.2 Bathroom - Master - Sink/Faucet/Drains/Supply: Drain - Flexible Piping / Fittings
- 🔧 13.10.3 Bathroom - Master - Sink/Faucet/Drains/Supply: Sink - Missing Stopper
- ⊖ 13.11.1 Bathroom - Master - Toilet: Toilet is Loose at Base
- ⊖ 14.4.1 Bathroom - Hall - Doors: Deteriorated Wood
- 🔧 14.4.2 Bathroom - Hall - Doors: Door Rubs on Jamb
- ⊖ 14.6.1 Bathroom - Hall - Electrical: No GFCI Protection Installed
- ⊖ 14.6.2 Bathroom - Hall - Electrical: Ungrounded Receptacle
- 🔧 14.9.1 Bathroom - Hall - Shower: Showerhead - Corrosion
- ⊖ 14.10.1 Bathroom - Hall - Sink/Faucet/Drains/Supply: Below Sink - Corrosion
- 🔧 14.10.2 Bathroom - Hall - Sink/Faucet/Drains/Supply: Faucet - Corroded
- 🔧 15.1.1 Living Room & Dining Area - Floors: Flooring - Damaged
- ⊖ 15.2.1 Living Room & Dining Area - Walls: Cracks - Minor
- ⊖ 15.2.2 Living Room & Dining Area - Walls: Moisture Damage

- 🔧 15.3.1 Living Room & Dining Area - Ceilings: Cracks - Minor
- 🔧 15.4.1 Living Room & Dining Area - Doors: Sliding Glass Door - Difficult To Open And Close
- 🔧 15.4.2 Living Room & Dining Area - Doors: Sliding Screen Door - Difficult To Open And Close
- 🔧 15.4.3 Living Room & Dining Area - Doors: Sliding Screen Door - Torn
- 🔧 15.5.1 Living Room & Dining Area - Windows: Window - Difficult to Open & Close
- 🔧 15.6.1 Living Room & Dining Area - Electrical: Outlet - Loose
- 🔧 15.6.2 Living Room & Dining Area - Electrical: Unable to Determine Function of One Switch
- 🔧 15.6.3 Living Room & Dining Area - Electrical: Ungrounded Receptacle
- 🔧 16.2.1 Hall - Walls: Cracks - Minor
- 🔧 17.4.1 Bedroom - Rear Right - Doors: Door Rubs on Jamb
- ⚠️ 17.5.1 Bedroom - Rear Right - Windows: 44" Above Floor / Bedroom Egress
- 🔧 17.6.1 Bedroom - Rear Right - Electrical: Unable to Determine Function of One Switch
- 🔧 18.2.1 Bedroom - Front Left - Walls: Cracks - Minor
- 🔧 18.4.1 Bedroom - Front Left - Doors: Door - Missing
- ⚠️ 18.5.1 Bedroom - Front Left - Windows: 44" Above Floor / Bedroom Egress
- 🔧 18.6.1 Bedroom - Front Left - Electrical: Ungrounded Receptacle
- 🔧 19.3.1 Bedroom - Master - Ceilings: Cracks - Minor
- 🔧 19.6.1 Bedroom - Master - Electrical: Light Switch - Loose
- 🔧 19.6.2 Bedroom - Master - Electrical: Unable to Determine Function of One Switch
- 🔧 19.6.3 Bedroom - Master - Electrical: Ungrounded Receptacle
- 🔧 20.3.1 Attic - Evidence of leakage: Stains Do Not Appear To Be Active
- 🔧 20.4.1 Attic - Attic Insulation: No Insulation
- 🔧 20.5.1 Attic - Ventilation: Vent Damaged
- 🔧 20.6.1 Attic - Attic Comments: Deteriorated Wood
- 🔧 20.6.2 Attic - Attic Comments: Open Junction Box

1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	General	X			
1.2	Utilities On/Off	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

General: How Many Levels

1

General: In Attendance

Clients Family

General: Standards of Practice Followed

InterNACHI

[Click Here To View Our Standards Of Practice](#)

General: Type of Building

Single Family

General: Weather Conditions

Clear

Utilities On/Off: Utilities: All Utilities On

All utilities were on at the time of the inspection.

General: Clients Report

This report is for the person(s) named here in the report: Client(s) Barbara White-Conklin. Unauthorized use is prohibited without said Client(s) Barbara White-Conklin and Anarumo Inspections Inc. permission. Liability under this report is limited to the party identified on the cover page of this report.

General: No Client Present

The client was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing, it is advised that the buyer reference this report during any final walk through.

General: Recommended Contractors & Professionals Information

It is HIGHLY recommended that licensed professionals are used for repairs, replacements, or further evaluations of defects referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. The inspection company **does not** perform re-inspections of repairs as they can be invasive, limiting what I can visually see and report to you.

The term "**Qualified Professional**" or "**Qualified Person**" in this report relates to an individual, company, or contractor who is either **licensed or certified** in the field of concern. The term "**evaluation**" may be used in conjunction with repairs to be performed by contractors or other licensed professionals, as they may discover additional problems due to their repairs being invasive and they are specialists in their respective fields. This differs from the term "**Full Evaluation**", as a full evaluation is a recommendation for the referenced contractor/professional to fully look over all components, parts, and pieces of a component, system, or area. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

General: Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

2: INTERNACHI GUARANTEE

		IN	NI	NP	O
2.1	\$10,000 Honor Guarantee	X			

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

Information

\$10,000 Honor Guarantee: Honor Guarantee



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

3: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP	O
3.1	General Information / Overview	X			

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

Information

General Information / Overview: Disclaimers

DISCLAIMERS

Asbestos: The inspector, not holding an EPA license, cannot identify, report, or test for asbestos presence. Structures built before 1981 may contain asbestos materials. Responsibility for asbestos testing lies solely with the client, who must engage a licensed professional for assessment. Anarumo Inspection Services disclaims any claims related to asbestos.

Interior: Inspections of occupied/staged structures are limited. Personal belongings, furniture, and boxes are not moved, affecting the completeness of the inspection. We advise verifying permits for any modifications post-original construction. The inspector's responsibility for inspected items ends once inspected; no re-inspections are conducted. The inspector does not predict the interior conditions hidden by personal items, nor check for code violations. Central vacuum systems and interior window treatments are excluded from the inspection.

Bathrooms: Inspections do not include overflow drains or jet hoses of bathtubs and spa tubs; shower pan water-proofing and proper drainage pitch are not assessed. Accessibility limits inspection of exterior and interior access panels. Electrical outlets near water sources are recommended to be GFCI protected, which may not be required based on the home's age.

Kitchen: Appliance inspections are basic, focusing on functionality without disassembly or detailed efficiency evaluation. The inspector does not guarantee the performance of dishwashers, ovens, ranges, or microwaves. Water treatment systems are outside the inspection scope.

Laundry: Without a present washing machine, supply valves and vents remain untested. Washer and dryer units are excluded from inspections.

Attic: The inspector does not test or report on asbestos in attics. Limited access due to insulation or safety concerns restricts a full attic inspection. The efficiency of HVAC systems and ductwork is not determined.

Garage: Limited inspections are performed in garages due to storage, without moving personal items. Firewall ratings are not determined.

Heating & Air Conditioning: Recalls, efficiency, and internal components of HVAC systems are not evaluated. Refrigerant levels and system compatibility are not inspected.

Water Heater: Only a visual inspection is conducted; internal mechanisms and the condition of burners are not evaluated.

Roof: The inspector cannot predict leaks or assess the roof life expectancy. Inspections are limited for inaccessible roofs.

Electrical/Gas: Electrical panels are visually inspected without load calculation. GFCI functionality is tested where accessible; gas leaks and carbon monoxide detection are outside the inspection scope.

Exterior Areas: Inspections do not guarantee the exterior's water tightness; maintenance is recommended for stucco and siding. Boundary lines and encroachments are not evaluated.

Grounds: No guarantee on water tightness for patio roofs or balconies. Fences and gates are not evaluated for security purposes.

Foundation: Limited inspection scope for slab foundations; leaks and under-slab conditions are not assessed.

Pool: Basic inspection excludes detailed evaluation of equipment life expectancy and leaks. Safety compliance is the buyer's responsibility.

Plumbing: Visual inspections do not cover functionality or leaks; existing plumbing materials may require further evaluation.

This detailed approach maintains the specificity of each disclaimer while ensuring clarity on the inspection's scope and limitations.

General Information / Overview: How To Understand Your Inspection

Introduction:

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs. Specialized evaluations by the appropriate trades contractors may reveal additional issues that are not able to be identified from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. Cosmetic deficiencies in the home will not be noted unless they affect the functionality of the home, are indicative of a larger problem, or are so severe that they may affect the value of the home. This inspection is intended to assist in an evaluation of the overall condition of the dwelling only. A home inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed, or non-permitted work prior to closing on the home. This inspection report is not a prediction of future conditions and property conditions are subject to change at any time.

This inspection does not include the evaluation of additional structures unless you notified us and purchased inspections of additional structures, whether they include living spaces or not. This inspection also does not include specialized evaluations of private water supply equipment (well pumps, flow tests, etc), private septic equipment (drain fields, tanks, alarms, etc), sprinkler/irrigation systems, solar energy equipment, hot tubs, pools, generators, or other systems not covered under the Standards of Practice as established by the International Association of Certified Home Inspectors. Additionally, a home inspection does not include a pest inspection. You are encouraged to seek these evaluations by the relevant professionals prior to the conclusion of your inspection response period.

IMPORTANT: How To Read and Use Your Report

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Health and Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Findings = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a handyman or a qualified contractor and are not considered routine maintenance or DIY items.

Health and Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

These items listed in **BLUE**, **ORANGE**, or **RED** in the report should have a qualified professional provide you a cost to repair, replace, fix, or be maintained prior to release of your contingency period so you (Barbara White-Conklin) know the true cost of action.

The item, component, or system is Not functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PHOTOS - Can represent one or more areas. As the comment may detail a specific area or areas. Photos are in the report to provide a visual aid not a definite . They are used to help see what the inspector sees. If report says one or more areas make sure that whom ever may be doing repairs or the work checks to make sure what needs to be corrected or done. They person or company making the corrections may also find underlying issues that were not present at the time of the inspection.

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors for an insight into the scope of the inspection.

[Standards Of Practice](#)

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Anarumo Inspections and the Client(s) Barbara White-Conklin and is not transferable to any third parties or subsequent buyers. Our Inspection Company will gladly answer any questions on the report for a 3rd party with written permission from Barbara White-Conklin. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified as Barbara White-Conklin and no warranty or guarantee will be provide to anyone other than our client.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, feces, urine, vermin or pests, PCBs, "Chinese drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If concerned with any of these conditions a professional in that field should be hired prior to the end of your contingency period for further examination.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Note on Thermal Imaging: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold. An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

General Information / Overview: Items Not Inspected and Other Limitations

EXCLUDED - ITEMS NOT INSPECTED: There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, generators, washers / dryers, storm doors and storm windows, screens, window AC units, Satellite TV or Cable TV, surface drains, solar systems, low voltage lighting systems (interior and/or exterior), interior fire sprinklers, audio system, CCTV, salt water pool / spa systems, security bars, electronic air cleaner at the furnace, fire pit, tool shed(s), telephone jacks, fountain(s), exterior barbecue, swing sets, boat docks or any type of dock / slip, kennel(s), children's play house, shutters/blinds, awnings, sump pump(s), condensation pump(s), Electronic Water Fill System(s), security system(s), electronic gate(s), Elevator(s), circulating pump on water heater(s), sauna / steamer(s), wall / floor safe(s), Instantaneous hot water, humidifier, above ground pool, chair lift on stairs, septic system, chicken coop, swamp cooler(s), heat sensors, koi pond(s), well system, basketball court, putting green, tree house, tennis court, kegerator, air purifier, trampoline, electric pool cover, playground equipment, gas furnace heat exchangers, central vacuum systems, water softeners and water purifiers, alarms, and intercom systems, Farm Buildings, Livestock Stables and areas, HVAC Systems for leakage, HVAC Zone Systems and any item that is not a permanent attached component of the home or part of our standard inspection. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

General Information / Overview: Systems Get Older And May Need Budgeting To Replace

During the inspection some systems could of appeared to be older and/or at the end of its service life. Reliability of one or more systems may possible. Ask the homeowner or occupant about any recent performance. Regular maintenance and monitoring of the homes systems and components condition is recommended. Budgeting for repairs and future replacement is always recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

4: ENVIRONMENTAL CONCERNS

		IN	NI	NP	O
4.1	Odors Present	X			
4.2	Asbestos	X			X
4.3	Lead Based Paint	X			
4.4	Fungal Growth	X			
4.5	Pest/Insect/Wildlife Concerns	X			X
4.6	Rodent/Vermin Concerns	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Odors Present: Odor(s) Present in the Home Fungal Growth: Fungal Growth Presence

No Discernible Odors

Not Visible

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection. However since odors are not part of the inspection this is a courtesy and because of recent events like COVID-19 and other health related issues that inspectors are subject to, there may be the possibility that no odor is detected at the time of the inspection. If you smell any odor during anytime at this property we would recommend you hire someone who specializes in seeking out odors and let you know a cost of remediation.

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1981 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos and your home was built circa 1963 per online sources. In accordance with the Standards of practice these items are not reported on during a home inspection. **If we see obvious signs of a material that we may believe to contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based and your home was built circa 1963 per online sources. In accordance with the Standards of practice lead based paint is not reported on, or tested for during a home inspection. **If lead based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDO-Termite Inspection Recommended

EXCLUDED - Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

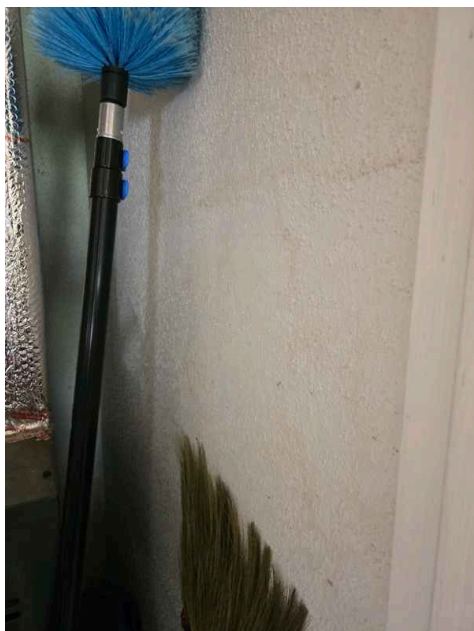
Observations

4.2.1 Asbestos

ASBESTOS LIKE MATERIAL PRESENT

Recommendation / Evaluation

An asbestos like material was present and this material was in one or more areas of the home. Evaluation and testing of the material is recommended by an environmental company, with abatement and removal conducted as needed, if needed.



4.5.1 Pest/Insect/Wildlife Concerns

WOOD DESTROYING DAMAGE PRESENT

Recommendation / Evaluation

Presumed wood destroying damage was present at one or more areas. An evaluation of the activity is recommended to be conducted by a Termite company.



5: EXTERIOR

		IN	NI	NP	O
5.1	Driveways	X			
5.2	Walkways	X			X
5.3	Fence/Wall(s)	X			X
5.4	Gates	X			X
5.5	Siding	X			X
5.6	Trim	X			
5.7	Exterior Doors	X			X
5.8	Windows	X			
5.9	Window Screens	X			
5.10	Sprinklers	X			X
5.11	Exterior Electrical	X			X
5.12	Doorbell	X			X
5.13	Steps/Railings			X	
5.14	Hose Bib(s)	X			X
5.15	Foundation - (RAISED)			X	
5.16	Foundation - (SLAB)	X			
5.17	Grading and Drainage	X			
5.18	Exterior Comments	X			X

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

Information

Driveways: Driveway Material

Concrete

Walkways : Walkway Material

Concrete, Pavers

Fence/Wall(s): Material

Block, Wood, Brick

Gates: Material

Wood

Siding : Siding Material

Stucco

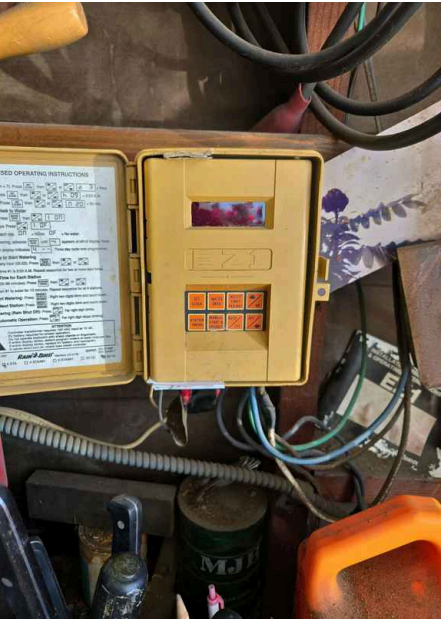
Trim: Material

Wood

Windows: Windows

Vinyl

Sprinklers: Control Panel
Locations
Garage

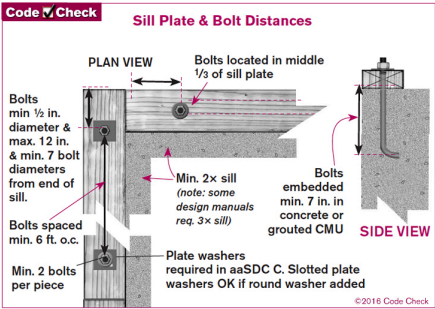


Doorbell: Doorbell
Yes

Sprinklers: Sprinkler System
Timed

Hose Bib(s): Hose Bib(s)
Yes

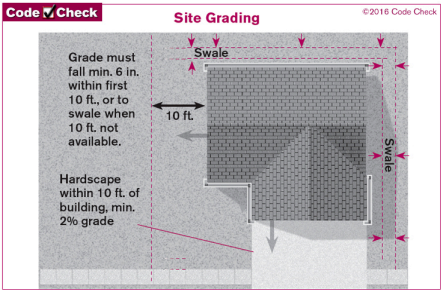
Foundation - (SLAB): Bolted to Foundation
Yes;; In Garage



Foundation - (SLAB): Material
Concrete, Slab on Grade

Grading and Drainage: Grade at Foundation
Grade at foundation appears to be adequate

Grading and Drainage: Lot
Sloped lot



Driveways: Addition

The driveway appear to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Walkways : Addition

The walks appear to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Fence/Wall(s): Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Windows: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Windows: Thermo-Pane Windows

House is equipped with one or more thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.

