



Harmony Inspectors

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Inspector: Alex Martin



Property Inspection Report

Client(s): **Prospective Buyer(s)**

Property address: **250 N Monte Vista St # 3
La Habra CA 90631-4541**

Inspection date: **Tuesday, May 12, 2026**

This report published on Tuesday, May 12, 2026 10:38:05 PM PDT

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Dear customer:

Thank you for choosing Harmony Inspections to perform the following inspection on the property you wish to purchase. This report is the exclusive property of Harmony Inspections and the individual/s paying for the inspection fee and report. Use of this report by any unauthorized persons is prohibited.

All findings should be made to Harmony Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the individual/s paying for the inspections fee and report and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the individual/s paying for inspections fee and report and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair / Replace	Recommend repairing or replacing
	Repair / Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Time started: 10:00am
Time finished: 12:00pm
Present during inspection: Property owner, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Cool
Ground condition: Dry
Inspection fee: \$400
Payment method: Check
Type of building: Condo
Age of main building: 1988
Source for main building age: Municipal records or property listing
Occupied: Yes

1)  Signs of rodent activity were observed in the form of feces, dead rodents and/or damaged trim, walls in the interior rooms. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 1-1 Laundry area



Photo 1-2 Closet below the stairs



Photo 1-3 Water heater closet

2)  Many areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6



Photo 2-7

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Required repairs, replacement and/or evaluation (see comments below)

Site profile: Level

Condition of driveway: Appeared serviceable

Condition of sidewalks and /or patios: Required repairs, replacement and/or evaluation (see comments below)

3)  Evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.



Photo 3-1

4)  One or more gates were difficult to latch and need repair.



Photo 4-1



Photo 4-2

5)  Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5

6)  Some sections of the metal gate had failing paint and/or were unpainted. Unprotected metal surfaces are susceptible to moisture-related damage, including rust and corrosion, which can compromise the fence's structural integrity and longevity over time. It is recommended that a qualified contractor apply an appropriate protective coating (such as rust-inhibitive primer and exterior-grade paint) to all necessary areas in accordance with standard building practices.



