



KEYS PROPERTY INSPECTIONS

+18186796608

keyspropertyinspections@gmail.com

<https://www.keyspropertyinspections.com/>



KEYS RESIDENTIAL REPORT

2002 E Woodlyn Rd
Pasadena, CA 91104

David Weisenberg & Becky Nicolaides

07/27/2026



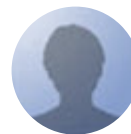
Inspector

Taylor Poage

CREIA Inspector #155447

+18186796608

keyspropertyinspections@gmail.com



Agent

Marcie Sabatella

(626) 807-9394

marciesabatella@gmail.com

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These Standards of Practice provide guidelines for a home inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which will result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated, or obtain estimates for repair prior to the release of contingencies.

A home inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report will include the Inspector's recommendations for correction or further evaluation. Client should consider all available information when negotiating regarding the Property. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Cosmetic and aesthetic conditions shall not be considered as stated in CA Business and Professions Code 7195(b).



MAINTENANCE ITEM



RECOMMENDATION

- 🔧 2.1.1 Roofing - General: Roof Inspection Limitations
- 🔧 2.2.1 Roofing - Roof Coverings: Evidence of repairs
- 🔧 2.3.1 Roofing - Flashings: Lifting flashings
- ⊖ 2.5.1 Roofing - Gutters and Downspouts: Kickouts not installed
- 🔧 2.5.2 Roofing - Gutters and Downspouts: Gutters full debris
- 🔧 3.2.1 Exterior - Wall Cladding: Missing weep screed
- ⊖ 3.2.2 Exterior - Wall Cladding: Siding to ground contact
- 🔧 3.2.3 Exterior - Wall Cladding: Staining
- ⊖ 3.3.1 Exterior - Walkways and Driveway: Displacement at the city sidewalk
- 🔧 3.3.2 Exterior - Walkways and Driveway: Cracks walkway and driveway
- 🔧 3.4.1 Exterior - Doors (Exterior): Stiff hardware
- ⊖ 3.6.1 Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Loose railings
- ⊖ 3.6.2 Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Earth to wood contacts at deck
- 🔧 3.6.3 Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Damaged or warped decking
- ⊖ 3.7.1 Exterior - Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building): Inadequate grade in areas
- 🔧 3.8.1 Exterior - Eaves, Soffits, Fascias & Trim: Missing vents
- 🔧 3.9.1 Exterior - Fencing/Gates: Cracks at property wall(s)
- 🔧 3.9.2 Exterior - Fencing/Gates: Wood fence old
- 🔧 4.2.1 Interiors - Walls and Ceilings: Fresh paint
- 🔧 4.3.1 Interiors - Floors: Squeaking
- 🔧 4.3.2 Interiors - Floors: Soft flooring
- 🔧 4.4.1 Interiors - Counters and Cabinets (representative number): Loose cabinet hardware
- 🔧 5.2.1 Interiors ADU - Walls and Ceilings: Fresh paint
- 🔧 5.3.1 Interiors ADU - Floors: Soft flooring
- 🔧 5.3.2 Interiors ADU - Floors: Warped flooring

- 🔧 6.2.1 Structural Components - Foundations, Basement and Crawlspace: Restrictive clearances
- ⚠️ 6.2.2 Structural Components - Foundations, Basement and Crawlspace: White efflorescence
- ⚠️ 6.2.3 Structural Components - Foundations, Basement and Crawlspace: Undermining
- ⚠️ 6.3.1 Structural Components - Columns or Piers: Undermined
- 🔧 6.4.1 Structural Components - Floors (Structural): Foundation bolts located
- 🔧 6.4.2 Structural Components - Floors (Structural): Damaged support at girder beam
- 🔧 6.4.3 Structural Components - Floors (Structural): Notched floor joist
- ⚠️ 6.5.1 Structural Components - Foundation Comments: Rodent Droppings
- 🔧 6.5.2 Structural Components - Foundation Comments: Debris
- ⚠️ 6.5.3 Structural Components - Foundation Comments: Earth to wood contacts
- ⚠️ 6.5.4 Structural Components - Foundation Comments: Crawl space damp
- 🔧 6.7.1 Structural Components - Roof Structure and Attic: Framing alterations
- 🔧 6.7.2 Structural Components - Roof Structure and Attic: Limited review
- 🔧 6.7.3 Structural Components - Roof Structure and Attic: Old water stains
- 🔧 7.2.1 Plumbing System - Main Water Supply/Shut Off Valve: Water meter covered
- 🔧 7.2.2 Plumbing System - Main Water Supply/Shut Off Valve: Water pressure under 40psi
- 🔧 7.4.1 Plumbing System - Plumbing Drain, Waste and Vent Systems (visible): Drain lines under slab
- ⚠️ 7.5.1 Plumbing System - Faucets, Fixtures and Drains: Loose faucet(s)
- 🔧 7.6.1 Plumbing System - Sinks, Showers, Bathtubs and Toilets: Loose toilet handle
- 🔧 7.7.1 Plumbing System - Gas Meter and Distribution Piping: Automatic seismic shut off valve missing
- 🔧 7.8.1 Plumbing System - Laundry Location: No Vent fan
- 🔧 7.8.2 Plumbing System - Laundry Location: Washer Pan Missing
- 🔧 7.9.1 Plumbing System - Irrigation System: Exposed Irrigation lines
- 🔧 7.9.2 Plumbing System - Irrigation System: Sprinkler heads near walls
- ⚠️ 8.1.1 Electrical System - General: Low voltage
- 🔧 8.2.1 Electrical System - Service Entrance Conductors: Service lines in contact with vegetation
- 🔧 8.2.2 Electrical System - Service Entrance Conductors: Missing drip loop
- ⚠️ 8.4.1 Electrical System - Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Wiring improperly secured
- ⚠️ 8.5.1 Electrical System - Light Switches/Light Fixtures and Ceiling Fans: Light/bulb(s) inoperable
- ⚠️ 8.6.1 Electrical System - Outlets: Inoperable outlet
- 🔧 9.3.1 Water heater(s) - Water Supply Pipe/Gas Connection/Electrical: Sediment Trap Improperly Installed
- 🔧 9.7.1 Water heater(s) - Water Heater Comments: Information label faded or missing
- 🔧 10.3.1 Water heater/ADU - Water Supply Pipe/Gas Connection/Electrical: Missing filter Tankless WH
- 🔧 10.7.1 Water heater/ADU - Water Heater Comments: Information label faded or missing
- 🔧 11.6.1 Heating / Central Air Conditioning - HVAC Platform: Limited review furnace
- ⚠️ 11.8.1 Heating / Central Air Conditioning - Condensate Removal: No slope condensate drain line
- ⚠️ 11.8.2 Heating / Central Air Conditioning - Condensate Removal: Condensate not located
- 🔧 11.8.3 Heating / Central Air Conditioning - Condensate Removal: Limited inspection
- 🔧 11.8.4 Heating / Central Air Conditioning - Condensate Removal: Improperly sealed at air plenum