Sprinklers: A Sprinkler Head(s)

The sprinkler heads used for watering are a critical component of the system. Their positioning, pressure, and function via the manifold and its pipes all affect the health of the lawn. Recommend making sure that sprinkler heads remain clean, properly flowing, and directed away from the home and other structures. Maintenance required on this system.

Sprinklers: A Timed System

A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.

Exterior Electrical: Sensor lights

Unable to activate all exterior lighting at time of inspection. This may be due to sensors, motion detectors or timers which are beyond the scope of this inspection. We suggest activating all exterior lighting prior to close of escrow to ensure that these fixtures are in working order as one or lights may not be functional.

Doorbell: Doorbells

Doorbells are sometimes operating through specialty systems like Wi-Fi. These are also utilizing a battery or a power source that is low-voltage and is not within the realm of the home inspection. Doorbells have several components that have a tendency to stop working and may need a specialist to repair or replace.

Foundation - (SLAB): Slab on Grade

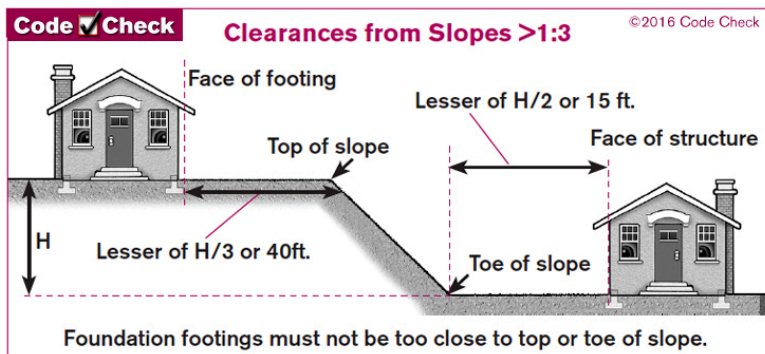
This property features a slab on grade foundation, which limits inspection to only what is visible and accessible from the exterior, as there's no access to the underside. Potential leaks within the slab cannot be verified during this inspection. For those concerned about this issue, it's advisable to consult with specialized companies before the release of contingencies. The condition of the interior concrete slab could not be assessed due to flooring coverage. Typically, cracks up to 1/4-inch may be found once exposed. Any cracks wider than 1/4-inch should be promptly addressed.

Grading and Drainage: Expansive Soil

Expansive soil conditions are common in this area. As geological evaluations are beyond the scope of this report, client is advised to consult with an appropriate specialist if concerned by either the conditions listed in this report or those which you have observed.

Grading and Drainage: Sloped / Hillside Lot

This building is located within a slope or hillside. Geological evaluations are beyond the scope of this report. We advise consulting with a geotechnical engineer if concerned by conditions listed in this report or which you have observed.



Exterior Comments: Modifications to Original Structure

There appears to be additions and/or modifications to this property. We do not determine if these additions or alterations were permitted; suggest consulting with local municipality for further review.

Observations

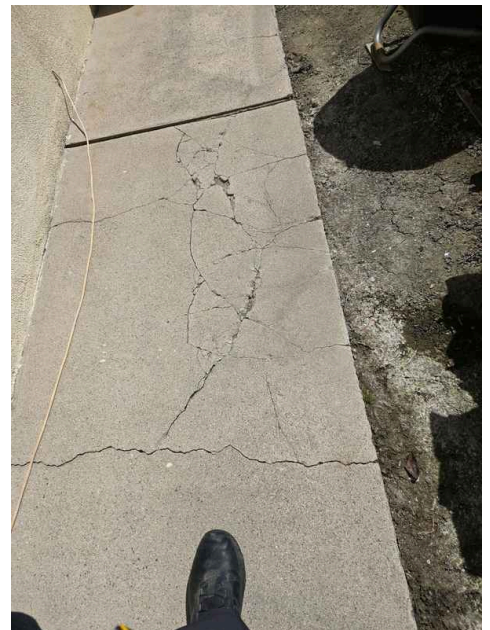
5.2.1 Walkways

WALKWAY MATERIAL - DAMAGED



Maintenance Item

Walkway materials show signs of damage in one or more areas.



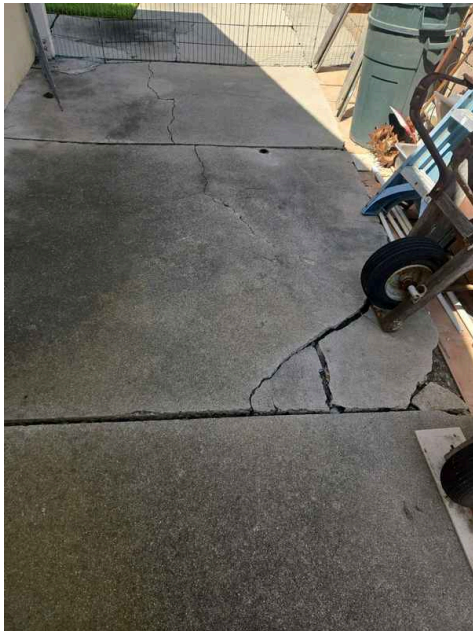
5.2.2 Walkways

WALKWAY MATERIAL - EXPANSIVE CRACKS



Maintenance Item

Expansive cracks observed.



5.2.3 Walkways

WALKWAY MATERIAL - MINOR CRACKS

Minor cracks observed.

 Maintenance Item

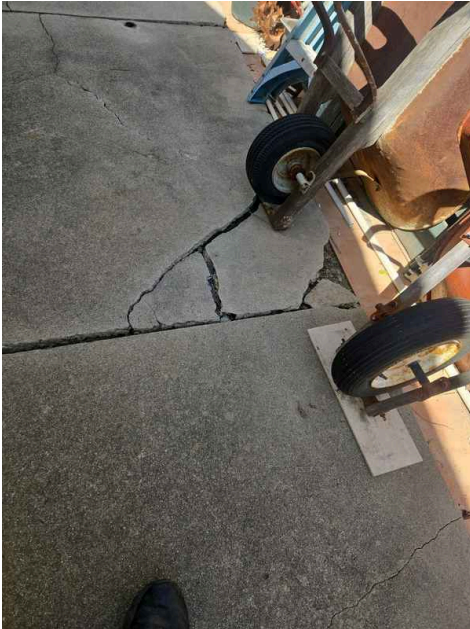


5.2.4 Walkways

WALKWAY - TRIP HAZARD

Trip hazards observed; due to uneven walks. Patch or repair recommended.

 Recommendation / Evaluation



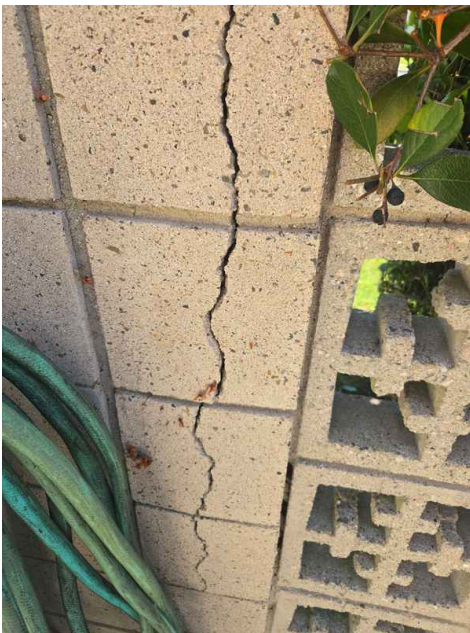
5.3.1 Fence/Wall(s)

FENCE AND WALL MATERIAL - CRACKED



Recommendation / Evaluation

Cracks in material is a signs of failing. Recommend qualified contractor evaluate and repair.



5.3.2 Fence/Wall(s)

FENCE AND WALL MATERIAL - DETERIORATED



Maintenance Item



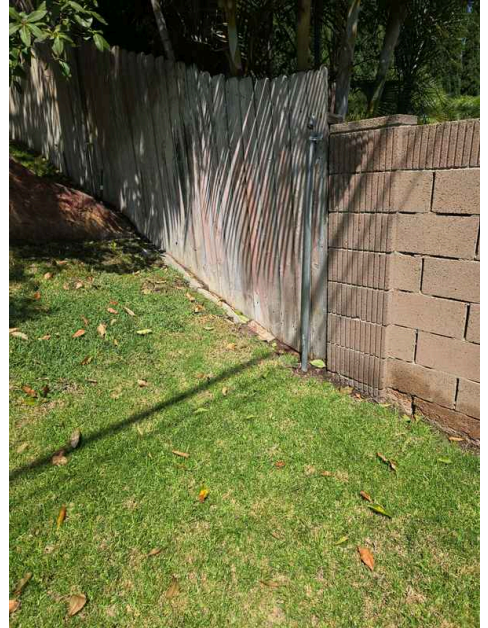
5.3.3 Fence/Wall(s)

SOIL TO WOOD CONTACT

Soil to wood contact at various areas, which may allow wood to become susceptible to dry rot and/or termites.



Maintenance Item



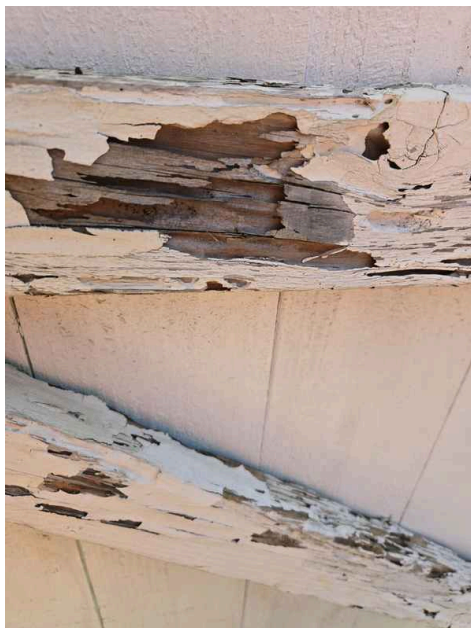
5.4.1 Gates

DETERIORATED WOOD

Deteriorated wood at 1 or more gates.



Maintenance Item



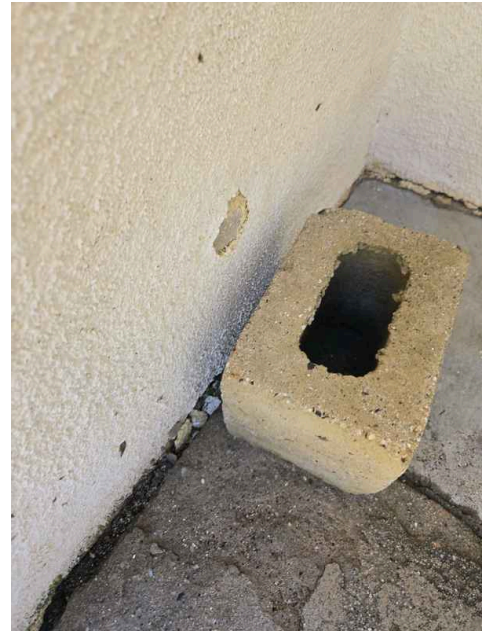
5.5.1 Siding



Maintenance Item

SIDING - BLISTERING

Siding is flaking and/or blistering at one or more areas around home, this could be caused by water. Repairs maybe needed.



5.7.1 Exterior Doors



Recommendation / Evaluation

DETERIORATED WOOD

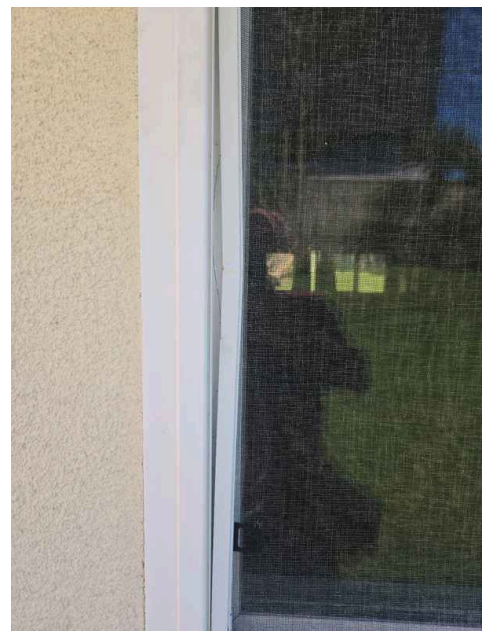
One or more doors are deteriorated. Recommend a Termite Company evaluate the whole home.



5.9.1 Window Screens



Maintenance Item

BENT SCREEN(S)

5.9.2 Window Screens

TORN SCREEN(S)

Maintenance Item

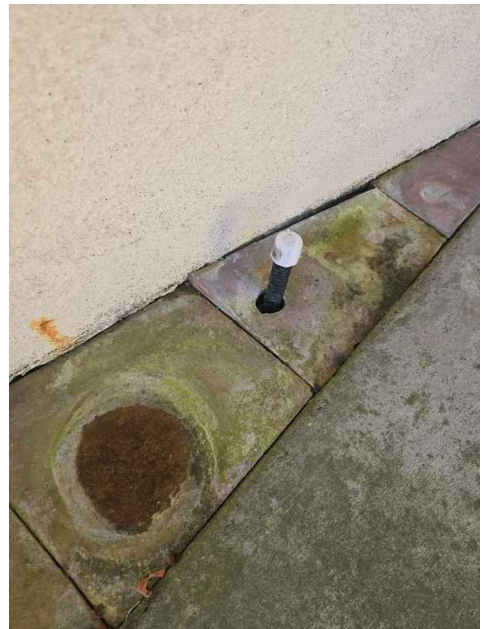


5.10.1 Sprinklers

CAPPED SPRINKLER HEADS

Recommendation / Evaluation

One or more sprinklers heads have been capped. Unable to fully test.



5.11.1 Exterior Electrical

**IMPROPERERLY INSTALLED
LIGHT FIXTURE**

Recommendation / Evaluation

One or more light fixtures are not properly installed. Recommend correcting.



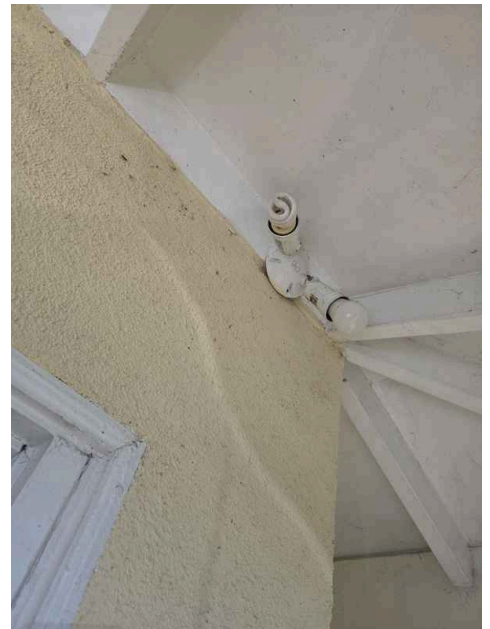
5.11.2 Exterior Electrical

INOPERABLE EXTERIOR LIGHT

One or more exterior lights were not functioning at the time of the inspection. Recommend changing bulbs prior to release of contingencies to make sure fixture is operable.



Recommendation / Evaluation



5.12.1 Doorbell

INOPERABLE

Repairs or replacement maybe need to have a properly functioning doorbell.



Recommendation / Evaluation

5.14.1 Hose Bib(s)

NO ANTI-SIPHON VALVE(S)

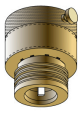
Maintenance Item

One or more hose bibs may not have anti-siphon valves. Recommend adding anti-siphon valves to all hose bibs as needed as an upgrade.