Photo 6-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

7)   One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 7-1



Photo 7-2



Photo 7-3

8) 🛠️💧 Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

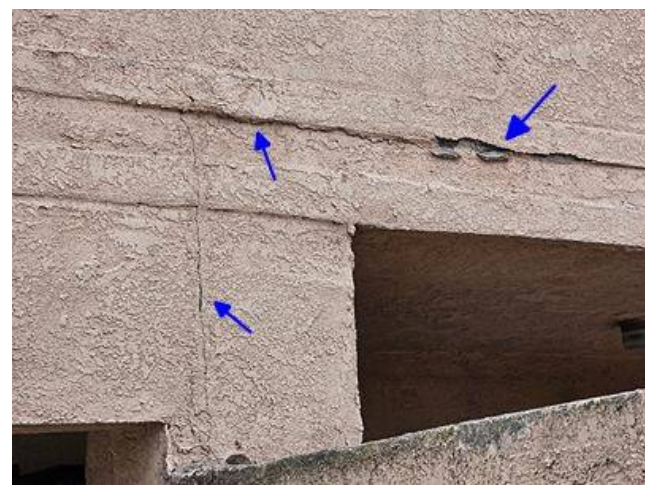


Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4

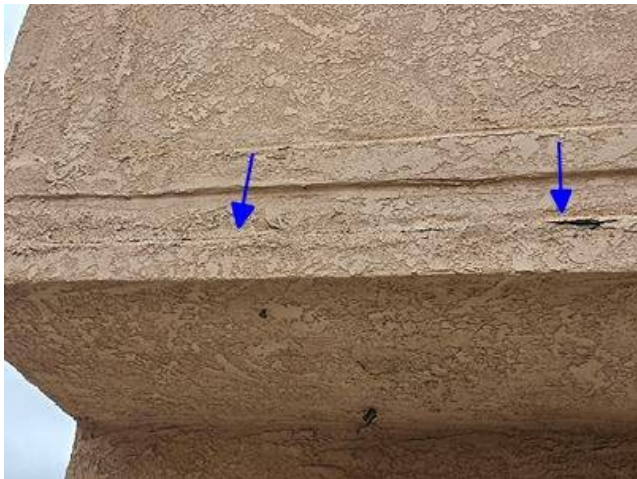


Photo 8-5



Photo 8-6



Photo 8-7

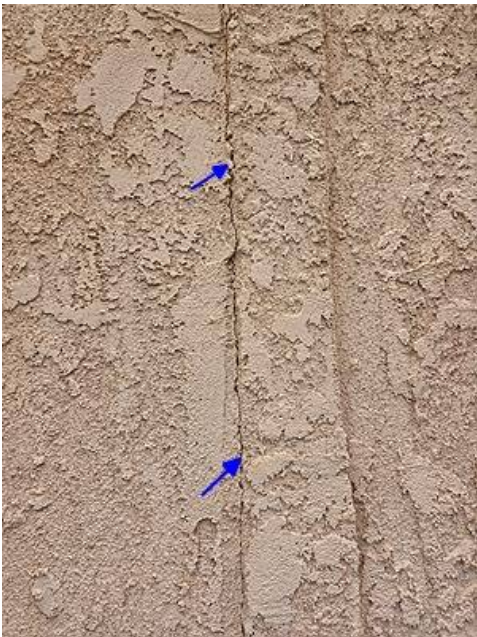


Photo 8-8



Photo 8-9



Photo 8-10



Photo 8-11



Photo 8-12

9)  Some sections of siding and/or trim were loose. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 9-1

10)  Some exterior wall sections were obscured by stored items and couldn't be fully evaluated. They are excluded from this inspection.



Photo 10-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Drone

Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Concrete tile

Roof type: Hipped

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Not applicable, none installed

11)  One or more B-vent metal flues were too short above the roof surface. B-vents should terminate at least the following distances above roof surfaces depending on the roof slope:

- 1 foot for flat to 7/12
- 1.5 feet for over 7/12 to 8/12
- 2 feet for over 8/12 to 9/12
- 2.5 feet for over 9/12 to 10/12
- 3.25 feet for over 10/12 to 11/12
- 4 feet for over 11/12 to 12/12
- 5 feet for over 12/12 to 14/12
- 6 feet for over 14/12 to 16/12
- 7 feet for over 16/12 to 18/12
- 7.5 feet for over 18/12 to 20/12
- 8 feet for over 20/12 to 21/12

Short flues may not draft properly due to restricted free air movement. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. Recommend having a qualified contractor repair per standard building practices.



Photo 11-1

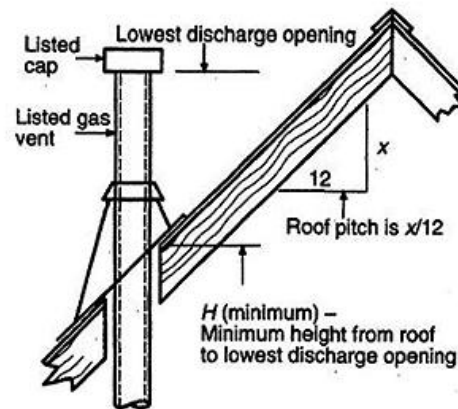


Photo 11-2

12) 🔧🔍 Substandard repairs were found at one or more locations on the concrete tile roof. Sealant was used to repair some sections of the roof and/or around flashing. Sealants may fail to adhere to dirty or wet tiles, trap moisture causing further damage, or degrade under UV exposure, lasting only 5–15 years. For significant damage, replacing tiles is better than sealing, and underlying issues like damaged underlayment must be fixed. Recommend that a qualified contractor evaluate and repair per standard building practices.



Photo 12-1



Photo 12-2



Photo 12-3

13)  One or more roof pipe flashings were observed to be open with no vent pipe penetrating through the collar. These abandoned flashings create a direct opening in the roofing system that allows water to enter the attic space. This defect can lead to localized roof deck rot, damaged insulation, and interior ceiling stains. A qualified roofing contractor should be contacted to remove the empty flashings and properly patch the roof or install a permanent cap over the openings to ensure a watertight seal.



Photo 13-1

14)  Many concrete roof tiles were broken, chipped, missing and/or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6



Photo 14-7



Photo 14-8



Photo 14-9



Photo 14-10



Photo 14-11



Photo 14-12



Photo 14-13



Photo 14-14



Photo 14-15



Photo 14-16



Photo 14-17

- 15)   One or more roof flashings were lifting. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 15-1

- 16)   The sealant between the flashing and vent pipe was cracked and/or deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 16-1

- 17)   One or more flue pipe rain collars were corroded. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 17-1

18)  What appeared to be past water stains were visible at one or more soffit areas. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.



Photo 18-1



Photo 18-2

19)  Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to roof configuration (steep or very high), the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.