- 🔑 12.6.1 Heating / Central Air Conditioning/ADU - Condensate Removal: Drains next to siding/foundation
- 🔑 13.2.1 Insulation and Ventilation - Insulation in Attic: Insulation in contact with lights
- 🔑 13.4.1 Insulation and Ventilation - Ventilation of Attic and Foundation Areas: Foundation vents below grade
- ⚠️ 14.1.1 Chimneys & Fireplaces - General: Chimney/Fireplace Limitations
- 🔑 14.2.1 Chimneys & Fireplaces - Chimney Exterior: Evidence of repairs chimney
- ⚠️ 14.5.1 Chimneys & Fireplaces - Firebox, Lintel and Hearth: Soot/creosote buildup
- ⚠️ 14.5.2 Chimneys & Fireplaces - Firebox, Lintel and Hearth: Deterioration/gaps/cracked firebrick
- ⚠️ 14.5.3 Chimneys & Fireplaces - Firebox, Lintel and Hearth: Damper clamp missing
- ⚠️ 14.5.4 Chimneys & Fireplaces - Firebox, Lintel and Hearth: Wood forms installed under fireplace
- 🔑 15.7.1 Built-In Kitchen Appliances - Microwave Cooking Equipment: No microwave
- 🔑 15.8.1 Built-In Kitchen Appliances - Kitchen Appliance Comments: Kitchen appliances
- 🔑 16.8.1 Built-In Kitchen Appliances/ADU - Kitchen Appliance Comments: Kitchen appliances
- 🔑 16.8.2 Built-In Kitchen Appliances/ADU - Kitchen Appliance Comments: No refrigerator

1: INSPECTION DETAILS

Information

In Attendance Client, Listing Agent	Occupancy Vacant	Style Ranch
Temperature 95 Fahrenheit (F)	Type of Building Single family w/ADU	Weather Conditions Clear, Hot

General Report Information

This report is for the use of the herein-named client only (David Weisenberg & Becky Nicolaides) and is not to be relied upon in any way by any third parties.

All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace 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.

2: ROOFING

Information

General: Roof cover pictures



Roof Coverings: Number Of Layers
1

Roof Coverings: Roof Covering
Architectural

Roof Coverings: Viewed roof covering from
Walked roof

Roof Coverings: Type
Hip

Gutters and Downspouts: Gutters and Downspouts
Installed

Deficiencies

2.1.1 General

ROOF INSPECTION LIMITATIONS

Maintenance Item

We strive to thoroughly examine all accessible parts of the roof system. Please note that our inspection includes assessing the roof for signs of deterioration, as well as examining installation methods and materials. It's important to understand that while we look for visible signs of leaking during the inspection, there may not always be observable indications at that time. As a result, determining definitively whether the roof leaks is outside the scope of our inspection.

Recommendation
Contact a qualified professional.

2.2.1 Roof Coverings

EVIDENCE OF REPAIRS

Maintenance Item

Evidence of repairs observed at the roof surface. We are unable to determine the cause or effectiveness of these repairs.

Recommendation
Contact a qualified roofing professional.

2.3.1 Flashings

LIFTING FLASHINGS

VALLEY FLASHING

Lifting flashings observed. Suggest correcting by a qualified roofer.



Maintenance Item



2.5.1 Gutters and Downspouts

KICKOUTS NOT INSTALLED

Kickouts are not installed to divert water away from the structure. Recommend installing.



Recommendation



2.5.2 Gutters and Downspouts

GUTTERS FULL DEBRIS

The gutters are full of debris in areas and needs to be cleaned.



Maintenance Item



3: EXTERIOR

Information

General: Appurtenance

Sidewalk, Deck, Patio

General: Exterior Pictures



General: Exterior door materials

Wood, Insulated glass, Sliding glass

General: Fencing or property wall material

Concrete, Vinyl

General: Siding Material

Stucco, Metal

General: Walkway/driveway material

Concrete, Gravel, Stone, Decking, Sod

Windows: Windows inspected

A representative number of windows from the ground surface were inspected.

Limitations

General

EXTERIOR INFORMATION

No matter the age of the building, we recommend requesting information on permits and inspection records, including final signatures, for the building itself and for any alterations, renovations, or additions that may have been undertaken.

General

STORAGE SHEDS/OUTBUILDINGS

Inspection of outbuildings and storage sheds are beyond the scope of this inspection. Suggest verifying condition.



Wall Cladding

LIMITED REVIEW

Limited review of wall claddings due to personal items and/or vegetation.

Wall Cladding

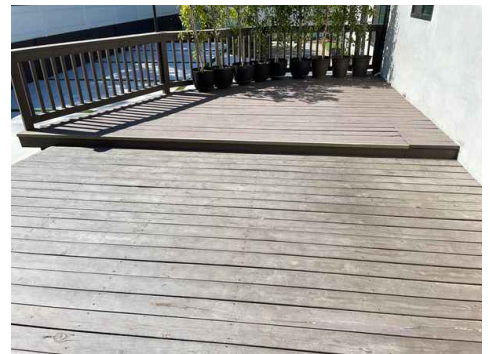
EVIDENCE OF REPAIRS

Evidence of repairs observed. We are unable to determine the cause or effectiveness of these repairs.

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

RESTRICTIVE CLEARANCES UNDERSIDE OF DECK

Limited review of the underside of the deck due to restive access/clearances



Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

SUB SURFACE DRAINS

Sub-surface lot drainage system is present. The client is advised to have a qualified drainage contractor verify its overall condition.



Fencing/Gates

LIMITED REVIEW

Limited review of fencing or property walls due to vegetation.

Fencing/Gates

AUTOMATIC GATE OPENER

Automatic gate openers and testing motors is beyond the scope of this inspection. Suggest verifying operation and condition.



Deficiencies

3.2.1 Wall Cladding

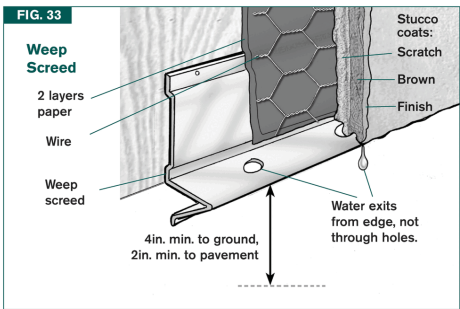
MISSING WEEP SCREED

Maintenance Item

Weep screed is not installed at the exterior wall cladding in all areas or is missing altogether. Suggest installing for moisture wicking and draining purposes.

Recommendation

Contact a qualified siding specialist.



3.2.2 Wall Cladding

SIDING TO GROUND CONTACT

FRONT ALUMINUM SIDING

Recommendation

Siding is in direct contact with ground in areas. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

Recommendation

Contact a qualified general contractor.



3.2.3 Wall Cladding

STAINING

REAR DECK AC CONDENSATE DRAIN LINE

Maintenance Item

Staining/evidence of moisture seepage observed at exterior wall cladding. Suggest repairs.



3.3.1 Walkways and Driveway

DISPLACEMENT AT THE CITY SIDEWALK

Trip hazard. Recommend repairs.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways and Driveway

CRACKS WALKWAY AND DRIVEWAY

Cracks observed at the walkways/ driveway. Suggest sealing/repairs as necessary.



3.4.1 Doors (Exterior)

STIFF HARDWARE

MAIN HOUSE REAR SLIDER LOCK

Stiff hardware observed at exterior door(s). Suggest maintenance.



3.6.1 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

LOOSE RAILINGS

REAR DECK



Loose railing(s) were observed in areas. Recommend correcting.

Recommendation

Contact a qualified general contractor.



3.6.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

 Recommendation

EARTH TO WOOD CONTACTS AT DECK

Earth to wood contact(s) observed at deck, balcony or steps. Recommend correcting to prevent deterioration.

Recommendation

Contact a qualified general contractor.

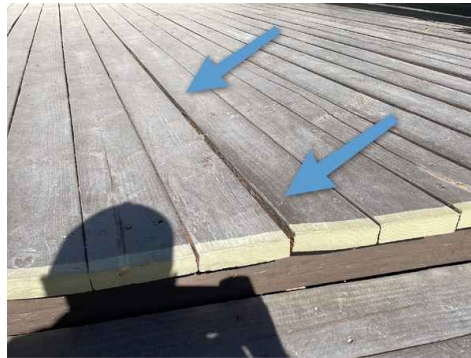


3.6.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

 Maintenance Item

DAMAGED OR WARPED DECKING

Suggest repair to minor damaged and or warped decking material materials.