Hose bibb vacuum breakers (draining required)



advantage of black ring on this vacuum breaker is that hose does not need to be removed when draining
black ring is moved up to drain breaker
pin is broken off once installed



white stem is moved to side to drain breaker
other types have pins that are pulled down

5.18.1 Exterior Comments

CORRODED SHOWER HEAD AND VALVE -

 Maintenance Item



6: OUTDOOR LIVING SPACES

		IN	NI	NP	O
6.1	Outdoor Living Spaces and Stairs	X			X

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Outdoor Living Spaces and Stairs: Cover Wood, Plastic	Outdoor Living Spaces and Stairs: Decking Material Concrete	Outdoor Living Spaces and Stairs: Enclosure/Railing No
Outdoor Living Spaces and Stairs: Location Rear	Outdoor Living Spaces and Stairs: Type Patio	Outdoor Living Spaces and Stairs: Windows No

Outdoor Living Spaces and Stairs: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

6.1.1 Outdoor Living Spaces and Stairs
DECK - DETERIORATED CONCRETE

 Maintenance Item



6.1.2 Outdoor Living Spaces and Stairs
DECK - EXPANSIVE CRACKS

 Maintenance Item

Expansive Cracks noted in decking. Recommend sealing cracks to prevent damage.



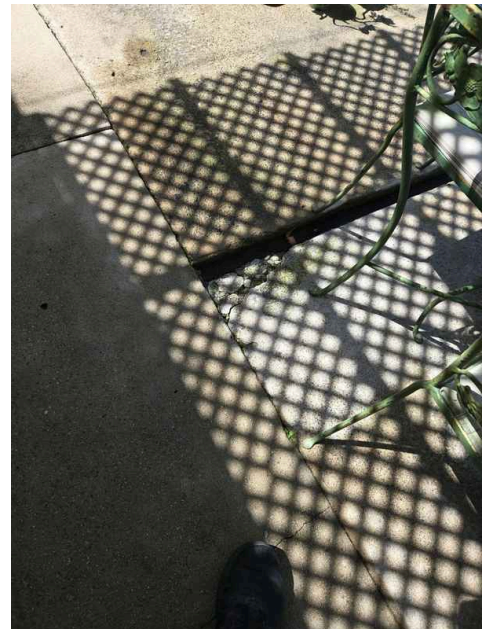
6.1.3 Outdoor Living Spaces and Stairs



Recommendation / Evaluation

DECK - WALKWAY TRIP HAZARD

Trip hazards observed; due to uneven walks. Patch or repair recommended.



6.1.4 Outdoor Living Spaces and Stairs



Recommendation / Evaluation

ELECTRICAL - EXTENSION CORD

Extension cord-type wire(s) are being used for electrical supply. This is not an accepted method of installation by most municipalities. We suggest removing.



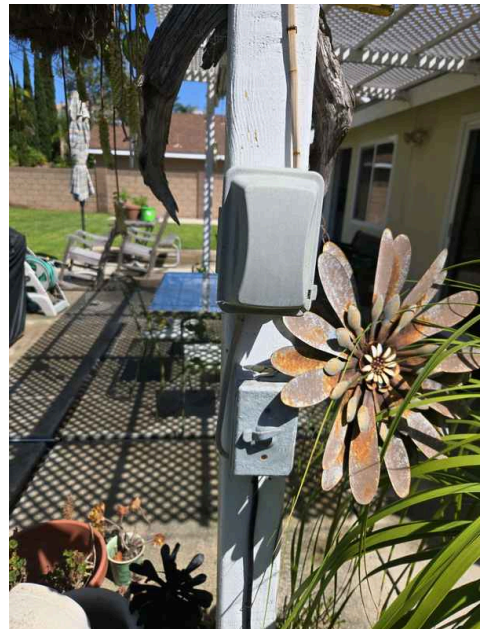
6.1.5 Outdoor Living Spaces and Stairs



Recommendation / Evaluation

ELECTRICAL - INOPERABLE OUTLET

One or more outlets are not working at time of inspection. Recommend further review



6.1.6 Outdoor Living Spaces and Stairs



Recommendation / Evaluation

ELECTRICAL - NO GFI'S

There is no ground fault interrupter in this area which may not have been standard at the time of construction. However, todays standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles

Code ☒ Check

GFCIs

Receptacle Type

Blank face

Circuit breaker

© 2017 Code Check



6.1.7 Outdoor Living Spaces and Stairs

Recommendation / Evaluation

ELECTRICAL - ROMEX WIRING

Exposed romex wiring noted. This may be a safety concern if used where it could be subject to physical damage. Client may wish to encase as a safety upgrade.

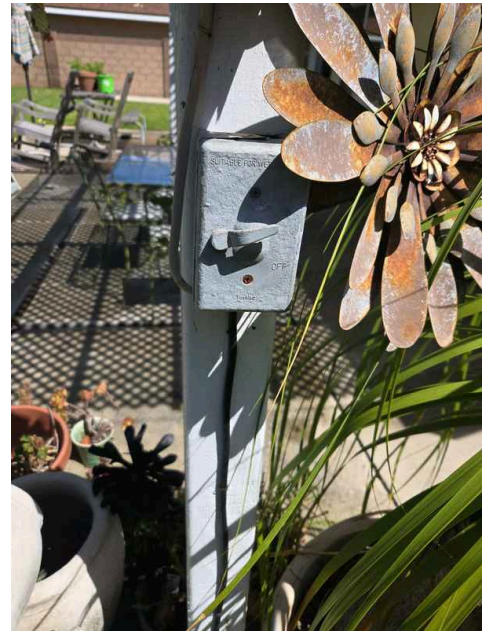


6.1.8 Outdoor Living Spaces and Stairs

Maintenance Item

ELECTRICAL - UNABLE TO DETERMINE THE FUNCTION OF SWITCH

During the inspection, it was noted that there was one or more light switches whose function could not be determined at the time of our evaluation. Despite testing and examination of the surrounding areas, the specific appliance, fixture, or area controlled by this switch remained unclear. This situation may occur due to various reasons, such as wiring issues, a disconnected fixture, or the switch being part of a more complex electrical system not immediately apparent without further investigation.



6.1.9 Outdoor Living Spaces and Stairs



Recommendation / Evaluation

IMPROPER DECK/PATIO/BALCONY CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.



7: ROOF

		IN	NI	NP	O
7.1	Material / Type	X			
7.2	Gutters / Downspouts	X			X
7.3	Flashings	X			
7.4	Chimneys / Skylights	X			X

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

Information

Material / Type : Inspection Method

Walked Roof

Material / Type : Material & Slope Gutters / Downspouts: Gutters

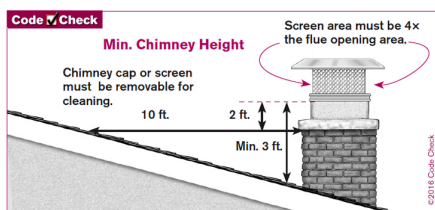
Slope: Pitched, Material:

No

Composition Shingle

Chimneys / Skylights: Spark Arrester

A spark arrestor is installed as a safety feature.



Material / Type : Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Material / Type : Roof Limitations

Our inspections exclude areas not traversable or clearly visible due to restricted access. Items such as solar roofing components, debris, and roof coatings may limit our evaluation. Any observations regarding these systems are provided as a courtesy. We do not offer estimates on the remaining life of the roofing system or its materials, nor can we guarantee a leak-free roof, especially given the infrequent rainfall in our area. While we can spot potential old leaks through water stains on ceilings and attic spaces, we cannot confirm their current activity or whether they have been repaired. For precise identification of leak sources or stains, we strongly recommend consulting a roofer before releasing contingencies. Regular maintenance is crucial to prevent leaks; we advise having a roofer assess the roofing system every 2 to 5 years.

We cannot ascertain if the roof, skylights, or penetrations have leaked previously. Only active leaks, indicated by visible water or moisture during the inspection, can be detected. Past leaks are noted if observed. Anarumo Inspection Services does not warrant that the roof will remain leak-free.

Full access to roofs and attics may be impeded by factors such as steepness, debris, and obstructions. For older roofs, a professional evaluation by companies like Anarumo Inspections or a roofing contractor every 2 to 5 years is recommended for maintenance and repair.

The inspector cannot determine the functionality or leak status of gutters, downspouts, and extensions without significant rainfall during the inspection. Regular maintenance of the gutter system may be required. The inspector is unable to assess if a roof leaks under any conditions, as no water or hose testing is conducted. The condition of the roof underlayment is beyond the scope of this inspection. Concerns about roof leaks or the remaining roof lifespan should be addressed by a licensed roofer through further inspection. This applies to all inspected roof areas, including garages.

Material / Type : Visual Condition Documentation (Photos)



Observations

7.2.1 Gutters / Downspouts

RECOMMEND GUTTERS AS NEEDED

Suggest adding a gutter and downspout system to divert water away from the homes foundation as needed and reduce or prevent water intrusion.

7.4.1 Chimneys / Skylights

CHIMNEY - CRACKS

Chimney has cracks, which can deteriorate the chimney structure and allow water intrusion into the home. Recommend a qualified masonry or chimney contractor evaluate and remedy.



7.4.2 Chimneys / Skylights

CHIMNEY CROWN - DAMAGE

Damage noted in chimney crown. Recommend repairing as needed.



8: GARAGE

		IN	NI	NP	O
8.1	General	X			
8.2	Siding	X			
8.3	Trim	X			
8.4	Garage Door	X			
8.5	Garage Door Opener	X			X
8.6	Walls	X			
8.7	Ceiling	X			X
8.8	Slab	X			X
8.9	Window(s)			X	
8.10	Access Door	X			X
8.11	Fire Door			X	
8.12	Firewalls	X			X
8.13	Electrical	X			X
8.14	Vent Screen(s)	X			
8.15	Laundry Tub			X	
8.16	Washer Hook up			X	
8.17	Dryer Hook Up			X	
8.18	Comments	X			

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

Information

General: Garage is:

Attached To Home

Siding : Siding Material

Stucco

Trim: Material

Wood

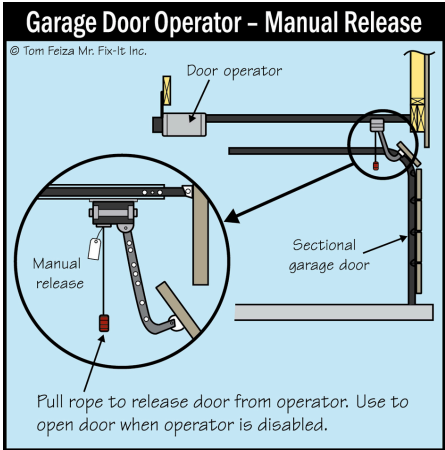
Garage Door: Material

Metal, Insulated

Garage Door Opener: Garage Door Opener Has Battery Back Up



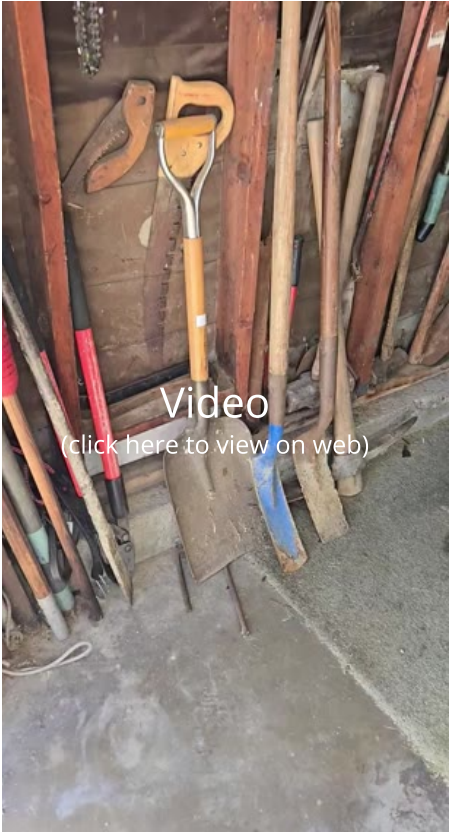
Garage Door Opener: How To Manually Disconnect Your Garage Door From The Opener



Firewalls: Drywall

General: Limited

Limited sight due to personal belongings; we suggest client review this area prior to close of escrow.



Video
(click here to view on web)

General: Storage

storage area(s) appear(s) to be an addition. Unable to determine if permitted; we suggest consulting with the local municipality for further review.

Garage Door: Garage Door Information

Regular maintenance of garage doors, including their hardware and springs, is essential. It's recommended to periodically ensure all components are properly lubricated and securely fastened.

Garage Door Opener: Safety Reverse

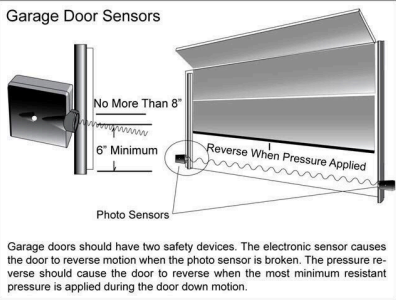
This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product and Safety Commission recommends that these devices be checked monthly.

Observations

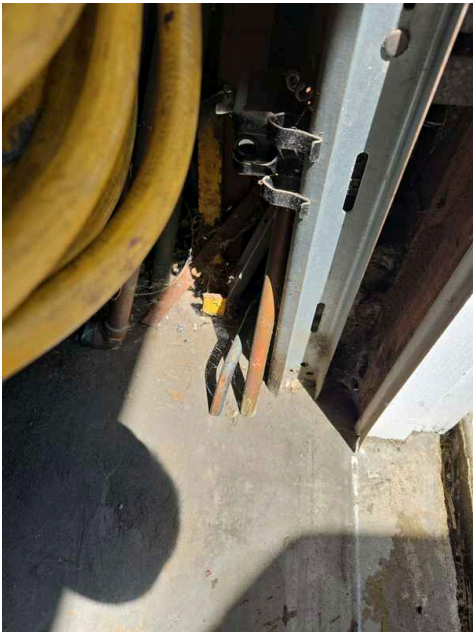
8.5.1 Garage Door Opener

PHOTOCELLS ARE TO CLOSE OR TO FAR FROM GROUND

Photocells need adjusting as they are to far or close to ground. Recommend correcting.



Recommendation / Evaluation



8.7.1 Ceiling

DETERIORATED WOOD

One or more sections of the ceiling are deteriorated. Recommend a Termite Company evaluate the whole home.



Recommendation / Evaluation

8.8.1 Slab

COMBUSTIBLE MATERIAL ON GARAGE FLOOR

Recommendation / Evaluation

Combustible material on garage floor. This limits inspectors ability to inspect slab. Recommend removing for safety.

8.8.2 Slab

CRACKING

Expansive cracking visible in garage slab. Evidence of settling noted.



Recommendation / Evaluation

8.10.1 Access Door

GARAGE ACCESS DOOR - NOT PRESENT

At the time of the inspection, there was no access door from the garage to the exterior. This may not have been a requirement at the time of the property's original construction, as building codes have evolved. However, it's important to note that current codes typically require a door between the garage and the exterior for safety and also a convenience. Installing an access door can enhance safety by providing a direct escape route in case of emergencies and may increase the overall functionality of the space. I recommend consulting with a licensed contractor if this feature is something you wish to add in the future.



Recommendation / Evaluation

8.12.1 Firewalls

FIREWALL NOT UP TO CODE

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)



Safety Hazard



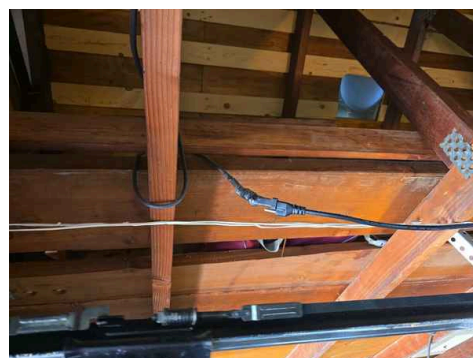
8.13.1 Electrical

DOOR OPENER USING EXTENSION CORD

Door opener is wired with an extension cord. While permanent wiring and outlets may not have been required when the home was built, ideally, garage door openers should be powered by a dedicated receptacle as a safety upgrade. Suggest consulting with specialist for further review.



Recommendation / Evaluation



8.13.2 Electrical

ELECTRICAL SPLICING

Open splices were noted. This is a safety concern. Whenever an electric wire is cut and re-connected, the "splice" should be encased in a covered junction box to prevent shocks and separation of the splice. We advise consulting with a licensed electrician for repair.



Recommendation / Evaluation



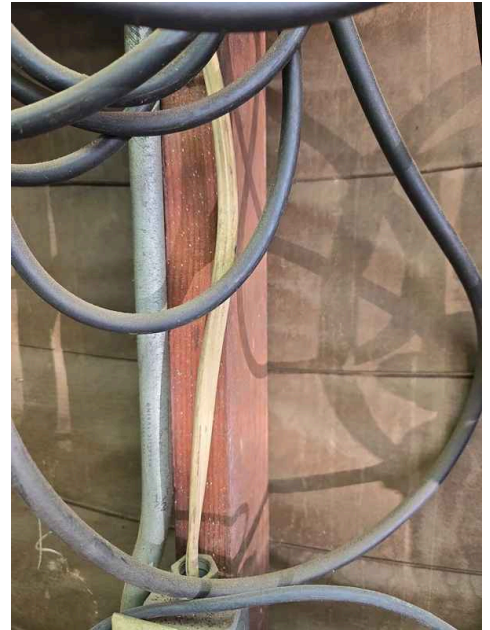
8.13.3 Electrical

EXPOSED ROMEX

Exposed romex wiring noted . This may be a safety concern if used where it could be subject to physical damage. Client may wish to encase as a safety upgrade.