Photo 19-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Location of attic access point #A: Hallway, second floor

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-30

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Dormer vents

20)  The ceiling insulation in one or more areas of the attic was missing. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).



Photo 20-1

21)  What appeared to be past water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.



Photo 21-1



Photo 21-2



Photo 21-3

22) ⓘ All attic areas and roof structures more than 12 feet from attic access point(s) #A were inaccessible due to lack of permanent walkways and/or ducts or pipes blocking. These areas were not evaluated and are excluded from the inspection.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4



Photo 22-5

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)

Condition of garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Not determined (not plugged in, no power, etc.)

Condition of garage floor: Appeared serviceable

Condition of garage interior: Required repair or evaluation (see comments below)

23) 🛠️ The door between the house and the garage wouldn't latch when closed. This is meant to be a fire-resistant door for safety reasons, and should latch when closed. Recommend that a qualified person repair as necessary.



Photo 23-1



Photo 23-2

24) 🛠️ One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace door(s) as necessary.



Photo 24-1

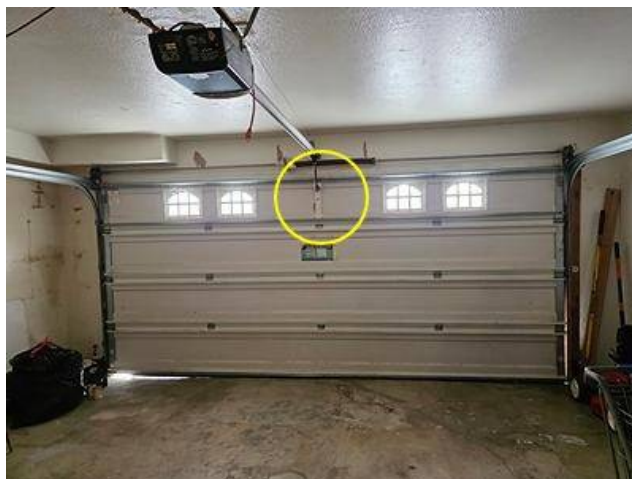


Photo 24-2

25)  One or more walls were damaged. Recommend that a qualified person repair as necessary.



Photo 25-1



Photo 25-2

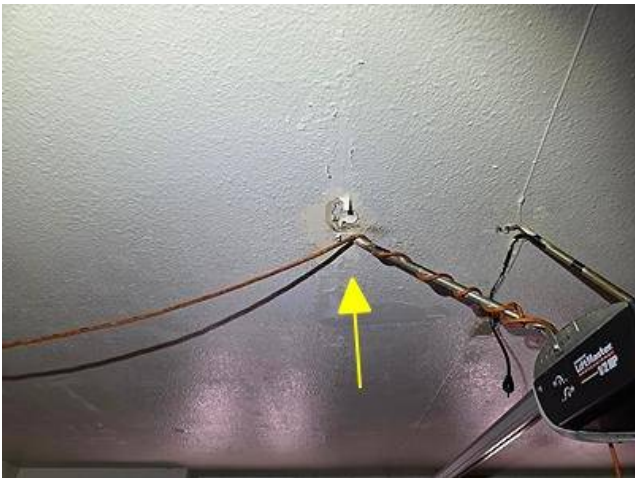


Photo 25-3

26)  Weatherstripping sealing one or more garage vehicle doors was damaged. Recommend replacing or installing weatherstripping where necessary to prevent water and/or vermin intrusion.



Photo 26-1

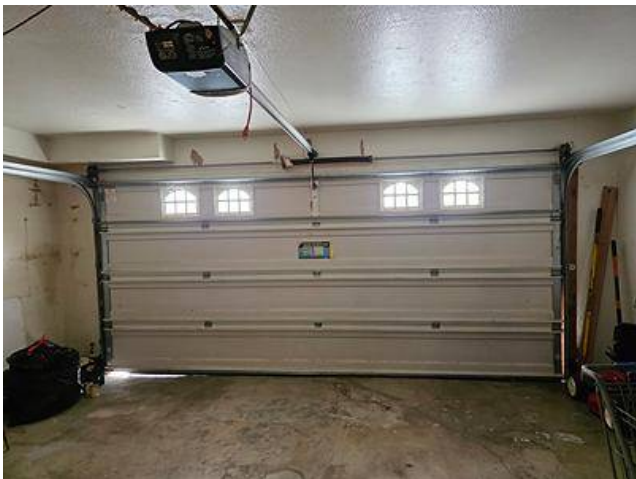


Photo 26-2

27)  The control button for operating one or more automatic garage vehicle door openers was disconnected. A qualified person should repair as necessary so the opener could be controlled with the control button.