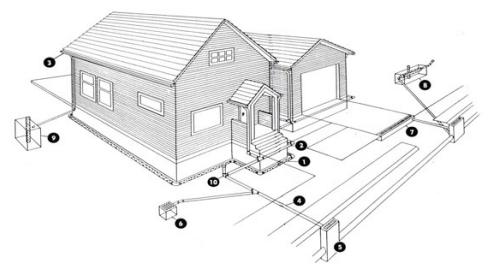


3.7.1 Grading, Planters, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

 Recommendation

INADEQUATE GRADE IN AREAS

Inadequate slope observed in areas around the property. This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape or the installation of area drains to divert moisture away from structure and/or prevent ponding at landscaping/hardscape.



Recommendation

Contact a qualified grading contractor.

3.8.1 Eaves, Soffits, Fascias & Trim

MISSING VENTS

Fresh air vents are not installed at soffits/roofline. Suggest installing.

Recommendation

Contact a qualified general contractor.



Maintenance Item



3.9.1 Fencing/Gates

CRACKS AT PROPERTY WALL(S)

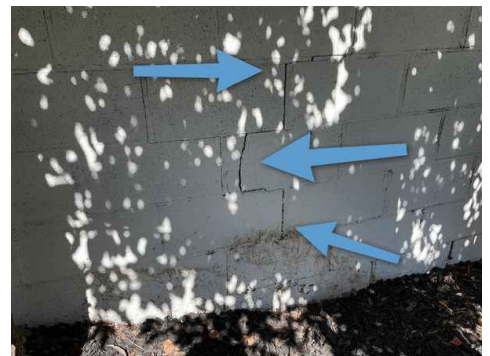
Cracks observed at concrete property walls. Suggest repairs.

Recommendation

Contact a qualified concrete contractor.



Maintenance Item



3.9.2 Fencing/Gates

WOOD FENCE OLD

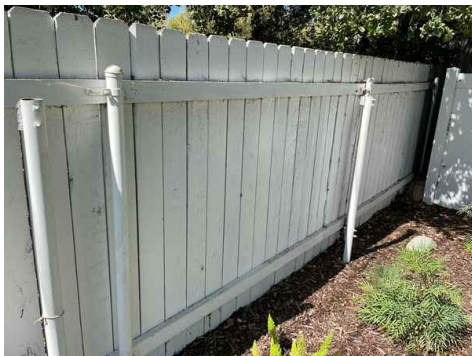
The wooden fencing/gates are generally worn and deteriorating in areas. Suggest repairs.

Recommendation

Contact a qualified fencing contractor



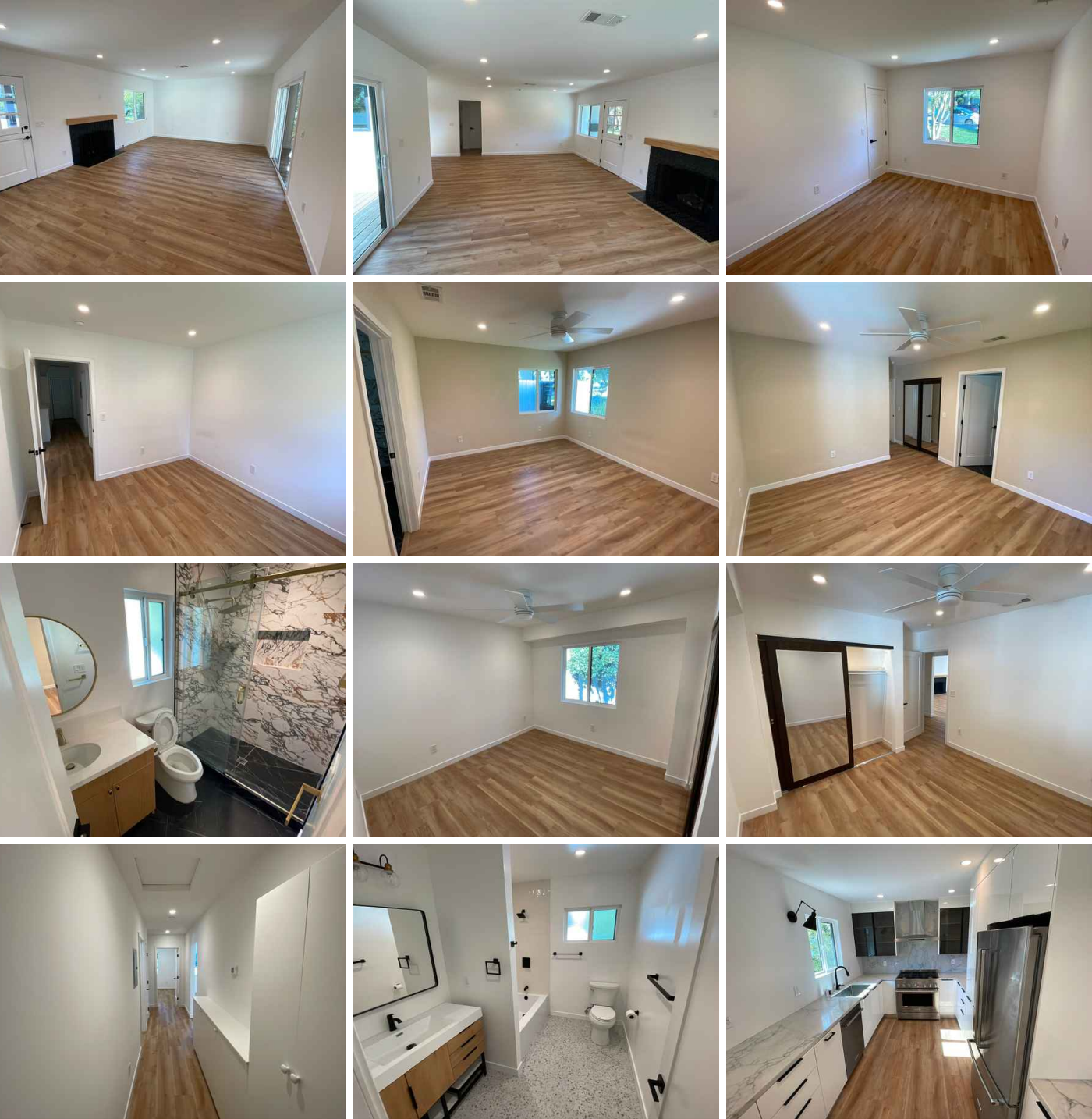
Maintenance Item



4: INTERIORS

Information

General: Interior overview pictures



General: Wall Material
Drywall/Sheet Rock

General: Floor Covering material
Tile, Wood Laminate

General: Window Types
Sliding, Thermal/Insulated,
Stationary

General: Interior Doors

Wood

General: Cabinetry

Wood

General: Countertop

Manufactured, Corian, Quartz

Deficiencies

4.2.1 Walls and Ceilings

FRESH PAINT

Because the walls and/or ceilings have been freshly painted, we are unable to assess whether any water stains, moisture damage, or mold have been covered or concealed.



Maintenance Item

4.3.1 Floors

SQUEAKING

FRONT BEDROOM

Flooring squeaks in areas. Suggest maintenance.

Recommendation

Contact a qualified flooring contractor



Maintenance Item



4.3.2 Floors

SOFT FLOORING

KITCHEN

Soft flooring observed. Suggest correcting condition.