Recommendation / Evaluation



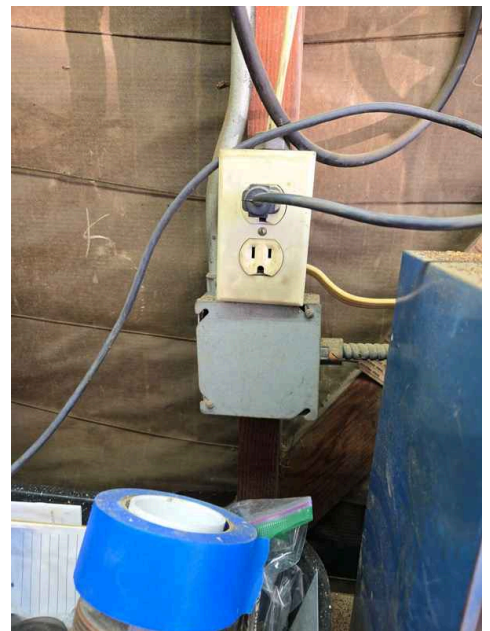
8.13.4 Electrical

NO GFI

There is no ground fault interrupter in this area which may not have been standard at the time of construction. However, todays standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. If it is connected to a GFI and NOT labeled this is still improper.



Recommendation / Evaluation



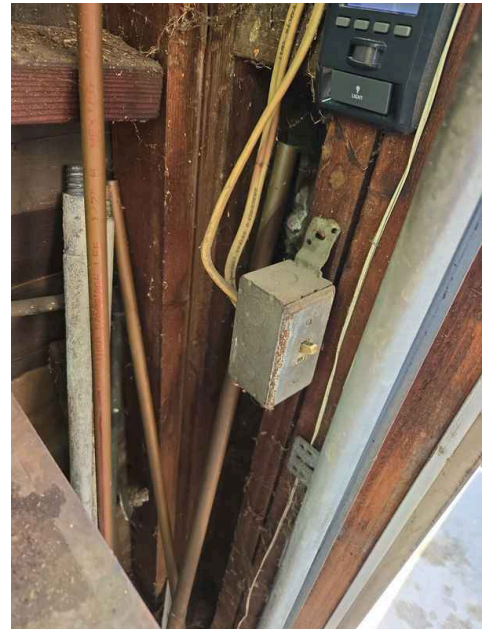
8.13.5 Electrical



Maintenance Item

UNABLE TO DETERMINE FUNCTION OF ONE SWITCH

During the inspection, it was noted that there was one or more light switches whose function could not be determined at the time of our evaluation. Despite testing and examination of the surrounding areas, the specific appliance, fixture, or area controlled by this switch remained unclear. This situation may occur due to various reasons, such as wiring issues, a disconnected fixture, or the switch being part of a more complex electrical system not immediately apparent without further investigation.



8.13.6 Electrical



Recommendation / Evaluation

UNGROUND RECEPTACLES

One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets may be hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.



8.13.7 Electrical



Recommendation / Evaluation

IMPROPERLY INSTALLED SWITCH



9: MAJOR SYSTEMS

		IN	NI	NP	O
9.1	Heating Equipment	X			X
9.2	Cooling Equipment			X	
9.3	Thermostat	X			
9.4	Distribution System	X			X
9.5	Chimneys and Fireplaces	X			X
9.6	Smoke Detectors	X			X
9.7	Carbon Monoxide Detectors	X			X
9.8	Disclosures	X			

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

Information

Heating Equipment: Disconnects
Gas Shut Off, Electronic Disconnect

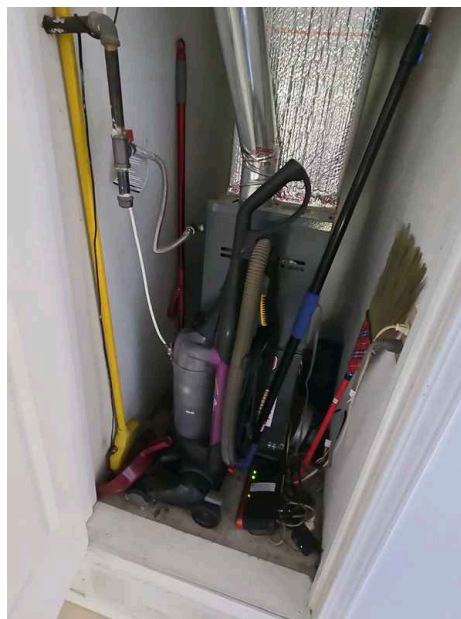
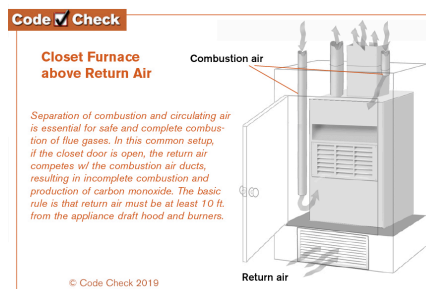
Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Heater - Type
Forced Air

Heating Equipment: Location
Hall Closet

Heating Equipment: Type - Closet Forced Air Unit

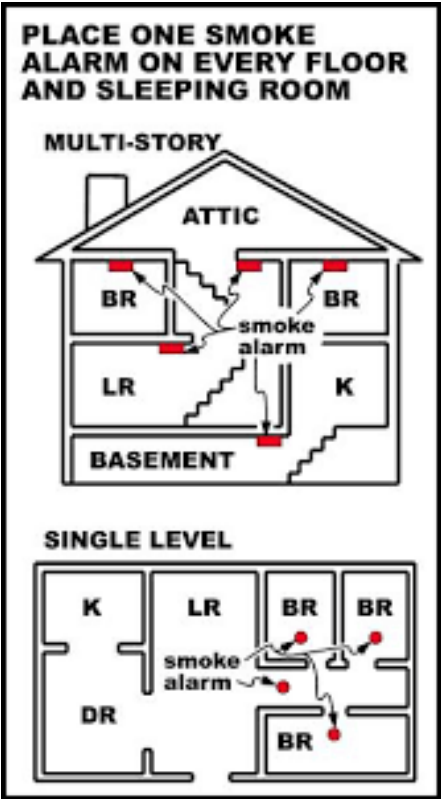
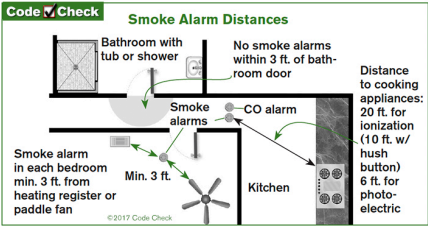
Thermostat: Location
Living room



Distribution System: Ductwork
Servicable

Chimneys and Fireplaces:
Fireplace Type / Location
Gas, Wood, Living Room

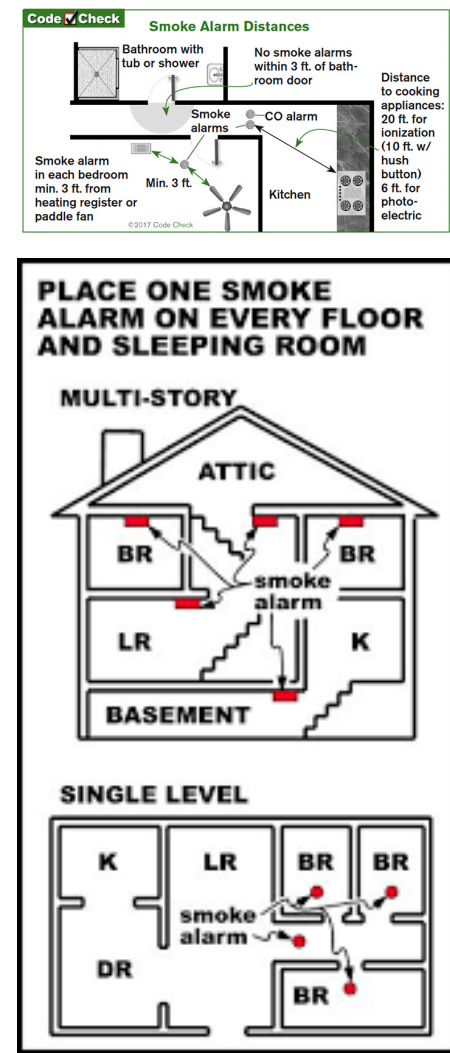
Smoke Detectors: Locations
Hall, Front Left Bedroom



Carbon Monoxide Detectors:

Locations

None



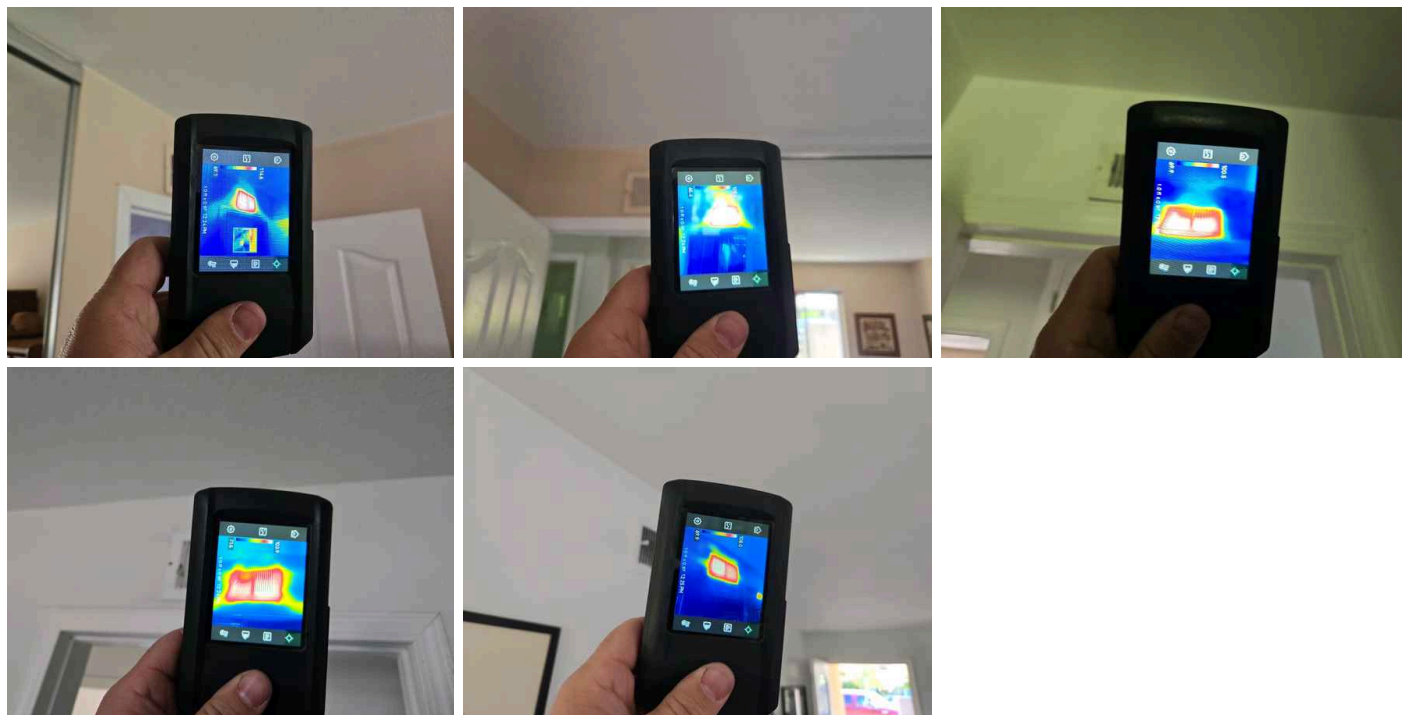
Heating Equipment: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Heating Equipment: Filter Information

It is recommended to replace or clean the filters of the heating and air conditioning systems every 3 to 6 months, depending on how frequently these systems are used.

Heating Equipment: Infrared Photo Of Heater ON



Thermostat: Thermostats / Remotes

Some thermostats and remotes state "COOL" or "HEAT", This can sometimes be believed to be a sign that there might be heating or cooling for the home. This does not mean that it does either one. Some may only be for "HEAT" or "COOL" only. Please refer to the report to verify that there was either or and its operating condition.

Chimneys and Fireplaces: This Fireplace Inspection Is NOT Based On A NFPA 211 Level 1, 2, or 3 Inspection

This is a limited visual inspection, we may check some items based on a similar amount of items as a level 1 inspection. The National Fire Protection Agency or NFPA recommendation is a level 2 inspection on the sale or transfer of a home. A NFPA level 1, 2, or 3 inspection was not performed by Anarumo Inspection Services and a level 2 inspection is highly recommend. We can send an inspector back to perform a more in-depth inspection or Chimney Scan for an additional fee.

Disclosures: Disclosure

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. These materials were used prior to 1982, and should you be concerned, we suggest having an independent inspection performed prior to the close of escrow. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. Not all major systems started with gas drip legs / sediment traps; However today it is common practice we recommend adding them.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Observations

9.4.1 Distribution System

AIR REGISTER COVER - LOOSE



Maintenance Item



9.5.1 Chimneys and Fireplaces

C-CLAMP

Suggest adding a c-clamp to the fireplace damper as a safety upgrade, so that fireplace damper does not close completely during use.

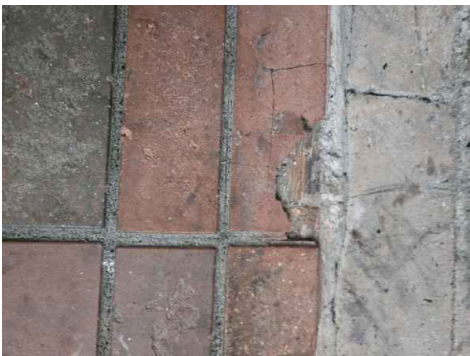
 Recommendation / Evaluation

9.5.2 Chimneys and Fireplaces

DAMAGED BRICK NOTED

Recommend repairs as needed.

 Recommendation / Evaluation



9.5.3 Chimneys and Fireplaces

MISSING SCREEN OR GLASS DOORS

Recommendation / Evaluation

Recommend adding permanent doors or permanent screens for safety



9.5.4 Chimneys and Fireplaces

SUGGEST CLEANING FIREPLACE

Recommendation / Evaluation

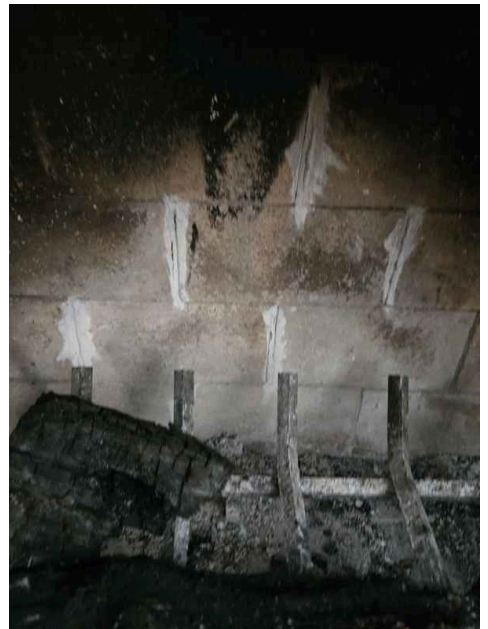
Suggest cleaning fireplace/chimney prior to first use. Possible creosote build-up noted in chimney from burning wood. We advise obtaining a professional cleaning.

9.5.5 Chimneys and Fireplaces

PATCHING FOUND

Recommendation / Evaluation

Unable to determine if this is a proper patch or material.



9.6.1 Smoke Detectors

RECOMMEND REPLACING SMOKE DETECTORS DUE TO AGE

Safety Hazard

We highly recommend changing out any Smoke detectors out to NEW UNITS due to the age of the unit.

NFPA 72, National Fire Alarm Code, requires smoke alarms be replaced at least every 8 - 10 years, but because the public is generally unaware of this requirement, many homes have smoke alarms past their expiration date, putting people at increased risk.

https://www.usfa.fema.gov/prevention/outreach/smoke_alarms.html



9.7.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE

 Safety Hazard

Suggest adding carbon monoxide detectors to all areas required by law, as a safety upgrade.

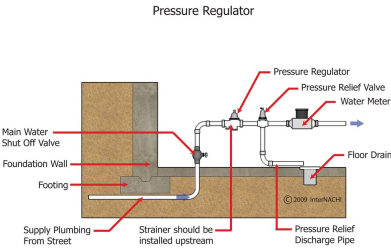
10: PLUMBING

		IN	NI	NP	O
10.1	Drain, Waste, & Vent Systems	X			
10.2	Main Water Shut-off Device & Water Supply Lines	X			
10.3	Water Heater, Controls, Flues & Vents	X			X
10.4	Gas (Natural) Meter Information	X			X
10.5	Laundry Area	X			X
10.6	Disclosure	X			

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

Information

Main Water Shut-off Device & Water Supply Lines: Location Front



Main Water Shut-off Device & Water Supply Lines: Material - Copper

Copper is preferred for durability and low maintenance.