Photo 27-1

28)  The screens for one or more garage vents were missing. Vermin or pets can enter the garage as a result. Recommend that a qualified person install or replace screens where necessary.



Photo 28-1

29)  Some floor areas were obscured by stored items and couldn't be fully evaluated.



Photo 29-1



Photo 29-2

30)  One or more automatic door openers were not plugged in or had no power. The inspector was unable to fully evaluate the automatic opener(s).



Photo 30-1

31) ⓘ Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 31-1



Photo 31-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: Not determined (components inaccessible or obscured)

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 90

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Building exterior

Location of sub-panel #C: Garage

Condition of branch circuit wiring: Not determined

Branch circuit wiring type: copper

Solid strand aluminum branch circuit wiring present: Not determined (inaccessible or obscured, or panels not opened)

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: No, or fewer than recommended are installed

Carbon monoxide alarms installed: Not installed or fewer installed than recommended

32)   One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the bathroom(s) wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 32-1



Photo 32-2

33)   One or more electric receptacles at the kitchen and/or garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporthost.com/?GFCI>

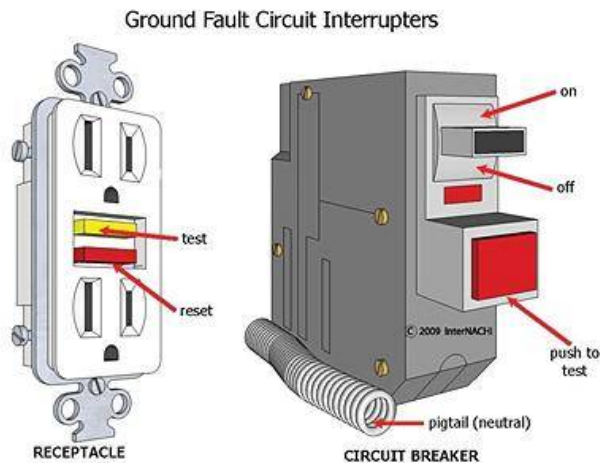


Photo 33-1

34)   Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.



Photo 34-1 Garage



Photo 34-2 Above the range hood

35)  Flexible lamp or appliance cord was being used for permanent wiring at one or more locations. Such wiring is not intended to be used as permanent wiring and poses a safety hazard of shock and fire. Recommend that a qualified electrician repair per standard building practices.



Photo 35-1 Front of unit

36)  Conduit and/or fittings at one or more locations were loose. This is a potential safety hazard for shock or fire. Recommend that a qualified electrician repair as necessary.



Photo 36-1 At the A/C unit

37)  One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 37-1 Kitchen

38)  Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit: <https://www.reporthost.com/?SMKALRM>

39)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 39-1 Garage

40)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org/101), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 40-1



Photo 40-2

41)  Carbon monoxide alarms were missing on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit: <https://www.reporthost.com/?COALRM>

42)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 42-1 Master bedroom

43)  One or more ground fault circuit interrupter (GFCI) receptacles or circuit breakers were defective. Because of this, the inspector was unable to determine if all electric receptacles that should be protected by GFCI devices, were protected. After defective GFCI devices have been replaced or repaired, recommend that a qualified electrician verify that receptacles throughout the house have GFCI protection per standard building practices, and make repairs if necessary.



Photo 43-1

44)  The inspector was unable to open and evaluate panel(s) #C because items were blocking access. The condition of these panel(s) is unknown and they are excluded from this inspection. Repairs may be needed. Recommend that a qualified person correct conditions, or that a qualified contractor make repairs if necessary so panels can be opened, and that a qualified person fully evaluate panel(s).



Photo 44-1



Photo 44-2

45)  One or more light fixtures were loose and/or corroded. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 45-1



Photo 45-2

46)  One or more fluorescent light fixtures were observed to be operating at a significantly dimmed capacity. The condition is typically caused by failing ballast mechanisms, degraded lamps near the end of their operational lifespan, or low voltage supply issues within the circuit. Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 46-1 Kitchen

47) One or more circuit breakers in panel(s) #A were in the off position. Consult with the property owner to determine why breakers were tripped or off, and that a qualified electrician evaluate and repair if necessary. Note that the inspector does not operate circuit breakers.