Maintenance Item



4.4.1 Counters and Cabinets (representative number)

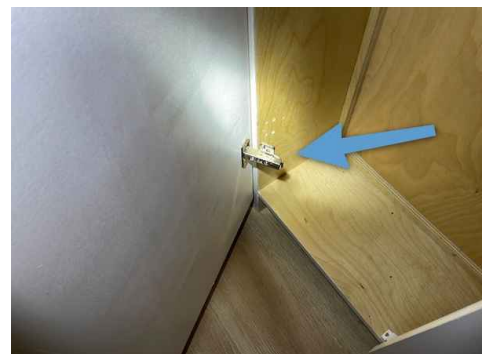
LOOSE CABINET HARDWARE

BEDROOM HALLWAY CABINET

Suggest correcting.



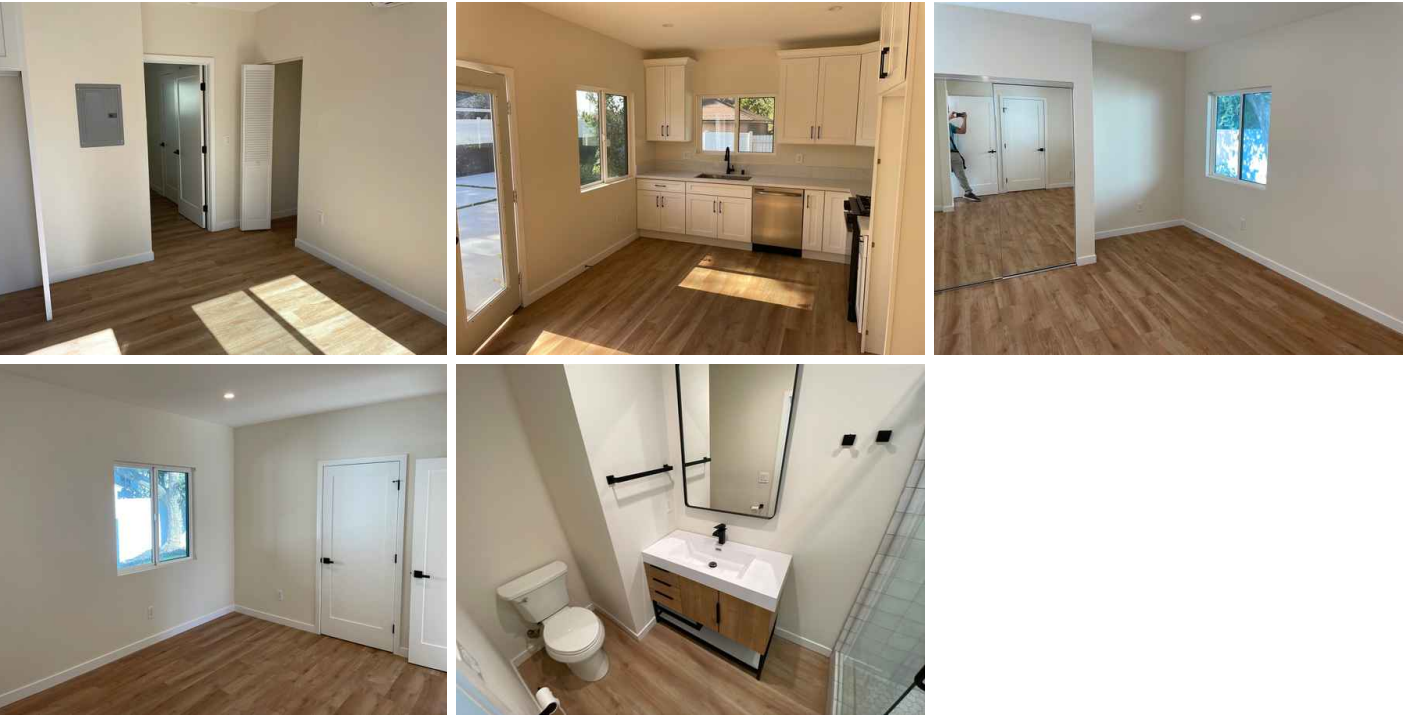
Maintenance Item



5: INTERIORS ADU

Information

General: Interior overview pictures



General: Wall Material
Drywall/Sheet Rock

General: Floor Covering material
Wood Laminate

General: Window Types
Sliding, Thermal/Insulated

General: Interior Doors
Wood

General: Cabinetry
Wood

General: Countertop
Manufactured, Quartz

Deficiencies

5.2.1 Walls and Ceilings

FRESH PAINT

Because the walls and/or ceilings have been freshly painted, we are unable to assess whether any water stains, moisture damage, or mold have been covered or concealed.

 Maintenance Item

5.3.1 Floors

SOFT FLOORING

ENTRYWAY

Soft flooring observed. Suggest correcting condition.

 Maintenance Item



5.3.2 Floors

WARPED FLOORING

BATHROOM

Warped flooring observed. Suggest repairs.

Recommendation

Contact a qualified flooring contractor

Maintenance Item



6: STRUCTURAL COMPONENTS

Information

General: Structural cover pictures



General: Method to observe the attic
Inspected from entrance

General: Method used to observe crawlspace
Crawled, Limited access

General: Foundation Type
Crawlspace
Foundation wall

Foundations, Basement and Crawlspace: Raised foundation

The view of the subfloor and exterior stem walls of the raised foundation is restricted by interior floor coverings, personal items, wall claddings, and exterior vegetation.

Foundations, Basement and Crawlspace: Concrete Slab

Homes constructed with a concrete slab on grade may contain HVAC ducts, plumbing, gas, and electrical lines within the slab. These elements cannot be visually inspected and are not included in this inspection's scope. Our view of the slab and its edge is restricted by interior floor coverings and exterior vegetation.

Columns or Piers: Columns or Piers
Wood posts & concrete piers

Floors (Structural): Cripple Walls
Not Present

Floors (Structural): Floor Structure
Bolted

Ceilings (Structural): Ceiling Structure
2X4

Roof Structure and Attic: Roof structure
2 X 4 Rafters

Roof Structure and Attic: Attic access
Attic hatch

Limitations

Ceilings (Structural)

LIMITED REVIEW

Limited review of attic framing due to insulation and or restrictive clearances.

Deficiencies

6.2.1 Foundations, Basement and Crawlspace

RESTRICTIVE CLEARANCES

Due to restrictive clearances, the crawlspace could not be fully entered/ evaluated. Limited inspection.

Recommendation

Contact a qualified professional.

6.2.2 Foundations, Basement and Crawlspace

WHITE EFFLORESCENCE

Efflorescence observed at foundation stem walls. See exterior drainage category.

Recommendation

Contact a qualified grading contractor.



6.2.3 Foundations, Basement and Crawlspace

UNDERMINING

MAIN SEWER LINE

Undermining observed at the foundation stem wall(s). Recommend correcting/backfilling.

Recommendation

Contact a foundation contractor.



6.3.1 Columns or Piers

UNDERMINED

Undermined piers observed. Recommend correcting/backfilling affected areas.



6.4.1 Floors (Structural)

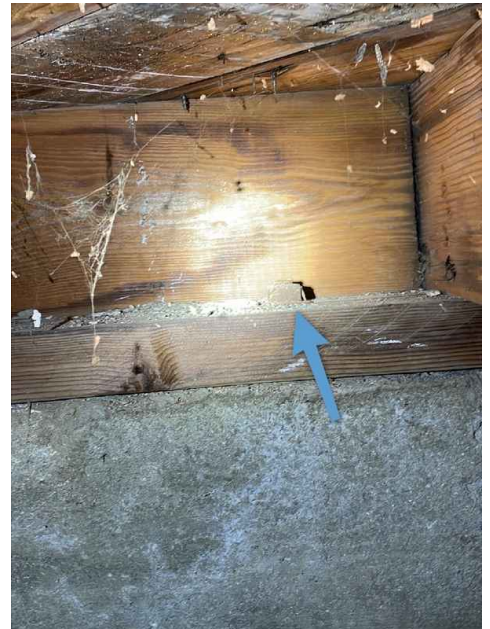
FOUNDATION BOLTS LOCATED

Maintenance Item

The sill plate is bolted to the foundation. Determining the required number of bolts are not within the scope of this inspection.