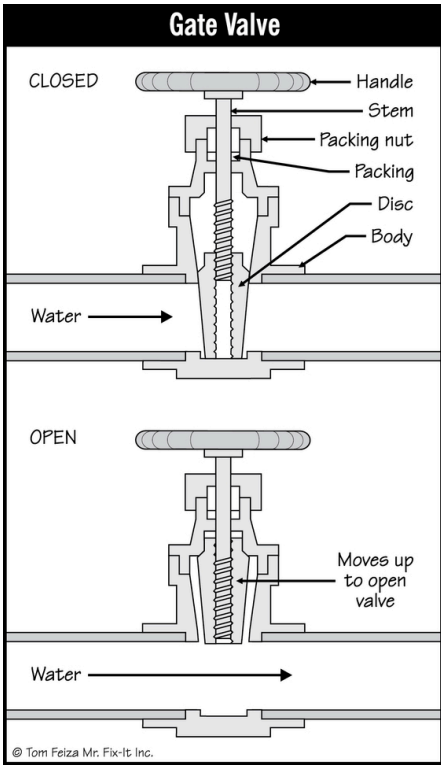
Main Water Shut-off Device & Water Supply Lines: Material Visible

Copper

Main Water Shut-off Device & Water Supply Lines: PSI 68

Main Water Shut-off Device & Water Supply Lines: Water Shut Off Valve Type - Gate Valve

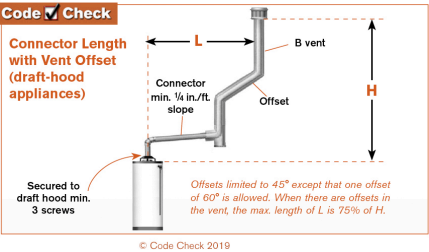
Water Heater, Controls, Flues & Vents: Capacity & Data Plate
50 Gallons



P008

Water Heater, Controls, Flues & Vents: Flue Serviceable

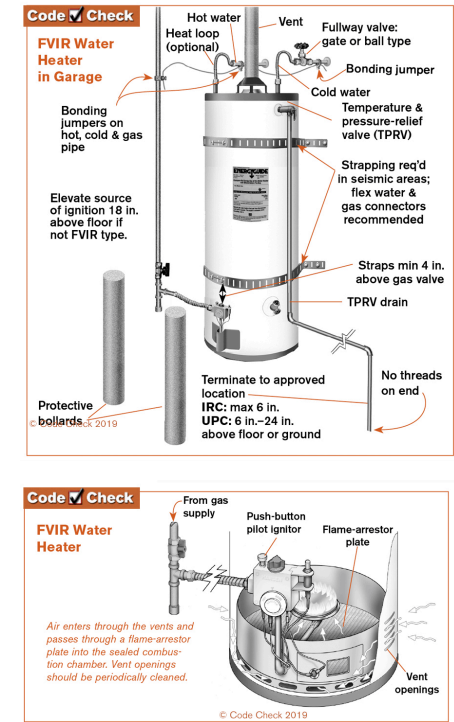
Water Heater, Controls, Flues & Vents: Location Exterior Closet



Water Heater, Controls, Flues & Vents: Safety Requirements Cold Water Shut Off, Temperature And Pressure Relief Valve



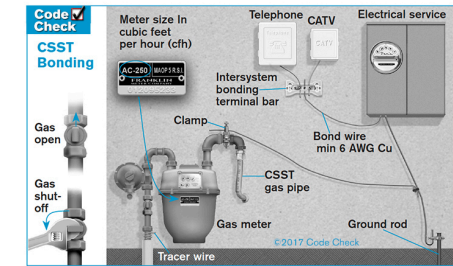
Water Heater, Controls, Flues & Vents: Type - Gas Tanked Water Heater



Gas (Natural) Meter Information: Material Observed
Iron

Laundry Area : Dryer Vent
Vent - Intact

Gas (Natural) Meter Information: Bonding Connection Observed
Unknown/Not visible



Gas (Natural) Meter Information: Laundry Area : Dryer Fuel
Gas

Laundry Area : Washer Hook Up
Location
Bathroom

Gas (Natural) Meter Information: Location of Fuel Shut Off Source
Right

Laundry Area : Dryer Location
Bathroom

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

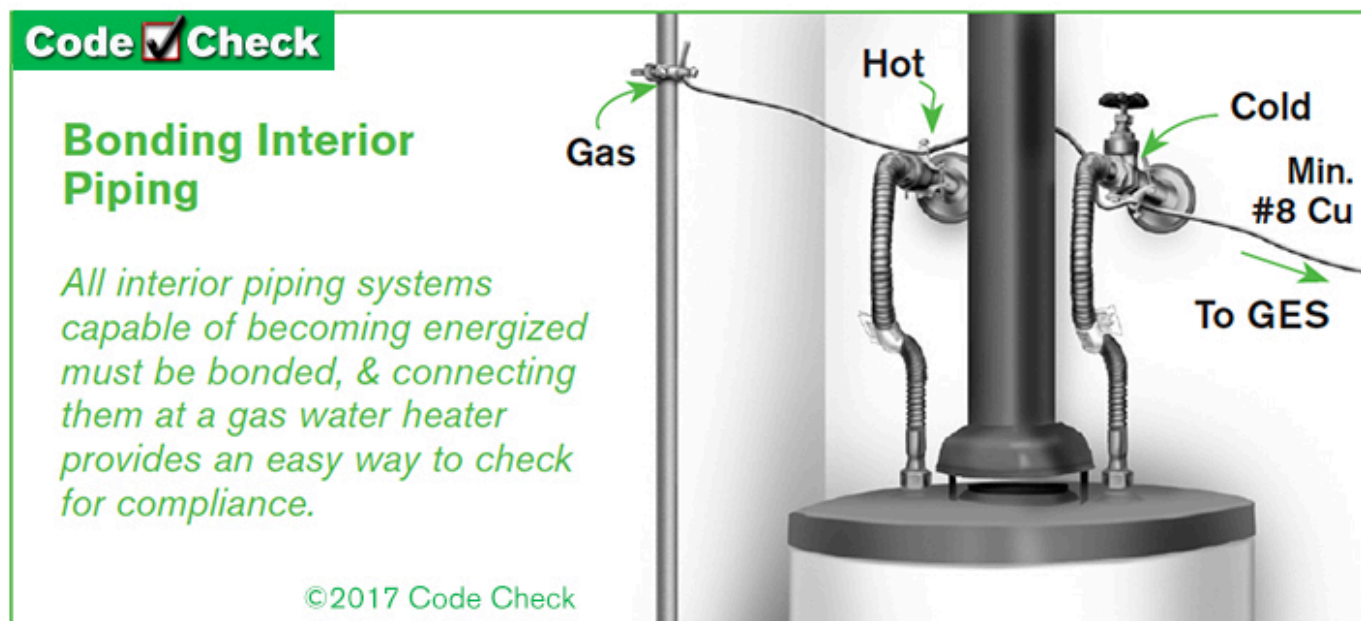
During the inspection we attempt to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Ask the homeowner about water and sewer leaks or blockages in the past. The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls or below ground.

Drain, Waste, & Vent Systems: Sewer Line

Suggest having a sewer camera inspection done on all single family homes. As we can not determine if there is any obstructions in the lines. Back ups normally will not present during an inspection.

Main Water Shut-off Device & Water Supply Lines: Bonding Interior Piping

This may not have been required at the time this home was built. It is a good upgrade.



Main Water Shut-off Device & Water Supply Lines: Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Water Heater, Controls, Flues & Vents: Addition

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Gas (Natural) Meter Information: Gas Leak Information

It is advised to contact the gas supplier for a safety inspection of all gas systems and appliances either during the contingency period or before finalizing the purchase and moving in. The inspector is unable to detect gas leaks within the home or underground at any point during the inspection process.

Gas (Natural) Meter Information: Gas Meter Information

The gas meter was inspected looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Laundry Area : Disclosure

In the Laundry area, we do not test clothes dryers, nor washing machines And their water connections and drainpipes. However, you should be Aware that water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, We recommend using modern braided stainless steel type water hoses that are more dependable as an upgrade when you take possession of this property.

Disclosure: Disclosure

Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Pressure regulators are beyond the inspectors scope of practice.

Observations

10.3.1 Water Heater, Controls, Flues & Vents



ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

10.3.2 Water Heater, Controls, Flues & Vents



CORROSION ON SUPPLY LINES

Corrosion was noted at supply lines. One or more lines may need replacement. No leak at time of inspection.



10.3.3 Water Heater, Controls, Flues & Vents



EARTHQUAKE STRAPS - IMPROPER

Improper Earthquake straps Present at time of inspection. Recommend installing as a safety upgrade.



10.3.4 Water Heater, Controls, Flues & Vents



Recommendation / Evaluation

FLUE - MISSING SET SCREWS

It's required to use (3) three set screws to fasten the flue and down draft together. One or more of these screws are missing. Recommend installing.



10.3.5 Water Heater, Controls, Flues & Vents



Recommendation / Evaluation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacement maybe need in the near future.

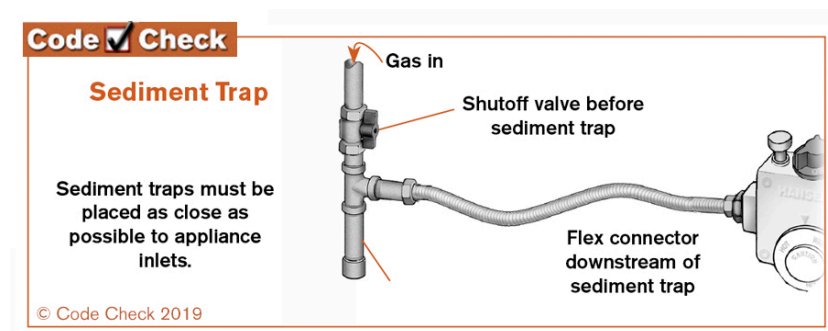
10.3.6 Water Heater, Controls, Flues & Vents



Recommendation / Evaluation

NO SEDIMENT TRAP

No sediment trap installed. May not have been required at time of construction, however it is required in most jurisdictions today. Recommend adding.



10.3.7 Water Heater, Controls, Flues & Vents

— Recommendation / Evaluation

TPR - NEED DISCHARGE PIPE

No extension pipe found on the temperature and pressure relief valve. Suggest installing extension pipe as a safety upgrade.



10.4.1 Gas (Natural) Meter Information

GAS LINES (40+ YEAR OLD HOMES OR UNDERGROUND LINES)

— Recommendation / Evaluation

The gas piping system in this home appears to be original or over 40 years old. While no immediate issues were observed at the time of inspection, it is important to note that older gas lines—particularly those made of black iron, galvanized steel, or other legacy materials—are prone to corrosion, leaks, and deterioration over time.

Additionally, if any portion of the gas piping is underground, it may be subject to soil conditions, moisture exposure, and external damage that are not visible during a standard home inspection. Underground gas lines, particularly those made of older materials, may be more susceptible to hidden leaks or failures.

Because gas line integrity is outside the scope of this inspection, we strongly recommend having a licensed plumbing or gas contractor evaluate the system to check for leaks, corrosion, or other potential hazards. A pressure test or gas leak detection may be advised to ensure the system is safe and in compliance with current standards.

For safety, homeowners should also be aware of the location of the gas shutoff valve and consider installing a seismic shut-off valve if not already present, as required in many areas of California.

If you have any concerns about the condition or safety of the gas piping, we recommend further evaluation prior to finalizing the purchase to avoid unexpected repairs or safety issues.

10.4.2 Gas (Natural) Meter Information

GAS PIPES NOT BONDED

Gas pipes were not bonded to the home electrical system. Recommend a qualified plumber evaluate and correct.

10.4.3 Gas (Natural) Meter Information

GAS PIPES - SURFACE RUST

Some degree of surface rust was present on the gas piping in the area of the gas meter. Sanding and painting the pipes with rust-inhibiting paint is recommended to extend the life of the pipes.



10.4.4 Gas (Natural) Meter Information

**NO EARTHQUAKE SHUT OFF VALVE**

The gas main does not have an automatic seismic shut-off valve. This device is required in some jurisdictions, and is a recommended upgrade for safety. Also some insurance companies are requiring this to be installed, recommend consulting with your insurance company to see if they want or require this to be installed.



10.4.5 Gas (Natural) Meter Information

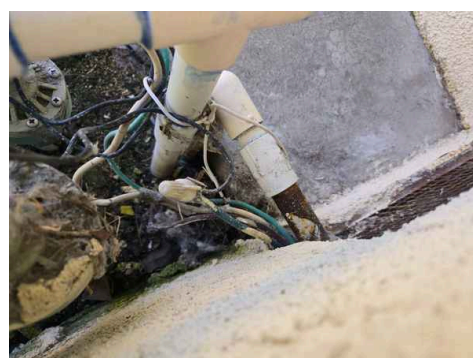
IMPROPER MATERIAL FOR GAS USED

PVC (polyvinyl chloride) piping was observed being used as part of the fuel gas distribution system. PVC is not an approved material for the conveyance of fuel gas (natural gas or propane) within or around structures. Approved gas piping materials typically include black steel, corrugated stainless steel tubing (CSST), or other materials specifically rated and listed for fuel gas use.

PVC is not designed to withstand the pressure, chemical properties, or potential mechanical damage associated with gas systems. Its use in this application presents a significant safety concern, including the potential for cracking, leakage, and fire or explosion hazards.

Recommendation:

A qualified, licensed plumbing contractor or gas specialist should evaluate the entire gas distribution system and replace all non-compliant PVC piping with approved, code-compliant materials. Repairs or modifications should be performed in accordance with current local codes and standards.

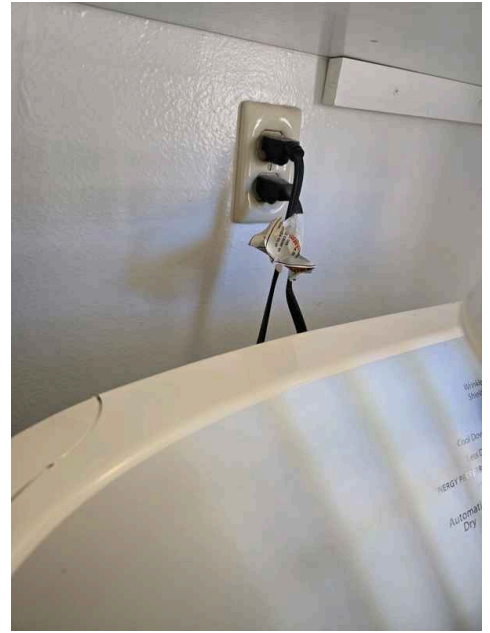


10.5.1 Laundry Area

**NO GFCI PROTECTION
INSTALLED** Recommendation / Evaluation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe. If it is connected to a GFI and NOT labeled this is still improper.



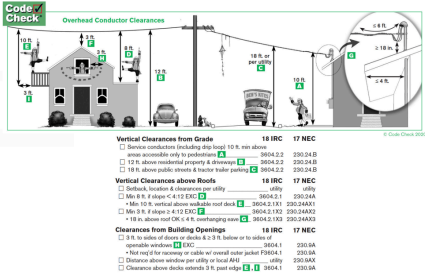
11: ELECTRICAL

		IN	NI	NP	O
11.1	Service Entrance Conductors	X			X
11.2	Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices	X			X
11.3	Branch Wiring Circuits	X			X

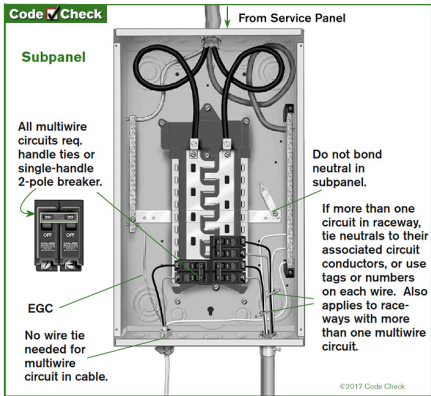
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors:
Electrical Service
Overhead



Main Panel, Distribution Panel(s),
Grounding, & Overload
Protection Devices: Distribution
(Sub) Panel Location(s)
None

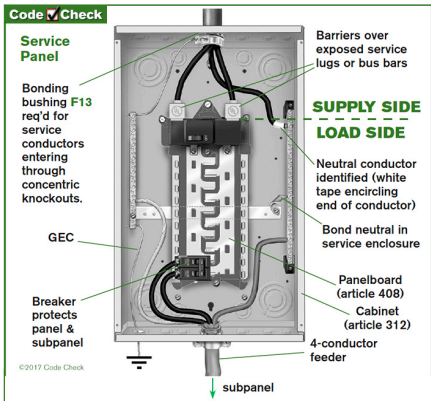


Main Panel, Distribution Panel(s),
Grounding, & Overload
Protection Devices: Infrared Of
Interior Of Electrical Panels



Main Panel, Distribution Panel(s),
Grounding, & Overload
Protection Devices: Main
Disconnect
Yes

Main Panel, Distribution Panel(s),
Grounding, & Overload
Protection Devices: Main Panel
Location
Rear



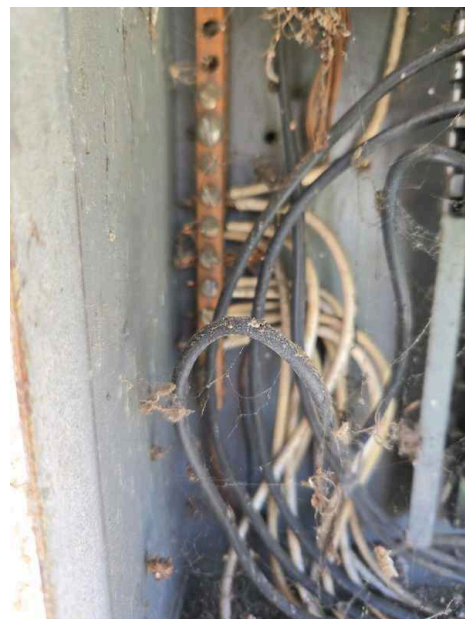
Main Panel, Distribution Panel(s),
Grounding, & Overload
Protection Devices: Overload
Protection / Futures
Circuit Breaker, Futures To Add
More Circuits

Main Panel, Distribution Panel(s), Branch Wiring Circuits: Copper Grounding, & Overload Protection Devices: Panel Capacity
100 Amp



Branch Wiring Circuits: Copper Branch Circuit
Copper branch circuits are preferred for durability and low maintenance.