Photo 47-1



Photo 47-2

48) 🔍 One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 48-1 Bathroom



Photo 48-2 Garage



Photo 48-3 At the stairs



Photo 48-4 Living room

49) 🔍 Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 49-1

50)  Location of the main service panel and main circuit breaker for the unit.



Photo 50-1



Photo 50-2

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Water service: Public

Water pressure (psi): Not determined (no hose bib available)

Location of main water meter: By street

Location of main water shut-off: Building exterior

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Building exterior

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Required repair, replacement and/or evaluation (see comments below)

Location of main fuel shut-off valve: At gas meter

51)   The gas meter was located where it was subject to damage from vehicles. This is a potential explosion and fire hazard. Recommend that a qualified contractor install a protective barrier per standard building practices.



Photo 51-1

52)  One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 52-1

53)  The main water shut-off valve handle was missing or damaged. It is especially important to be able to reliably operate the main water shut-off valve in an emergency, such as when a supply pipe bursts. Recommend that a qualified plumber repair as necessary.



Photo 53-1

54)  One or more hose bib handles were broken. Recommend that a qualified person replace handles or make repairs as necessary.



Photo 54-1

55)  Location of main gas shut-off valve.



Photo 55-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Not determined (inaccessible, obscured, or water, power or gas service off)

Type: Tank

Energy source: Natural gas

Estimated age: 2002 (24 years)

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Manufacturer: General Electric

Location of water heater: Closet

Condition of burners: Not determined (inaccessible, obscured, or gas service off)

Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

Condition of combustion air supply: Appeared serviceable

56)   The water heater did not have earthquake straps installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks may also occur in water-supply pipes or fittings. Recommend that a qualified person install earthquake straps per standard building practices.



Photo 56-1

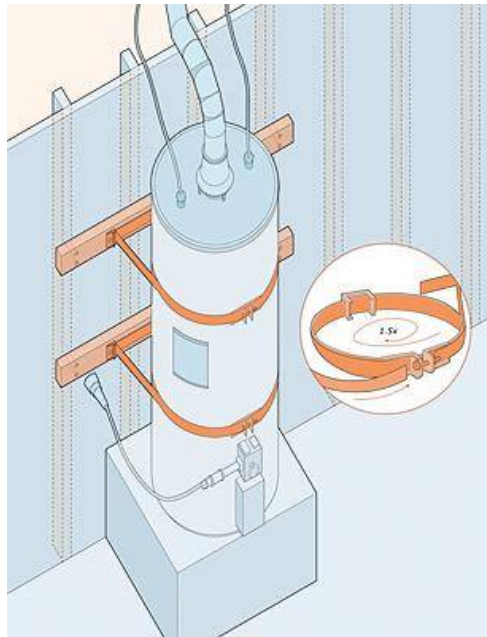


Photo 56-2

57)  One or more flexible connectors were used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.



Photo 57-1

58)  Screws were missing from one or more single-wall metal pipe joints. This is a safety hazard due to the risk of the pipe coming apart. Three screws should be installed at each joint and at the draft hood. Recommend that a qualified person repair per standard building practices.



Photo 58-1

59)  No sediment trap was installed in the gas supply line at the water heater. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.



Photo 59-1

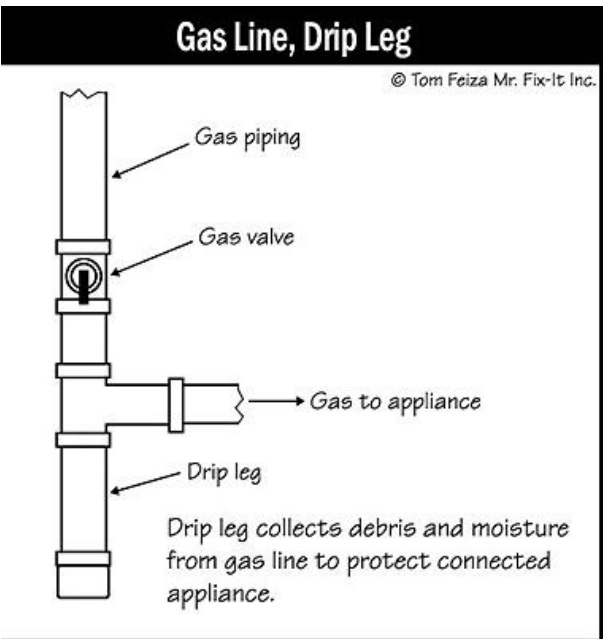


Photo 59-2

60)  A catch pan was installed below the water heater, but no drain line was visible. Typically such catch pans hold only a gallon or two of water. If the water heater fails and leaks significantly, nearby flooring and wall materials, or finished spaces below (if any) may be get water-damaged. Normally, a drain line is installed at the catch pan to route any accumulated water outside the structure. Consider having a qualified contractor install a drain line per standard building practices.