Recommendation

Contact a qualified professional.



6.4.2 Floors (Structural)

DAMAGED SUPPORT AT GIRDER BEAM

Maintenance Item

FRONT RIGHT SIDE

Damaged support observed under girder beam. Recommend correcting.



6.4.3 Floors (Structural)

NOTCHED FLOOR JOIST

Maintenance Item

Floor joist(s) is improperly notched. Recommend repair.

Recommendation

Contact a qualified general contractor.



6.5.1 Foundation Comments

RODENT DROPPINGS

Recommendation

Evidence of rodents observed in crawl space. Further review by a qualified pest control specialist is recommended.

6.5.2 Foundation Comments

DEBRIS

Maintenance Item

Debris observed in the crawlspace. Suggest removal.

Recommendation

Contact a qualified handyman.



6.5.3 Foundation Comments

EARTH TO WOOD CONTACTS

Earth to wood contacts observed in the crawlspace. Recommend correcting for termite prevention.



Recommendation



6.5.4 Foundation Comments

CRAWL SPACE DAMP

FRONT RIGHT SIDE

Damp soil observed at portions of the crawl space. Recommend correcting condition and further review by a qualified specialist.



Recommendation



6.7.1 Roof Structure and Attic

FRAMING ALTERATIONS

Alterations and modifications observed at the attic framing members (cut or missing rafter ties). Suggest verifying condition by a qualified contractor or roofer.

Recommendation

Contact a qualified roofing professional.



Maintenance Item



6.7.2 Roof Structure and Attic

LIMITED REVIEW

Limited review of attic framing due to restrictive clearances and/or insulation. Defects may not be visible in areas.



Maintenance Item

6.7.3 Roof Structure and Attic

OLD WATER STAINS

Moisture stains observed at the roof sheathing. These appear to be old however we suggest monitoring condition or verifying condition by a qualified roofer.



Maintenance Item



7: PLUMBING SYSTEM

Information

General: Plumbing overview pictures



General: Water Shut off Location
Front

General: Water Pressure Regulator
Installed

General: Water Pressure
Under 40 PSI

General: Water Filtration System
Not Installed

General: Fire Sprinkler System
Not Installed

Water Supply/Distribution System: Water Distribution Piping
Copper, PEX - cross-linked HDPE (high density polyethylene)

Plumbing Drain, Waste and Vent Systems (visible): Main Sewer Cleanout Location
Front, Left Side, Right Side

Plumbing Drain, Waste and Vent Systems (visible): Plumbing Waste Lines
ABS

Plumbing Drain, Waste and Vent Systems (visible): Main sewer line limitations

The main sewer line is installed below grade and is not visible for inspection. We suggest verifying condition by a qualified plumber.

Gas Meter and Distribution Piping: Seismic Shutoff Valve
Not Installed

Gas Meter and Distribution Piping: Gas Meter Location
Right Side

Gas Meter and Distribution Piping: Gas Piping
Black Piping, Galvanized, Yellow CCST

Laundry Location: Laundry locations located

Washer connections located. The faucet and drain were not tested. Suggest verifying condition prior to the end of the inspection period.



Laundry Location: Gas dryer

Gas connection observed for dryer. Testing appliance and connection is beyond the scope of the general inspection.

Irrigation System: Irrigation installed

The sprinkler system is controlled by a timing device, which falls outside the scope of this inspection. It is Suggested to verify the system's performance.

Limitations

Main Water Supply/Shut Off Valve

MAIN WATER LINE BURIED

The main water supply line is buried below grade and not visible.

Water Supply/Distribution System

ABANDONED GALVANIZED PIPING

Galvanized supply piping was observed. Although these pipes appear to be cut off/abandoned, we cannot determine if galvanized piping is still in use where not visible. Suggest verifying condition with a qualified plumber.



Gas Meter and Distribution Piping

YELLOW CCST (CORRUGATED STAINLESS STEEL TUBING)

Yellow CSST: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.



Deficiencies

7.2.1 Main Water Supply/Shut Off Valve



Maintenance Item

WATER METER COVERED

The water meter at the curbside was partially buried. Suggest exposing and verifying condition.



7.2.2 Main Water Supply/Shut Off Valve



Maintenance Item

WATER PRESSURE UNDER 40PSI

The water pressure registered at 40 psi or under. It is acceptable to have the water pressure between 40 and 80 psi. This can be adjusted at the water pressure regulator that is installed at the main water shut off location.



7.4.1 Plumbing Drain, Waste and Vent Systems (visible)



Maintenance Item

DRAIN LINES UNDER SLAB

Due to the type of construction/slab foundation, the waste lines within and below the concrete are not visible for inspection. We suggest verifying the condition, age, material and remaining service life with a qualified plumber.

Recommendation

Contact a qualified professional.

7.5.1 Faucets, Fixtures and Drains



Recommendation

LOOSE FAUCET(S)

HALLWAY BATHROOM TUB/SHOWER FAUCET FITTING

Loose faucet(s) observed. Recommend correcting.



7.6.1 Sinks, Showers, Bathtubs and Toilets



Maintenance Item

LOOSE TOILET HANDLE

PRIMARY BATHROOM

Suggest correcting loose toilet handle.

Recommendation

Contact a qualified professional.



7.7.1 Gas Meter and Distribution Piping

AUTOMATIC SEISMIC SHUT OFF VALVE MISSING



Maintenance Item

An automatic seismic shut off valve is not installed. Testing for gas leaks is beyond the scope of the general inspection. Installation requirements are mandated depending on city or municipality regulations. Recommend verifying condition or installing for earthquake/fire safety.

Recommendation

Contact a qualified professional.

7.8.1 Laundry Location

NO VENT FAN

ADU



Maintenance Item

Vent fan is not installed at dryer location for gas burning appliance. Suggest installing.

7.8.2 Laundry Location

WASHER PAN MISSING

MAIN HOUSE

A drip pan and drain line are not installed under the washer. Recommend installing.



Maintenance Item



7.9.1 Irrigation System

EXPOSED IRRIGATION LINES

Exposed irrigation lines observed. Suggest covering.



Maintenance Item



7.9.2 Irrigation System

SPRINKLER HEADS NEAR WALLS

Sprinkler heads are installed next to exterior walls. Suggest correcting.