Branch Wiring Circuits: Wiring Copper



Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Arc-Fault Circuit Interrupters - Also Known As AFCIs

The National Electrical Code (NEC) wants Arc-Fault Circuit Interrupters (AFCI) protection in several areas around your home. AFCI protection is currently required for all 15 and 20 amp branch circuits providing power to outlets* in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas. Home inspectors are not a code enforcement. However we try to find all the areas that they are located and recommend adding them. Please keep in mind that codes are ever evolving and are subject to change. Sometimes the year after a home is built or decades after. Sometimes builders, contractors, or even city inspectors miss or oversee that they are missing AFCIs. We recommend wherever AFCI protection is required, that it be installed as a safety upgrade by an electrician.

* An "outlet" is defined in the National Electric Counsel (NEC) as "A point on the wiring system at which current is taken to supply utilization equipment." This might mean a light, a smoke alarm, or a 'receptacle'. A receptacle is what normal people call an outlet.

Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices: Ground Fault interrupters - Also Known As GFIs or GFCIs

The National Electrical Code (NEC) wants GFIs or ground fault circuit interrupter (GFCI) protection in many areas around your home. This is to dramatically reduce the dangers associated with electrical hazard and shock. The most common places will be for outdoors electrical, Air Conditioners, Garages, Kitchens, Bathrooms, Laundry Areas, with in six feet (6') of running water, and is subject to change to more areas at anytime. Home inspectors are not a code enforcement. However we try to find all the areas that they are located and recommend adding them. Please keep in mind that codes are ever evolving and are subject to change. Sometimes the year after a home is built or decades after. Sometimes builders, contractors, or even city inspectors miss or oversee the missing GFIs. We recommend wherever GFCI protection is required, that they be installed as a safety upgrade by an electrician.

Observations

11.1.1 Service Entrance Conductors

ELECTRICAL DRIP LOOP IS IMPROPERLY INSTALLED

Recommend contacting local municipality on having corrected.



Recommendation / Evaluation

11.2.1 Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices

AFCI BREAKERS - NONE

AFCI protection is currently recommended and maybe required in some municipalities for all 15 and 20 amp branch circuits providing power to receptacles* in residential family rooms. Like dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas. This may not have been required at the time of construction or upgrade.



Recommendation / Evaluation

11.2.2 Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices

BREAKERS APPEAR TO BE OVER 30 YEARS OLD

Most of these panels that are still in use, are more than 30 years old now and manufacturers say that breakers have a life expectancy of abot 30 years. Due to this we recommend budgeting to upgrade the electrical panel(s) in the future.



Recommendation / Evaluation

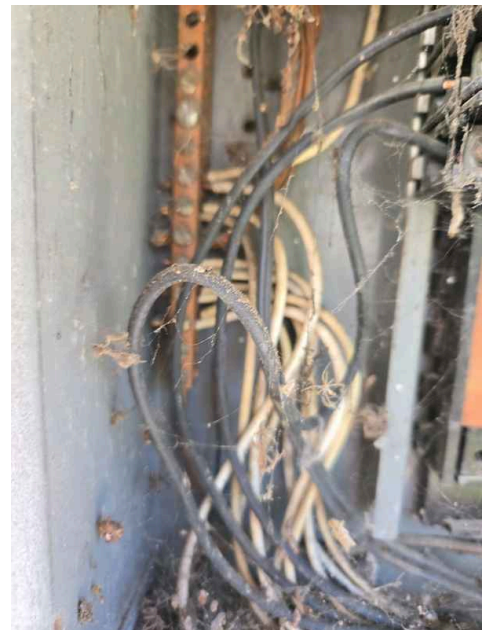
11.2.3 Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices

DOUBLED UP NEUTRAL WIRES

One or more lugs on the neutral bar have two or more wires going to them. This may have been proper practice at the time of installation. This is no longer an acceptable installation practice. Recommend correcting.



Recommendation / Evaluation



Conductor Terminals
Section 110-14(a)

Manufacturer's Instructions

BRANCH NEUT. & EQUIP. GND. BAR	
WIRE RANGE	TORQUE IN -LBS.
14-10 CU, 12-10 AL	20
8 CU-AL	25
6-4 CU-AL	35

EQUIP. GND. BAR COMBINATIONS

TWO 14 OR 12 CU	25
TWO 12 OR 10 AL	

Copyright 2000 Mike Holt Enterprises, Inc.

Okay [110-3(b)]

VIOLATION

*Note: Split bolt connectors (bugs, lugs) are only rated for two conductors.

VIOLATION

The number of conductors in a terminal is limited to that for which the terminal is designed and listed.

11.2.4 Main Panel, Distribution Panel(s), Grounding, & Overload Protection Devices



Recommendation / Evaluation

MISSING LABELS ON PANEL

At the time of inspection, panel was missing permanent labeling. Recommend a qualified electrician or person identify and map out locations.



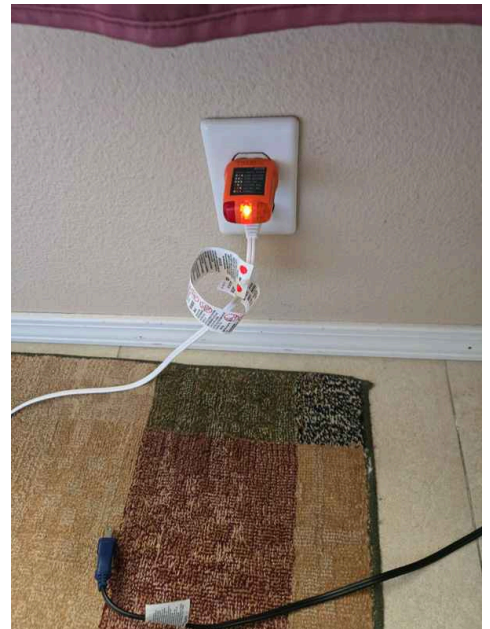
11.3.1 Branch Wiring Circuits



Recommendation / Evaluation

UNGROUND RECEPTACLES ON PROPERTY

One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets maybe hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.



12: KITCHEN

		IN	NI	NP	O
12.1	Floors	X			
12.2	Walls	X			X
12.3	Ceilings	X			
12.4	Doors	X			X
12.5	Windows	X			
12.6	Cabinets	X			
12.7	Countertops	X			X
12.8	Electrical	X			X
12.9	Sink, Faucets, & Drains	X			X
12.10	Garbage Disposal	X			
12.11	Dishwasher	X			X
12.12	Vent	X			X
12.13	Range/Cooktop	X			
12.14	Oven	X			X
12.15	Built-in Microwave	X			
12.16	Disclosure	X			

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

Information

Sink, Faucets, & Drains: Under Sink Photo - LIMITED

Limited visual access under sink.
Hidden defects may arise.



Garbage Disposal: Appliance Visual Record



Dishwasher: Appliance Visual Record



Vent: Exhaust Hood Type

Vented

Range/Cooktop: Appliance Visual Oven: Appliance Visual Record

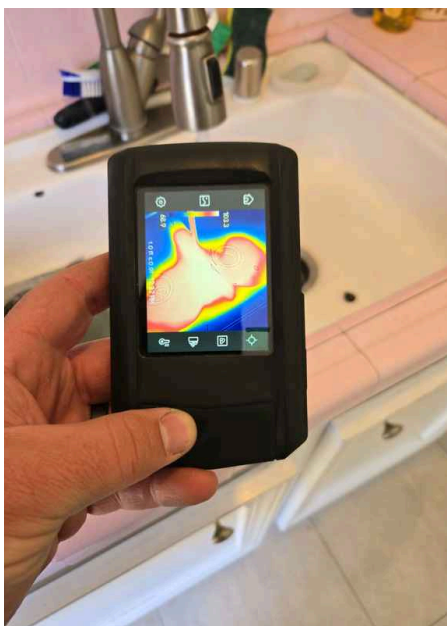


Built-in Microwave: Appliance Visual Record



Sink, Faucets, & Drains: Hot Water Temperature (100 to 114F and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.



Garbage Disposal: Garbage Disposal Information

The inspection of the garbage disposal is restricted in scope. It does not extend to forecasting the lifespan of the unit or assessing its effectiveness in grinding food and other materials. Furthermore, the evaluation does not cover the condition or efficiency of the internal blades.

Dishwasher: Dishwasher Information

The dishwasher inspection is confined to basic operations, specifically limiting checks to a single fill and drain cycle. It excludes detailed evaluations of internal components such as the water pump and hoses. As such, the inspector cannot provide forecasts on the lifespan of the dishwasher or its internal parts. Additionally, the efficiency of the dishwasher in cleaning or drying dishes falls outside the scope of this inspection, which does not encompass full operational cycles.

Vent: Exhaust Hood Information

The exhaust fan/vent is evaluated using standard controls alone, without conducting smoke tests or other methods to measure airflow (CFMs) or effectiveness in air evacuation. The inspector is unable to estimate the remaining lifespan of the unit.

Range/Cooktop: Range Fuel Source

Gas



Range/Cooktop: Range Information

The inspection of the range or cooktop is confined in scope. It does not include predictions about the appliance's longevity, assessments of the BTU output of the burners, or evaluations of cooking performance. For gas models, this inspection does not cover the detection of gas leaks. A comprehensive examination by the Gas Company for all gas-powered appliances is advised beyond this basic inspection.

Oven: Oven Fuel Source

Gas



Oven: Oven Information

During the home inspection, only the oven's "Bake" feature is tested; other functions such as convection, browning, rotisserie, and warming drawers are not evaluated. The inspection verifies basic operation of the heating elements without testing every temperature setting, assessing if accurate cooking temperatures are reached, or confirming calibration with the oven settings. The effectiveness of the oven in cooking food and the lifespan of the unit remain undetermined. For gas models, this inspection does not include gas leak detection. A thorough review by the Gas Company for all gas-powered appliances is recommended beyond this inspection.

Disclosure : Disclosure

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

12.2.1 Walls



Recommendation / Evaluation

CRACKS - MINOR

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



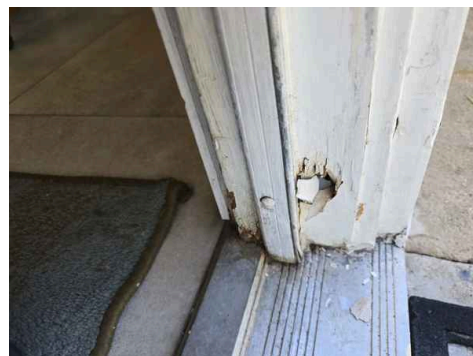
12.4.1 Doors



Recommendation / Evaluation

DETERIORATED DOOR(S)

One or more sections of the door is deteriorated. Recommend a Termite Company evaluate the whole home.



12.7.1 Countertops

COUNTERTOP - DAMAGED MATERIAL

 Maintenance Item

During the inspection, it was observed that the kitchen countertop displayed multiple indications of damage, potentially including but not limited to cracks, chips, dings, burn marks, and general wear. These findings imply significant use and impact on both the appearance and functionality of the countertop.



12.8.1 Electrical

LOOSE OUTLET(S)

 Recommendation / Evaluation

Recommend securing loose outlets



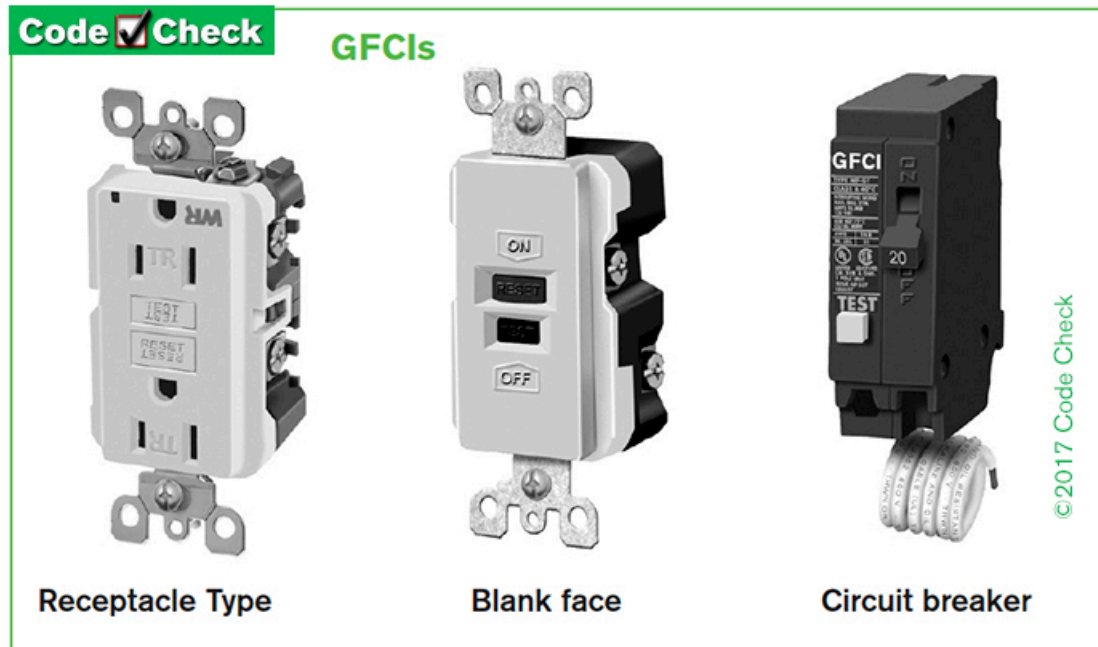
12.8.2 Electrical

NO GFIS

 Recommendation / Evaluation

There is no ground fault interrupter in this area (which should be the entire counter) which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within six feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. If it is connected to a GFI and NOT labeled this is still improper.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



12.8.3 Electrical

UNGROUND RECEPTACLES



One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets maybe hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.



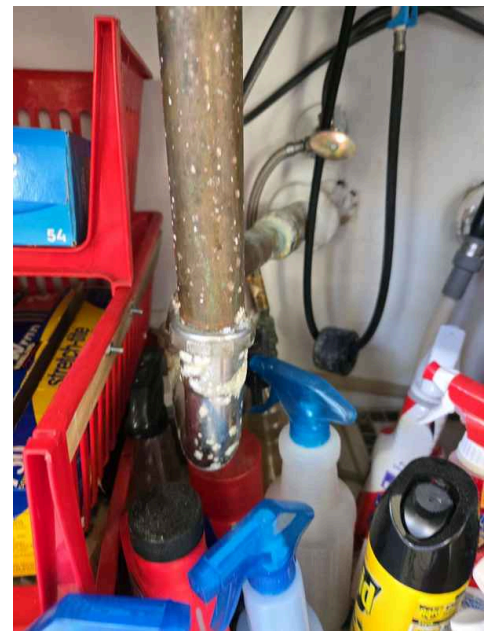
12.9.1 Sink, Faucets, & Drains

BELOW SINK - CORROSION

Corrosion on sink faucet, drain, and/or angle stops. No signs of leak at time of inspection. Repairs maybe needed.



Recommendation / Evaluation



12.9.2 Sink, Faucets, & Drains

SINK - CHIPS

One or more chips noted in sink. No signs of leaking at time of inspection.



Recommendation / Evaluation



12.11.1 Dishwasher

DAMAGE - GENERAL

General damage noted. Recommend repairs as needed

➞ Recommendation / Evaluation



12.12.1 Vent

EXHAUST FLUE RIBBED

Exhaust fan flue pipe is ribbed; suggest changing to a straight metal pipe as a safety upgrade.

➞ Recommendation / Evaluation



12.14.1 Oven
DAMAGED CONTROL PANEL

 Maintenance Item



13: BATHROOM - MASTER

		IN	NI	NP	O
13.1	Floors	X			
13.2	Walls	X			
13.3	Ceiling	X			
13.4	Doors	X			
13.5	Window(s)	X			
13.6	Electrical	X			X
13.7	Exhaust Fan / Electric Heater			X	
13.8	Tub			X	
13.9	Shower	X			X
13.10	Sink/Faucet/Drains/Supply	X			X
13.11	Toilet	X			X
13.12	Counter/Cabinets	X			
13.13	Disclosure	X			

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

Information

Sink/Faucet/Drains/Supply: Hot Water Temperature (100 to 114F and/or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.



Sink/Faucet/Drains/Supply: Photo Under Sink - LIMITED

Limited visual access under the sink was noted due to personal belongings obstructing the view. Hidden defects may exist in this area.