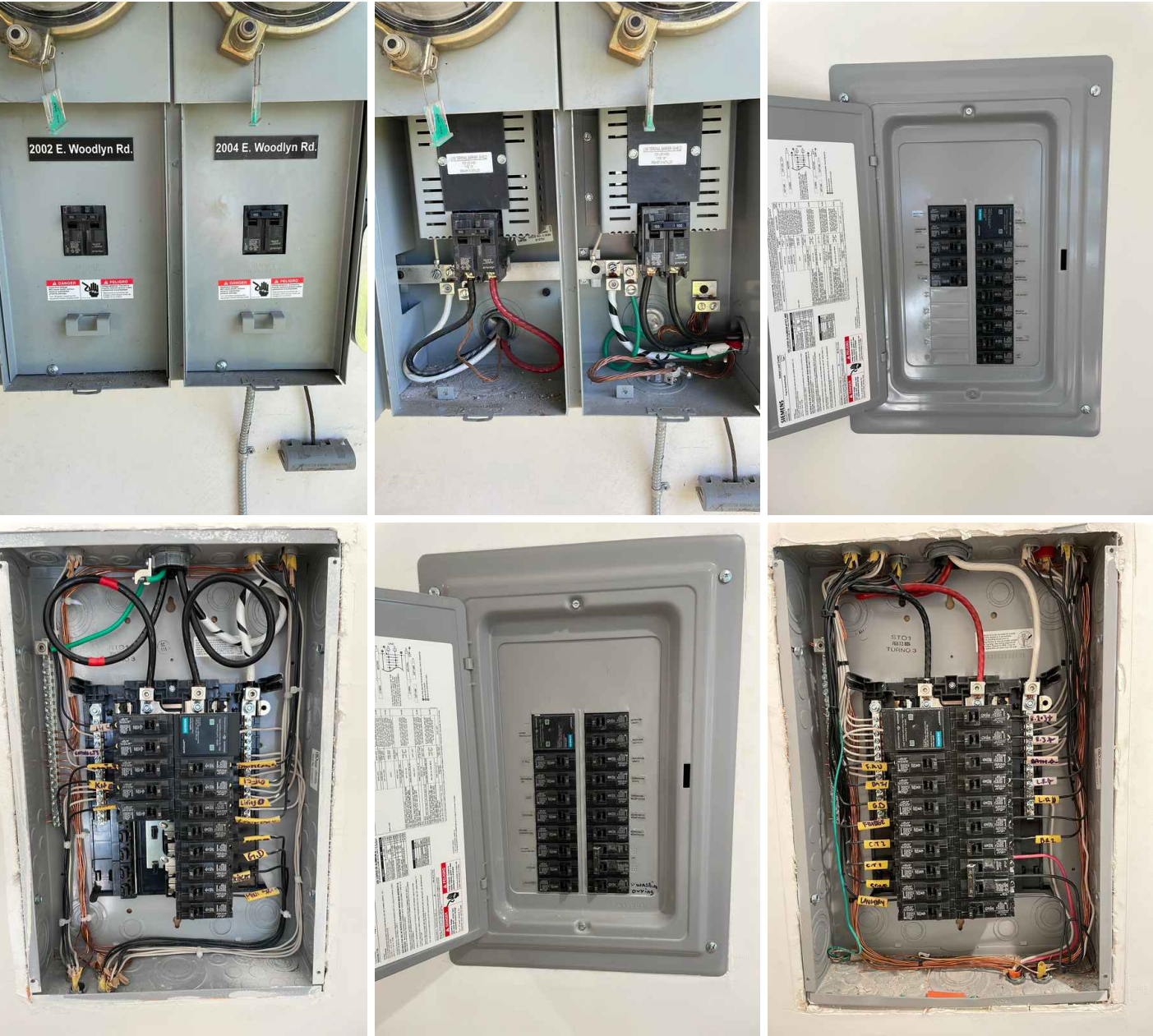
Maintenance Item



8: ELECTRICAL SYSTEM

Information

General: Electrical Overview Pictures



General: Main Panel Location
Rear

General: Sub Panel Location
Interior, ADU

General: Smoke and carbon
monoxide detectors
Installed

General: Security System
Not Installed

Service Entrance Conductors:
Electrical Service Conductors
Overhead service

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Electric Panel Manufacturer
SIEMENS

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
(2) 100 AMP service panel

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit breakers

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Grounding Locations
2 locations, Grounding Rod, Water Supply Pipe

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Branch wire 15 and 20 AMP
Copper

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Wiring Methods
Romex, Conduit, Plastic Covered

Limitations

Light Switches/Light Fixtures and Ceiling Fans
EXTERIOR LIGHTS/ LOW VOLTAGE
Exterior lights on timers/sensor equipment (low voltage) are beyond the scope of this inspection.

Smoke/Carbon Monoxide Detectors
TESTING SMOKE AND CARBON MONOXIDE DETECTORS
Testing smoke and carbon monoxide detector functions is beyond the scope of this inspection. Suggest verifying condition by a qualified retrofit specialist.

Deficiencies

8.1.1 General

LOW VOLTAGE

Low voltage wiring, components, sound systems, intercoms and testing security systems is beyond the scope of the general inspection.

Recommendation

8.2.1 Service Entrance Conductors
SERVICE LINES IN CONTACT WITH VEGETATION
The main electrical service line is in contact with vegetation. Recommend correcting affected areas.
Recommendation
Contact your local utility company

Maintenance Item



8.2.2 Service Entrance Conductors

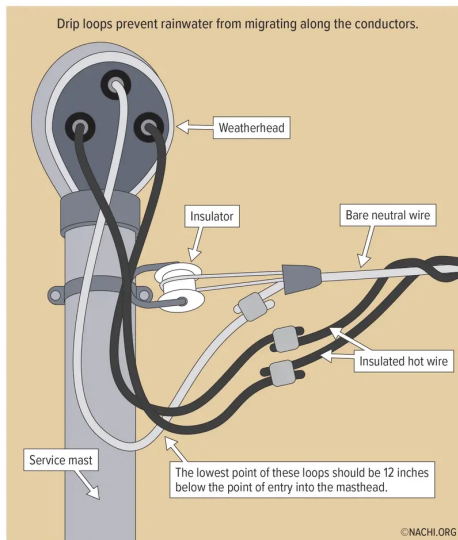
MISSING DRIP LOOP

A proper drip loop is not installed at the main electrical service pole connection. Suggest correcting.

Recommendation

Contact a qualified electrical contractor.

Drip Loop



8.4.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

WIRING IMPROPERLY SECURED

CRAWLSPACE

Electrical wiring is improperly secured in areas. Suggest correcting.

Recommendation

Contact a qualified professional.



8.5.1 Light Switches/Light Fixtures and Ceiling Fans

LIGHT/BULB(S) INOPERABLE

ADU FRONT EXTERIOR LIGHT



Light fixture(s) or bulb(s) did not respond when tested in areas. Recommend correcting.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Outlets

INOPERABLE OUTLET

ADU BEDROOM REAR LEFT OUTLET UNDER WINDOW

Inoperable outlet(s) observed. Recommend correcting.

Recommendation

Contact a qualified electrical contractor.



9: WATER HEATER(S)

Information

General: Cover Pictures



General: Power Source
Natural Gas

General: Location
Exterior closet

General: Water Heater Age
Unable to determine age

Strapping: Strapping
Correct

General: Capacity
40 gallon

General: Manufacturer
Rheem

Water Supply Pipe/Gas
Connection/Electrical: Water and
fuel/power connections
Flexible pipe

Deficiencies

9.3.1 Water Supply Pipe/Gas Connection/Electrical

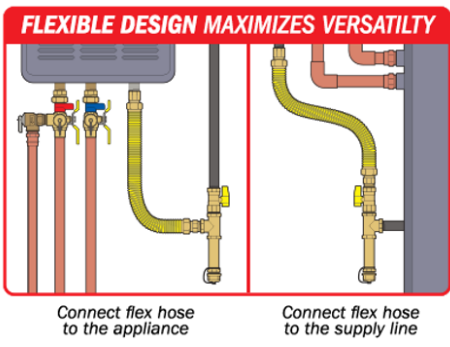
SEDIMENT TRAP IMPROPERLY INSTALLED

Sediment trap is not properly installed at the gas line. Suggest correcting.

Recommendation

Contact a qualified plumbing contractor.

Maintenance Item



9.7.1 Water Heater Comments

INFORMATION LABEL FADED OR MISSING

Maintenance Item

The water heater information plate was faded, illegible, or concealed. We were unable to determine age and installation specifications. Suggest verifying condition with a qualified appliance specialist or plumber.

10: WATER HEATER/ADU

Information

General: Cover Pictures



General: Power Source

Natural Gas (tankless)

General: Location

Exterior (exposed)

General: Water Heater Age

Unable to determine age

Strapping: Strapping

Correct

General: Capacity

Tankless

General: Manufacturer

Rheem

Water Supply Pipe/Gas

Connection/Electrical: Water and fuel/power connections

Flexible pipe

Limitations

Water Supply Pipe/Gas Connection/Electrical

INSULATION AT SUPPLY LINES

Limited review of supply lines due to insulation wrap.



Deficiencies

10.3.1 Water Supply Pipe/Gas Connection/Electrical

MISSING FILTER TANKLESS WH

Water filter is not installed at supply line for tankless water heater. Suggest installing.



Maintenance Item

10.7.1 Water Heater Comments

INFORMATION LABEL FADED OR MISSING



Maintenance Item

The water heater information plate was faded, illegible, or concealed. We were unable to determine age and installation specifications. Suggest verifying condition with a qualified appliance specialist or plumber.

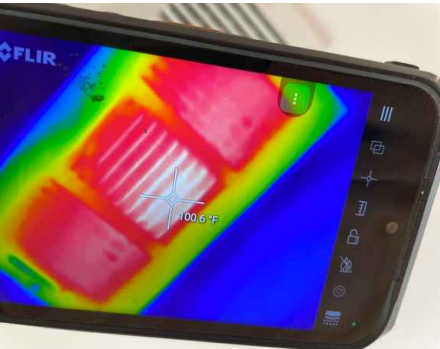
11: HEATING / CENTRAL AIR CONDITIONING

Information

HVAC: HVAC cover pictures

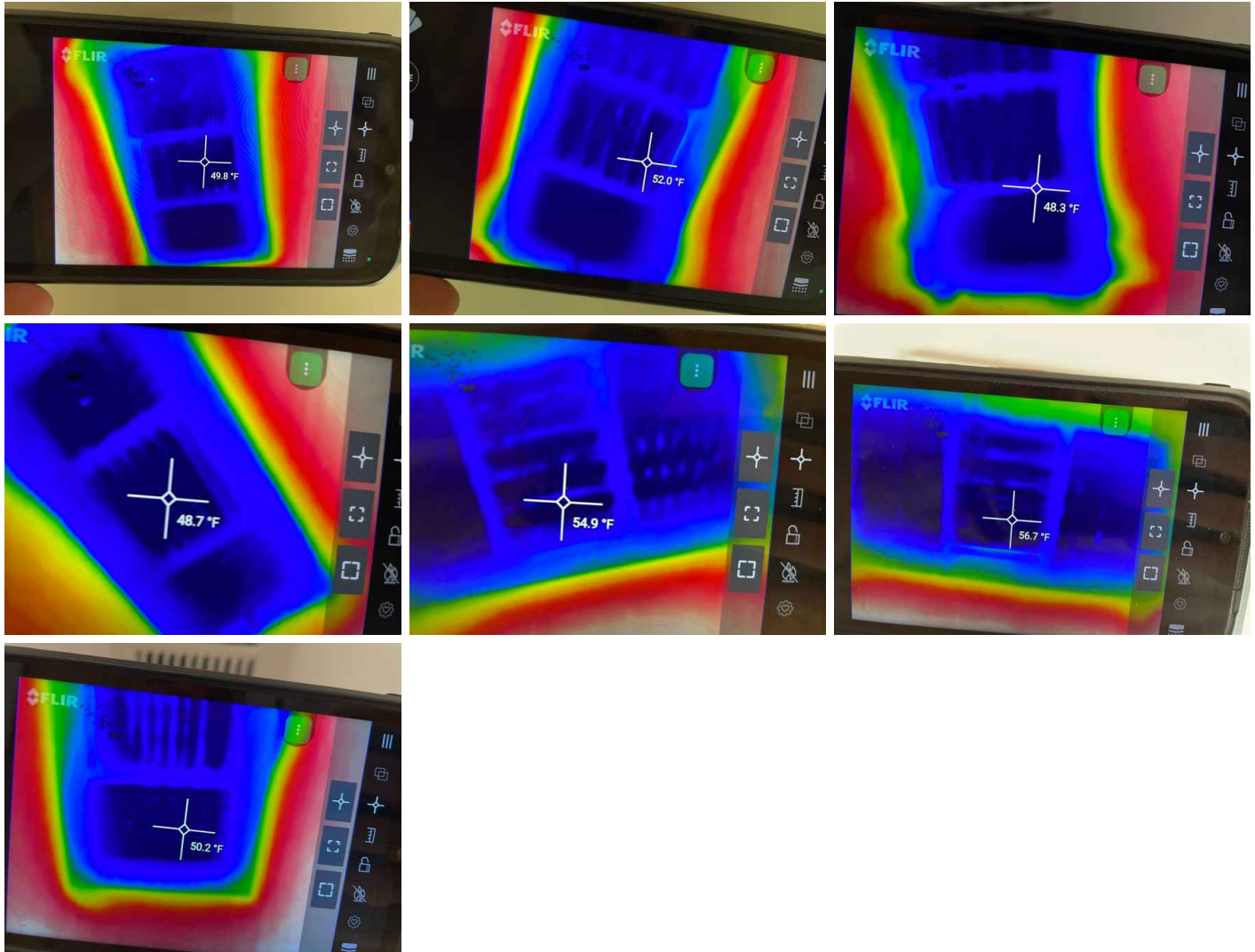


HVAC: Heat Type Gas Fired Furnace	HVAC: Heater Location Attic	HVAC: Number of Heat Systems One
HVAC: Heat System Brand Goodman	HVAC: Ductwork Insulated	HVAC: Cooling Equipment Type Air conditioner unit
HVAC: AC Unit Location Exterior	HVAC: Number of AC Units One	HVAC: Central Air Brand LENNOX
Heating Equipment: Heater respond to test Yes	Cooling and Air Handler Equipment: AC Age The information plate states this unit was manufactured in	



Cooling and Air Handler Equipment: AC respond to test

Yes



**Condensate Removal: Primary
Condensate Termination Point**
Bathroom Sink Drain

**Condensate Removal: Secondary
Condensate Drain Termination
Point**

Unable to Determine

Limitations

Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, and registers

DUCTWORK LIMITED INSPECTION

Not all ductwork could be inspected as some may be concealed or inaccessible. It is advised that the buyer verify the overall condition of the ducting with a qualified HVAC contractor before the end of the inspection period.

Deficiencies

11.6.1 HVAC Platform

LIMITED REVIEW FURNACE

Limited review of heater/heater components due to restrictive clearances.



Maintenance Item

11.8.1 Condensate Removal

NO SLOPE CONDENSATE DRAIN LINE

ATTIC

Insufficient slope of condensate drain line observed (less than 1/8th inch drop per foot of horizontal slope). Recommend correcting to prevent organic growth and potential condensate backup.

Recommendation

Contact a qualified handyman.



Recommendation



11.8.2 Condensate Removal

CONDENSATE NOT LOCATED

SECONDARY DRAIN LINE

We were unable to determine the termination point of the condensate drain line(s). Recommend verifying location and condition.

Recommendation

Contact a qualified HVAC professional.



Recommendation

11.8.3 Condensate Removal

LIMITED INSPECTION

ATTIC

The condensate drain line was minimally visible/concealed. Suggest verifying proper installation by a qualified HVAC specialist.

Recommendation

Contact a qualified professional.



Maintenance Item

11.8.4 Condensate Removal

IMPROPERLY SEALED AT AIR PLENUM

Improper sealant/air-conditioning /air leak observed at the AC plenum at furnace location. Suggest sealing.

Recommendation

Contact a qualified professional.