Disclosure : Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

13.6.1 Electrical
**NO GFCI PROTECTION
INSTALLED**

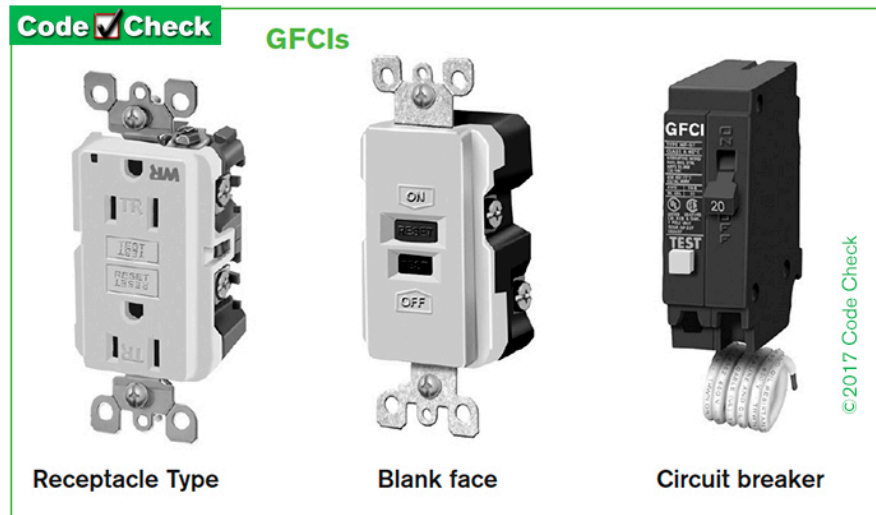
 Recommendation / Evaluation



No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe. If it is connected to a GFI and NOT labeled this is still improper.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



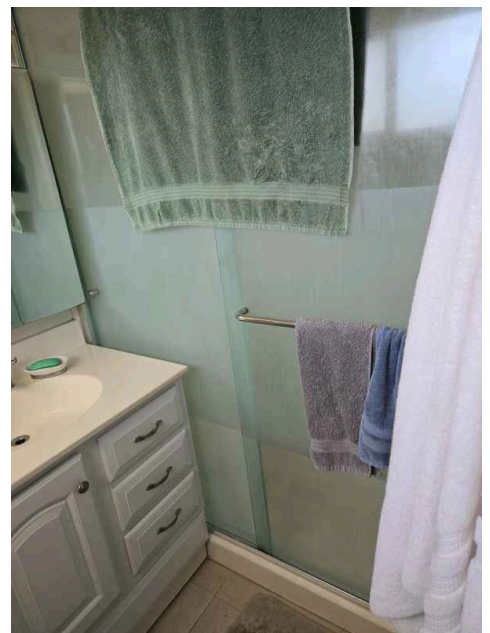
13.9.1 Shower

ENCLOSURE DOORS - DIFFICULT TO OPERATE

Adjustments, repairs, or replacement may be needed.



Recommendation / Evaluation



13.9.2 Shower

WATER TEMPERATURE BELOW 100F

During the inspection, it was observed that the water temperature is below 100°F, which may indicate a malfunctioning valve. It is recommended to consult a plumber for further evaluation and necessary repairs.



Recommendation / Evaluation



13.10.1 Sink/Faucet/Drains/Supply **BELOW SINK - CORROSION**

— Recommendation / Evaluation

Corrosion on sink faucet, drain, and/or angle stops. No signs of leak at time of inspection. Repairs maybe needed.

13.10.2 Sink/Faucet/Drains/Supply **DRAIN - FLEXIBLE PIPING / FITTINGS**

— Recommendation / Evaluation

These types of installations are not typically preformed by a licensed plumber. As most would not use one. Mainly because these pipes have ribs. The ribs are prone to cracking, leaking, and they accumulate debris and could become slow or clog. We recommend changing them out to a proper solid pipe or having it review by a licensed plumber.



13.10.3 Sink/Faucet/Drains/Supply **SINK - MISSING STOPPER**

🔧 Maintenance Item



13.11.1 Toilet

TOILET IS LOOSE AT BASE

Recommendation / Evaluation

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking.

Properly re-sealing and re-securing this unit is suggested to prevent water leakage and damage.



14: BATHROOM - HALL

		IN	NI	NP	O
14.1	Floors	X			
14.2	Walls	X			
14.3	Ceiling	X			
14.4	Doors	X			X
14.5	Window(s)	X			
14.6	Electrical	X			X
14.7	Exhaust Fan / Electric Heater	X			
14.8	Tub			X	
14.9	Shower	X			X
14.10	Sink/Faucet/Drains/Supply	X			X
14.11	Toilet	X			
14.12	Counter/Cabinets	X			
14.13	Disclosure	X			

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

Information

Exhaust Fan / Electric Heater:

Exhaust Fan - Operable

Exhaust Fan / Electric Heater: Exhaust Fan - Information

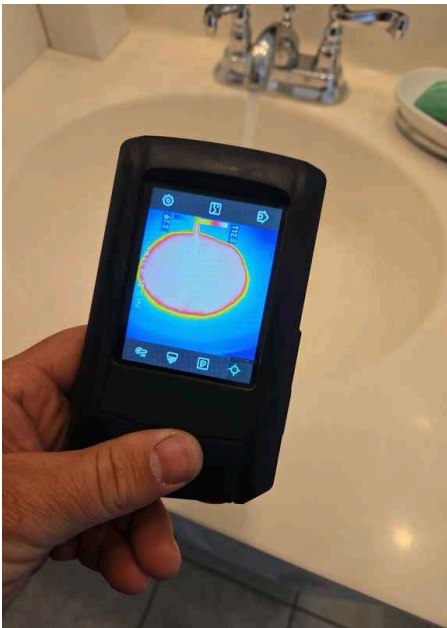
The bathroom exhaust fan was tested for functionality during the inspection. However, it should be noted that the CFMs (Cubic Feet per Minute) were not measured, and therefore, the adequacy of the fan for the space could not be determined.

Shower: Hot Water Temperature (100 to 114F or 126F or Higher)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater or valves may need adjustments, maintenance, or replacement.

**Sink/Faucet/Drains/Supply: Hot Water Temperature (100 to 114F and/or 126F or Higher)**

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 115 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. This is an indication that the water heater may need adjustments or maintenance.



Sink/Faucet/Drains/Supply: Photo Under Sink - LIMITED

Limited visual access under the sink was noted due to personal belongings obstructing the view. Hidden defects may exist in this area.



Disclosure : Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

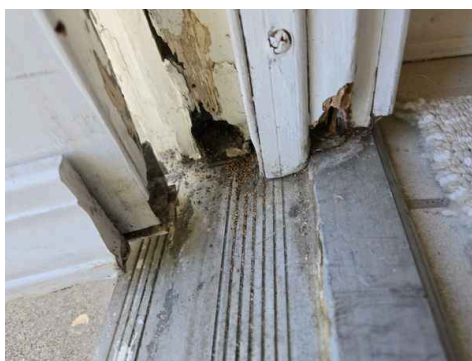
The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

14.4.1 Doors

DETERIORATED WOOD

One or more sections of the door are deteriorated. Recommend a Termite Company evaluate the whole home.



14.4.2 Doors

DOOR RUBS ON JAMB

The door is rubbing against the jamb, suggesting a need for adjustment.

[Here is a helpful DIY article](#) on how to fix a sticking door.



Maintenance Item

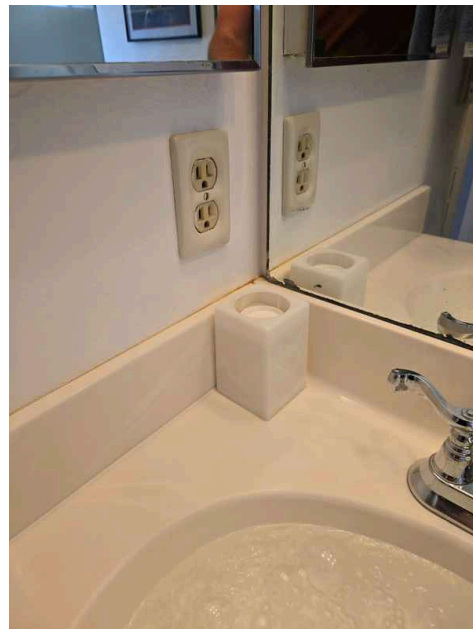
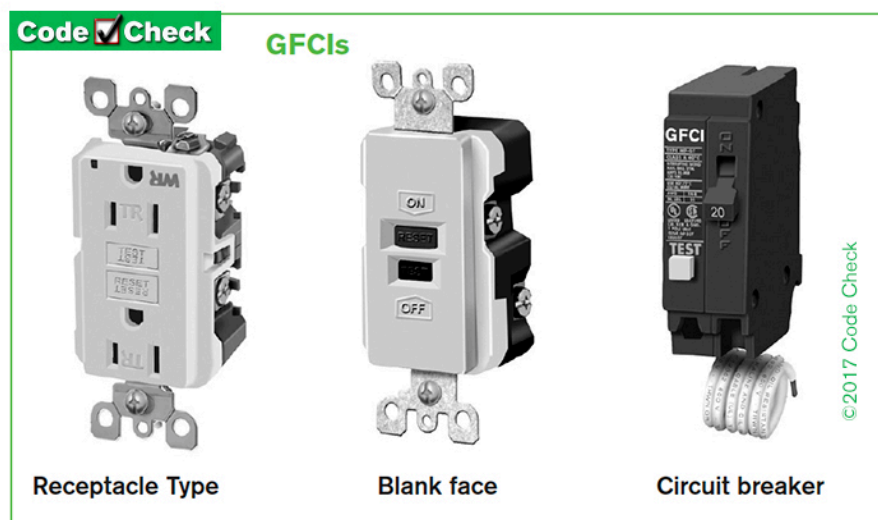
14.6.1 Electrical

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe. If it is connected to a GFI and NOT labeled this is still improper.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



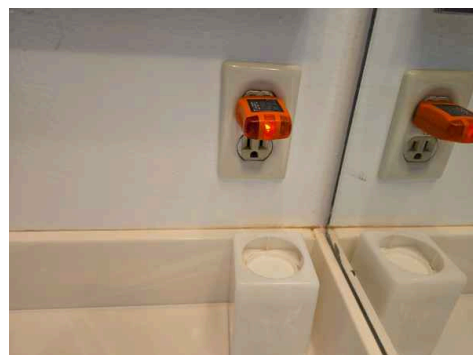
14.6.2 Electrical

UNGROUND RECEPTACLE

One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets maybe hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.



Recommendation / Evaluation

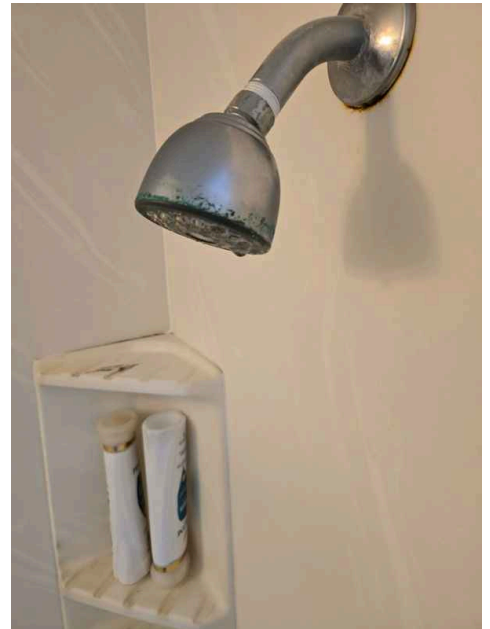


14.9.1 Shower

SHOWERHEAD - CORROSION

Maintenance Item

No leak at time of inspection



14.10.1 Sink/Faucet/Drains/Supply

BELOW SINK - CORROSION

Corrosion on sink faucet, drain, and/or angle stops. No signs of leak at time of inspection. Repairs maybe needed.



Recommendation / Evaluation

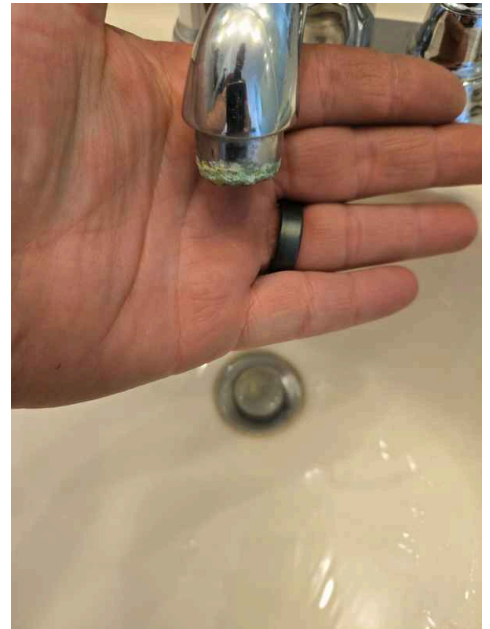
14.10.2 Sink/Faucet/Drains/Supply

FAUCET - CORRODED

No leak at time of inspection



Maintenance Item



15: LIVING ROOM & DINING AREA

		IN	NI	NP	O
15.1	Floors	X			X
15.2	Walls	X			X
15.3	Ceilings	X			X
15.4	Doors	X			X
15.5	Windows	X			X
15.6	Electrical	X			X
15.7	Disclosure	X			

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

Observations

15.1.1 Floors



Maintenance Item

FLOORING - DAMAGED

During the inspection, damaged flooring was noted in one or more areas. This can include cracks, chips, torn, dings, and a broken material. These conditions, while not alarming, can be addressed to maintain minor safety concerns and aesthetics. We recommend consulting a flooring professional for necessary repairs or replacement.



15.2.1 Walls



Recommendation / Evaluation

CRACKS - MINOR

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



15.2.2 Walls



Recommendation / Evaluation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



15.3.1 Ceilings

CRACKS - MINOR

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Recommendation / Evaluation



15.4.1 Doors

SLIDING GLASS DOOR - DIFFICULT TO OPEN AND CLOSE

The sliding glass door is challenging to operate, indicating that adjustments might be necessary for smoother functionality.



Recommendation / Evaluation

15.4.2 Doors

SLIDING SCREEN DOOR - DIFFICULT TO OPEN AND CLOSE



Maintenance Item

Sliding screen door is difficult to open and close. Adjustments may be needed.

15.4.3 Doors

SLIDING SCREEN DOOR - TORN



Maintenance Item

15.5.1 Windows

WINDOW - DIFFICULT TO OPEN & CLOSE



Recommendation / Evaluation

The window is difficult to open and close, indicating a need for adjustments to ensure proper functionality.

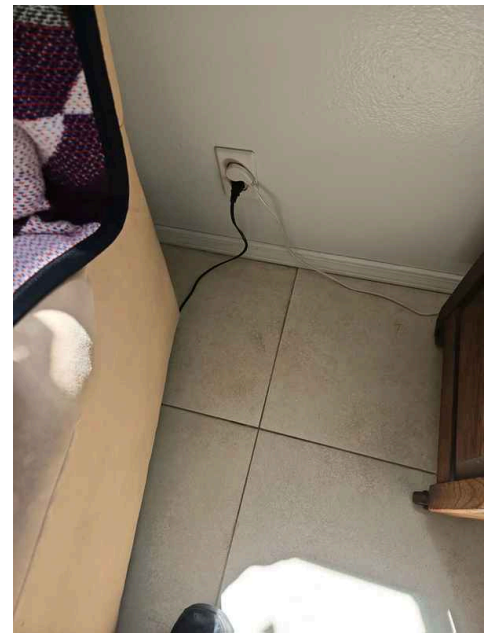
15.6.1 Electrical

OUTLET - LOOSE



Recommendation / Evaluation

One or more outlets are loose. Recommend securing.



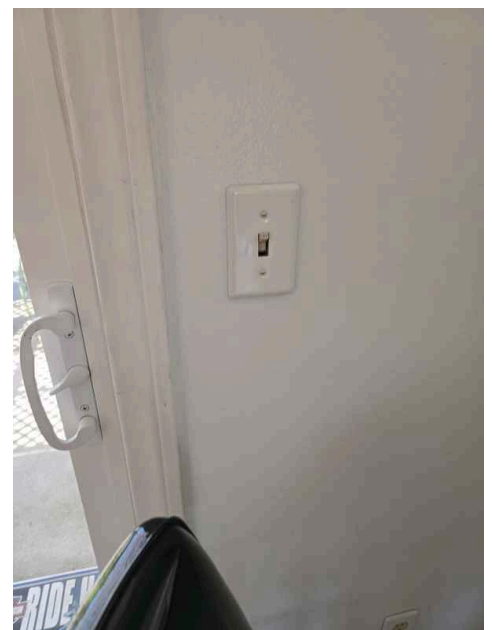
15.6.2 Electrical

UNABLE TO DETERMINE FUNCTION OF ONE SWITCH



Maintenance Item

During the inspection, it was noted that there was one or more light switches whose function could not be determined at the time of our evaluation. Despite testing and examination of the surrounding areas, the specific appliance, fixture, or area controlled by this switch remained unclear. This situation may occur due to various reasons, such as wiring issues, a disconnected fixture, or the switch being part of a more complex electrical system not immediately apparent without further investigation.



15.6.3 Electrical

UNGROUND RECEPTACLE

Recommendation / Evaluation

One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets maybe hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.



16: HALL

		IN	NI	NP	O
16.1	Floors	X			
16.2	Walls	X			X
16.3	Ceilings	X			
16.4	Doors	X			
16.5	Windows			X	
16.6	Electrical	X			
16.7	Stairs and Railing			X	
16.8	Disclosure	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

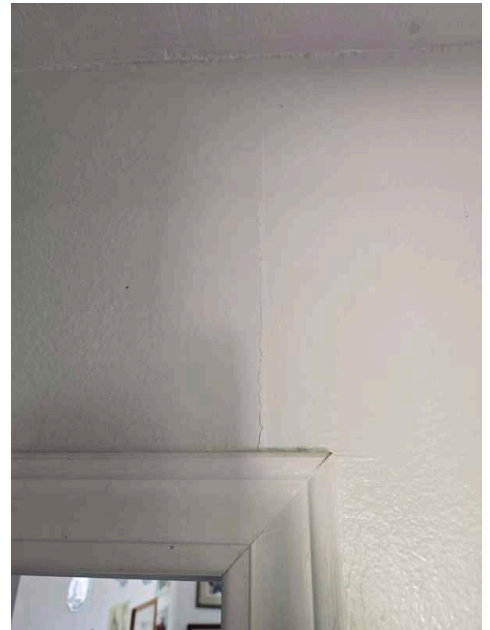
16.2.1 Walls

CRACKS - MINOR

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Recommendation / Evaluation



17: BEDROOM - REAR RIGHT

		IN	NI	NP	O
17.1	Floors	X			
17.2	Walls	X			
17.3	Ceilings	X			
17.4	Doors	X			X
17.5	Windows	X			X
17.6	Electrical	X			X
17.7	Closet	X			
17.8	Disclosure	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

17.4.1 Doors

DOOR RUBS ON JAMB

The door is rubbing against the jamb, suggesting a need for adjustment.

[Here is a helpful DIY article](#) on how to fix a sticking door.



Maintenance Item

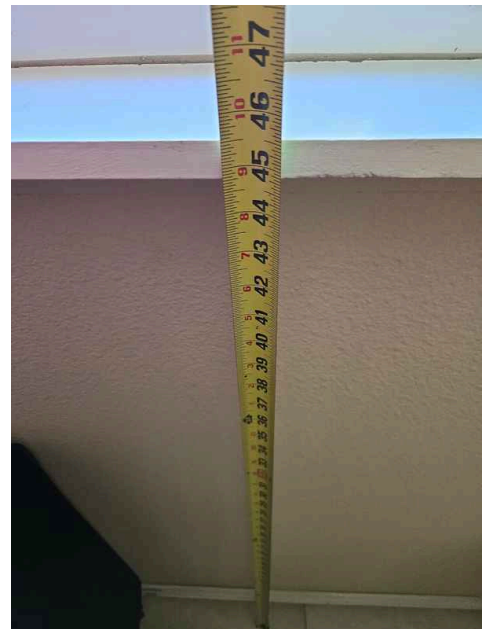
17.5.1 Windows

44" ABOVE FLOOR / BEDROOM EGRESS



Safety Hazard

The bedroom lacks a secondary fire exit within 44 inches of the floor, as mandated by current standards. It's possible this was not a requirement when the building was constructed. The client is advised to seek additional details from the local building department.



17.6.1 Electrical

UNABLE TO DETERMINE FUNCTION OF ONE SWITCH



Maintenance Item

During the inspection, it was noted that there was one or more light switches whose function could not be determined at the time of our evaluation. Despite testing and examination of the surrounding areas, the specific appliance, fixture, or area controlled by this switch remained unclear. This situation may occur due to various reasons, such as wiring issues, a disconnected fixture, or the switch being part of a more complex electrical system not immediately apparent without further investigation.

18: BEDROOM - FRONT LEFT

		IN	NI	NP	O
18.1	Floors	X			
18.2	Walls	X			X
18.3	Ceilings	X			
18.4	Doors	X			X
18.5	Windows	X			X
18.6	Electrical	X			X
18.7	Closet			X	
18.8	Disclosure	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

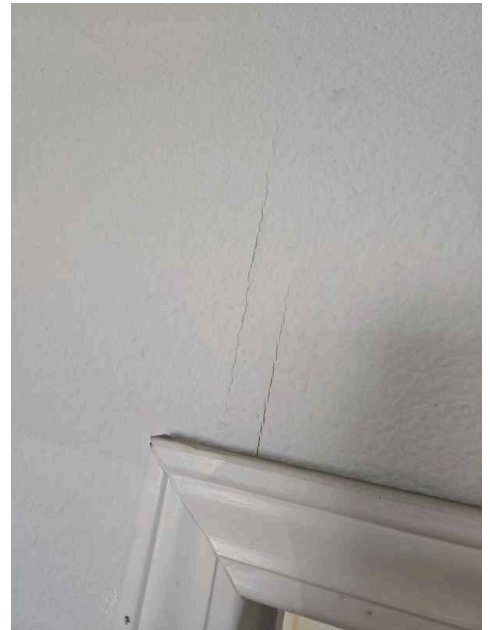
18.2.1 Walls

CRACKS - MINOR

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Recommendation / Evaluation



18.4.1 Doors

DOOR - MISSING

A door is absent from its intended location.



Maintenance Item



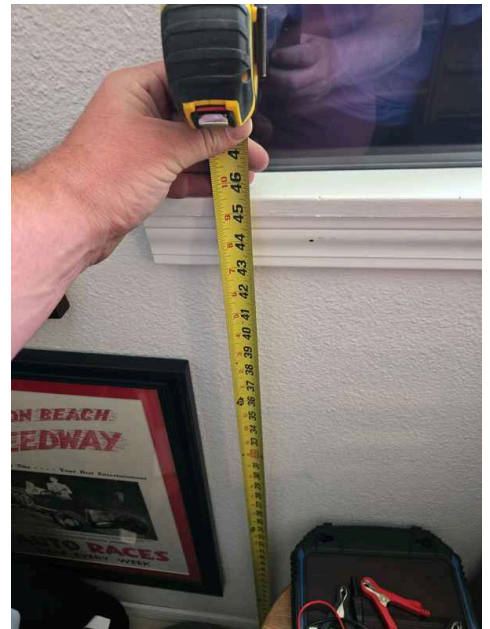
18.5.1 Windows

44" ABOVE FLOOR / BEDROOM EGRESS



Safety Hazard

The bedroom lacks a secondary fire exit within 44 inches of the floor, as mandated by current standards. It's possible this was not a requirement when the building was constructed. The client is advised to seek additional details from the local building department.



18.6.1 Electrical

UNGROUNDED RECEPTACLE



Recommendation / Evaluation

One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets maybe hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.



19: BEDROOM - MASTER

		IN	NI	NP	O
19.1	Floors	X			
19.2	Walls	X			
19.3	Ceilings	X			X
19.4	Doors	X			
19.5	Windows	X			
19.6	Electrical	X			X
19.7	Closet	X			
19.8	Disclosure	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

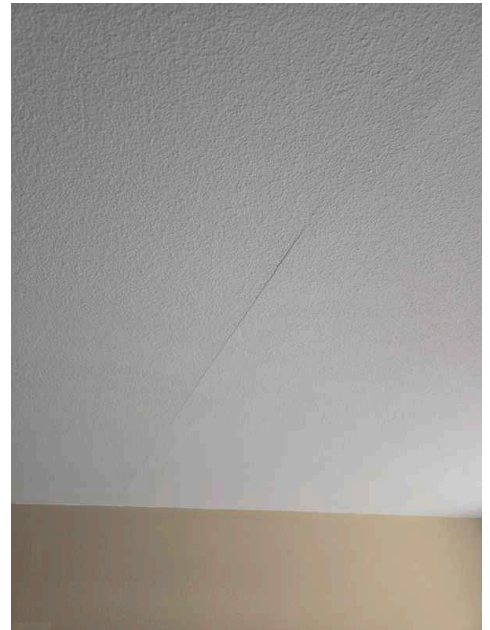
19.3.1 Ceilings



Recommendation / Evaluation

CRACKS - MINOR

Minor cracks in walls. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



19.6.1 Electrical



Recommendation / Evaluation

LIGHT SWITCH - LOOSE

One or more light switches are loose. Recommend securing.



19.6.2 Electrical



UNABLE TO DETERMINE FUNCTION OF ONE SWITCH

During the inspection, it was noted that there was one or more light switches whose function could not be determined at the time of our evaluation. Despite testing and examination of the surrounding areas, the specific appliance, fixture, or area controlled by this switch remained unclear. This situation may occur due to various reasons, such as wiring issues, a disconnected fixture, or the switch being part of a more complex electrical system not immediately apparent without further investigation.

19.6.3 Electrical



UNGROUND RECEPTACLE

One or more outlets were found to be ungrounded or open ground in this home and may not be limited to just one area. We will attempt to name all the areas that have them, however sometimes outlets maybe hidden, used, or not tested as we are only required to check a representative number of receptacles or outlets around the property. All receptacles or outlets ideally should be grounded and due to the age or configuration of this system, we are unable to determine if proper grounding is in place or can occur. Suggest consulting a licensed electrician for further review of the entire electrical system prior to release of contingencies.

20: ATTIC

		IN	NI	NP	O
20.1	Access Location	X			
20.2	Sheathing	X			
20.3	Evidence of leakage	X			X
20.4	Attic Insulation	X			X
20.5	Ventilation	X			X
20.6	Attic Comments	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Access Location: Attic

Hall

Limited

Sheathing: Material

Plywood

Evidence of leakage: Leaking

Dry Water Stains

Attic Insulation: Approximate Average Thickness

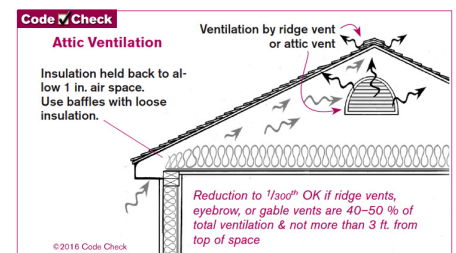
0

Attic Insulation: Insulation

Yes

Ventilation: Ventilation

Adequate

**Access Location: Attic Information**

Certain sections of the attic may remain unseen or unreachable due to restrictions on access.

Attic Comments: Could Not See Everything in Attic

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Observations

20.3.1 Evidence of leakage

STAINS DO NOT APPEAR TO BE ACTIVE

Maintenance Item



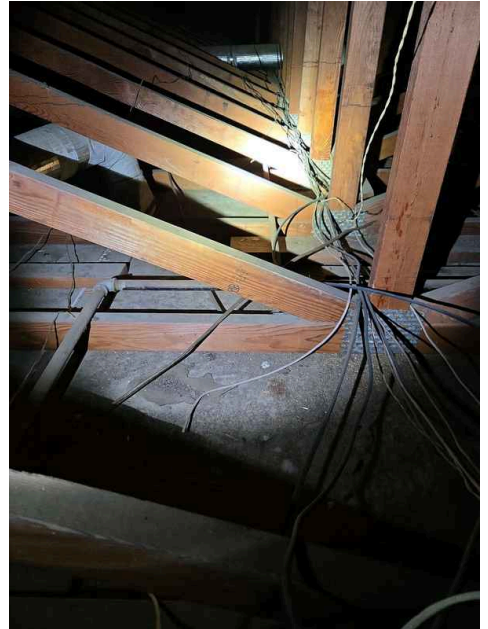
20.4.1 Attic Insulation

NO INSULATION

There is no insulation, which is inadequate for today's standards. Recommend to add insulation as needed.



Recommendation / Evaluation



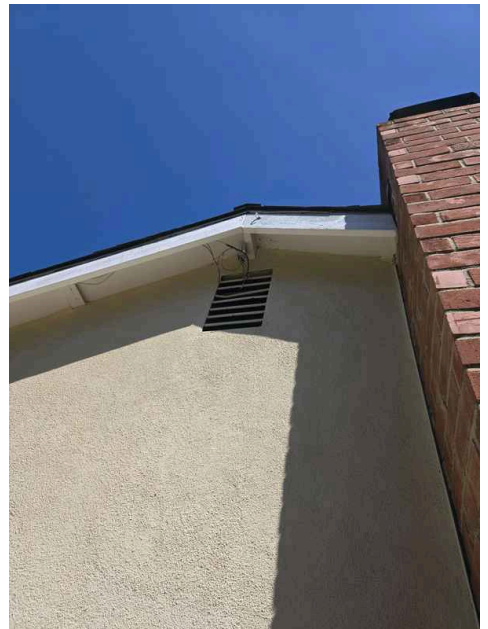
20.5.1 Ventilation

VENT DAMAGED

Vent was damaged, which could allow pests to enter. Recommend a qualified attic or ventilation contractor repair.



Recommendation / Evaluation



20.6.1 Attic Comments

DETERIORATED WOOD

One or more sections in the attic are deteriorated. Recommend a Termite Company evaluate the whole home.



Recommendation / Evaluation



20.6.2 Attic Comments

OPEN JUNCTION BOX

 Maintenance Item

On a more open junction boxes noted in the attic. Recommend covering.



21: ADDITIONS

		IN	NI	NP	O
21.1	Recommend Checking For Property Permits	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Recommend Checking For Property Permits: Recommend Checking On Permits

This home appears to have addition (s) to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits for any and all modifications to the structure and its components before the close of escrow. We are not able to verify if these were all done with permits.

22: HOME MAINTENANCE

		IN	NI	NP	O
22.1	Home Maintenance	X			
22.2	Your Job As a Homeowner	X			

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

Information

Home Maintenance: Easy Seasonal Maintenance

FALL

HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM SUMMER TO FALL:

- ☐ Check your home for water leaks.
- ☐ Have a certified chimney sweep inspect and clean the flues and check your fireplace damper.
- ☐ Clean off the covers and change the batteries in the smoke and carbon monoxide detectors/alarms.
- ☐ Blow out your lawn irrigation system.
- ☐ Clean the gutters and downspouts.
- ☐ Replace window screens with storm windows.
- ☐ Have a heating professional check your heating system every year.
- ☐ Remove any birds' nests from chimney flues and outdoor electrical fixtures.
- ☐ Protect your home from frozen pipes.
- ☐ Run all gas-powered lawn equipment until the fuel is gone.
- ☐ Test your emergency generator.



WINTER

HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM FALL TO WINTER:

- ☐ Make sure any firewood stored outdoors is at least 20 feet away from your home's foundation.
- ☐ Familiarize responsible family members with the location and operation of the main gas valve and other appliance valves.
- ☐ Clean the clothes dryer exhaust duct, damper, and the space under the dryer.
- ☐ Make sure that the caulking or weatherstripping around the windows and doors is adequate in order to keep down your heating and cooling costs.
- ☐ Make sure all electrical holiday decorations have tight connections.
- ☐ Clean the kitchen exhaust hood and air filter.
- ☐ Test all GFCI devices.
- ☐ Make sure that the caulking around your bathroom fixtures is adequate to prevent water from seeping into the sub-flooring.



SPRING

HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM WINTER TO SPRING:

- ☐ Check for damage to your roof.
- ☐ Check all the fascia and trim for deterioration.
- ☐ Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer.
- ☐ Check your water heater for rust, leaks, and other issues.
- ☐ Check your home for water leaks.
- ☐ Replace all extension cords that have become brittle, worn or damaged.
- ☐ Check your fire extinguishers and replace, if necessary.



SUMMER

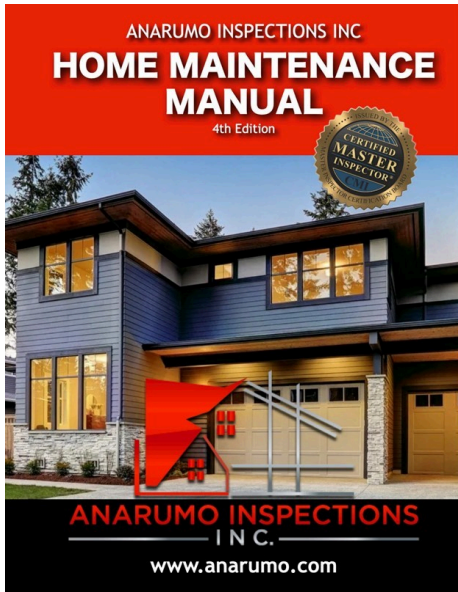
HOME MAINTENANCE CHECKLIST

INCORPORATE THESE SIMPLE STEPS INTO YOUR HOME MAINTENANCE ROUTINE AS WE TRANSITION FROM SPRING TO SUMMER:

- ☐ Check your children's backyard play equipment for safety issues.
- ☐ Check your wood deck or concrete patio for deterioration.
- ☐ Check the nightlights at the top and bottom of all stairways.
- ☐ Check the exterior siding.
- ☐ Check all window and door locks.
- ☐ Check the water hoses on the washing machine, refrigerator, icemaker, and dishwasher for cracks and bubbles.
- ☐ Devise and practice an emergency escape plan with your family.



Your Job As a Homeowner: Read Your Digital Home Maintenance Manual



I have provided you a digital home maintenance manual. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

[Watch video on YouTube](#)

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Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

[Watch video on YouTube](#)

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Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

[Watch video on YouTube](#)

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STANDARDS OF PRACTICE