Maintenance Item



12: HEATING / CENTRAL AIR CONDITIONING/ADU

Information

HVAC: HVAC cover pictures



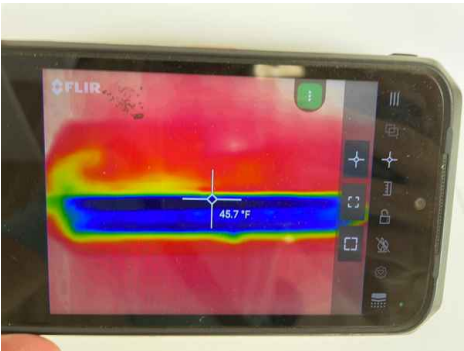
HVAC: Heat Type Mini Split (ductless)	HVAC: Heater Location Living room/common area	HVAC: Number of Heat Systems One
HVAC: Heat System Brand Innovair	HVAC: Ductwork N/A	HVAC: Cooling Equipment Type Mini Split (ductless)
HVAC: AC Unit Location Exterior	HVAC: Number of AC Units One	HVAC: Central Air Brand Innovair

Heating Equipment: Heater respond to test
Did not test

Heating Equipment: Heater not tested (heat pump)

Operating a heat pump in heat mode when it's too warm outside (above 70 to 75 degrees) causes refrigerant over-pressurization. Because the system is designed to absorb heat from the outdoors and dump it inside, reversing this cycle when it's already hot creates extremely high pressures in the condenser, which can permanently damage the compressor. Due to the risk, the heater was not tested. Suggest verifying operation and condition in cooler temperatures.

Cooling and Air Handler Equipment: AC Age The information plate states this unit was manufactured in	Cooling and Air Handler Equipment: AC respond to test Yes	Condensate Removal: Primary Condensate Termination Point Exterior
--	---	---



Deficiencies

12.6.1 Condensate Removal

DRAINS NEXT TO SIDING/FOUNDATION

Suggest extending the condensate drain line away from foundation/siding.

Recommendation

Contact a qualified professional.



Maintenance Item



13: INSULATION AND VENTILATION

Information

General: Insulation pictures



General: Ventilation

Ridge vents

General: Attic Insulation

Fiberglass

General: Exhaust Fans

Fan

General: Floor System Insulation

NONE

General: Vapor retarders in crawlspace

Not installed

Deficiencies

13.2.1 Insulation in Attic

INSULATION IN CONTACT WITH LIGHTS

Insulation is in contact with lights in attic. Recommend correcting.

Recommendation

Contact a qualified handyman.



Maintenance Item



13.4.1 Ventilation of Attic and Foundation Areas

FOUNDATION VENTS BELOW GRADE

Foundation vents are installed below grade in areas. Recommend correcting to prevent moisture intrusion.



Maintenance Item



14: CHIMNEYS & FIREPLACES

Information

General: Chimney/Fireplace Cover Pictures



General: Chimneys (exterior)
Masonry Construction, Stucco Coated

General: Chimney Locations
Front

General: Fireplace Locations
Living Room

General: Type of Fireplace
Conventional, Gas Log

Chimney Exterior: Method of inspection
Roof

Deficiencies

14.1.1 General

CHIMNEY/FIREPLACE LIMITATIONS

 Recommendation

Fireplaces should undergo annual maintenance. As the interior components of the chimney/flue were not inspected as part of the general inspection, it is suggested that the client have the fireplace serviced and further evaluated by a qualified fireplace specialist prior to use.

Recommendation
Contact a qualified professional.

14.2.1 Chimney Exterior

EVIDENCE OF REPAIRS CHIMNEY

 Maintenance Item

Evidence of repairs observed at the chimney structure. We are unable to determine the cause or effectiveness of these repairs.

14.5.1 Firebox, Lintel and Hearth

SOOT/CREOSOTE BUILDUP

 Recommendation

Soot/creosote buildup observed at the firebox/chimney throat. Recommend cleaning and re inspection, prior to use.

Recommendation

Contact a qualified fireplace contractor.

14.5.2 Firebox, Lintel and Hearth

DETERIORATION/GAPS/CRACKED FIREBRICK

Cracked/deteriorated masonry and or gaps observed at firebox. Recommend verifying condition by a qualified fireplace specialist.

Recommendation

Contact a qualified fireplace contractor.



14.5.3 Firebox, Lintel and Hearth

DAMPER CLAMP MISSING

Safety clamp is not installed at damper. Recommend installing.

Recommendation

Contact a qualified fireplace contractor.

14.5.4 Firebox, Lintel and Hearth

WOOD FORMS INSTALLED UNDER FIREPLACE

These should be removed and re supported for fire safety purposes.

Recommendation

Contact a qualified fireplace contractor.



15: BUILT-IN KITCHEN APPLIANCES

Information

Kitchen Appliances: Kitchen Appliance Pictures



Kitchen Appliances: Dishwasher
Brand
KITCHEN AIDE

Kitchen Appliances: Range/Oven
KITCHEN AIDE

Kitchen Appliances: Exhaust hood
VENTED, KITCHEN AIDE

Kitchen Appliances: Disposer
Brand
Moen

Kitchen Appliances: Built in Microwave
Not Installed

Limitations

Trash Compactor
NO COMPACTOR
There is no trash compactor appliance.

Deficiencies

15.7.1 Microwave Cooking Equipment
NO MICROWAVE
There is no built in microwave appliance.

Maintenance Item

15.8.1 Kitchen Appliance Comments



Maintenance Item

KITCHEN APPLIANCES

The kitchen appliances were tested in normal operating modes. Inspecting the refrigerator, ice makers/water lines, and appliance auxiliary features is beyond the scope of this inspection.



16: BUILT-IN KITCHEN APPLIANCES/ADU

Information

Kitchen Appliances: Kitchen Appliance Pictures



Kitchen Appliances: Dishwasher
Brand
Samsung

Kitchen Appliances: Range/Oven
Samsung

Kitchen Appliances: Exhaust hood
VENTED, Microwave

Kitchen Appliances: Disposer
Brand
Moen

Kitchen Appliances: Built in Microwave
SAMSUNG

Limitations

Trash Compactor

NO COMPACTOR

There is no trash compactor appliance.

Deficiencies

16.8.1 Kitchen Appliance Comments

KITCHEN APPLIANCES

The kitchen appliances were tested in normal operating modes. Inspecting the refrigerator, ice makers/water lines, and appliance auxiliary features is beyond the scope of this inspection.

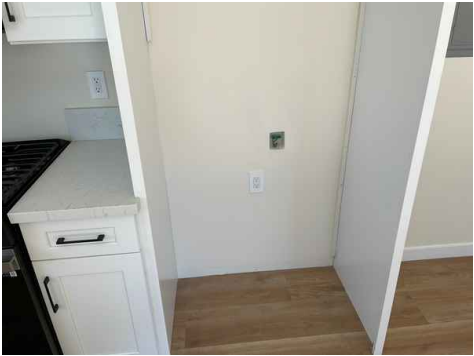


16.8.2 Kitchen Appliance Comments

NO REFRIGERATOR

A refrigerator is not installed

 Maintenance Item



STANDARDS OF PRACTICE

Inspection Details

Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interiors ADU

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate smoke and carbon monoxide detectors; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Water heater(s)

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the expiration of the inspection period.

Water heater/ADU

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the expiration of the inspection period.

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Pressure test AC refrigerant system or determine if refrigerant leak is present; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Heating / Central Air Conditioning/ADU

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The

home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Pressure test AC refrigerant system or determine if refrigerant leak is present; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Chimneys & Fireplaces

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used

The inspection report includes findings related to the fireplace and chimney. While the inspector strives to identify all areas of concern, some limitations, such as roofing materials, height, or personal items, can restrict the evaluation. Please note that the inspector's goal is to act in your best interest. Any noted repair items should be addressed prior to purchase. It is advisable to engage qualified contractors for further evaluation or repairs based on the inspection report. If a limited assessment was conducted for any part of the fireplace and chimney, it is recommended that a qualified fireplace specialist verify the overall condition before the contingency period expires.

Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Built-In Kitchen Appliances/ADU

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your

best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.