Photo 60-1

61)  The water heater's local gas shut-off was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Photo 61-1



Photo 61-2

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Condition of forced air heating / (cooling) system: Not determined (inaccessible, obscured, or power, gas or oil service off)

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 1987 (39 years)

Location of forced air furnace: Attic

Condition of furnace filters: Required replacement

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)

Condition of burners: Not determined (inaccessible, obscured, or gas or oil service off)

Condition of venting system: Not determined (inaccessible, obscured, or gas or oil service off)

Condition of combustion air supply: Appeared serviceable

Condition of cooling system and/or heat pump: Not determined

Type: Split system

Estimated age of heat pump or air conditioning unit: 1987(39 years)

Manufacturer of cooling system and/or heat pump: Day & Night

Condition of controls: Not determined (system inoperable)

62)    At the time of inspection, a "danger" or "red tag" was observed on the wall furnace, having been placed by the local gas utility company. As a direct result of this safety hazard, the furnace was not operated or tested during the inspection. To ensure safety and restore service, a licensed HVAC contractor or the gas company should evaluate and repair as necessary.

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 62-1



Photo 62-2



Photo 62-3

63)  The gray plastic outer layer of many flexible ducts was deteriorated. This can result in air leakage, reduced energy efficiency and higher heating/cooling operating costs. The fiberglass insulation that becomes exposed usually also deteriorates, resulting in further reduced energy efficiency or fiberglass particles entering living spaces. In some cases, air can leak in through the deteriorated ducts or mold can grow due to condensation, both resulting in reduced indoor air quality. Recommend that a qualified contractor evaluate further and replace ducts as necessary.



Photo 63-1



Photo 63-2



Photo 63-3



Photo 63-4



Photo 63-5



Photo 63-6

64)  The air handler's primary condensate drain line trap was missing. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.



Photo 64-1

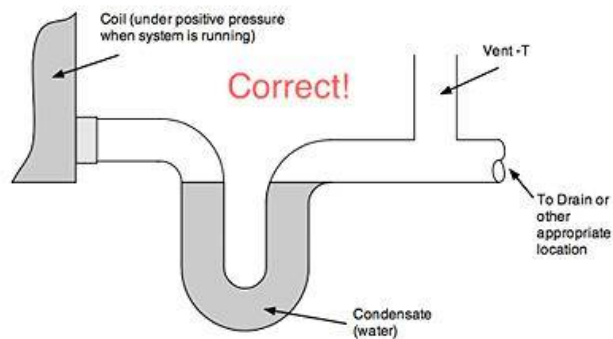


Photo 64-2

65)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

66)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



Photo 66-1

67)  Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 67-1

68)   The air conditioner condensing unit was not fully evaluated because the circuit breaker was turned off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 68-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Under-sink food disposal

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of under-sink food disposal: Required repair, replacement and/or evaluation (see comments below)

Condition of dishwasher: Not determined

Condition of ranges, cooktops and/or ovens: Not determined

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Not determined

Condition of built-in microwave oven: N/A (none installed)

69)  Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.



Photo 69-1



Photo 69-2

70)  The under-sink food disposal was jammed. Recommend that a qualified contractor repair or replace as necessary.



Photo 70-1

71)  The cooktop exhaust fan was noisy or vibrated excessively. Recommend that a qualified person repair or replace as necessary.



Photo 71-1

72)   One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 72-1

73)  The sink faucet was stuck and could not be moved between sink sections. Recommend that a qualified person repair as necessary.



Photo 73-1

74)  Stains were found in the shelving or cabinets below the sink. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary a qualified person evaluate and repair.



Photo 74-1

75)  One or more cabinet doors have been taped shut, preventing full access and evaluation.



Photo 75-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: 3/4 bath, first floor

Location #B: Half bath, second floor

Location #C: Master bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No

76)  The hot and/or cold water supply flow for the sink at location(s) #C was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 76-1

77)  The clothes washer drain line located inside the wall outlet box has been purposely blocked. A permanent barrier was intentionally inserted into the standpipe opening, which prevents the attachment or discharge of a washing machine waste hose. A qualified plumber should evaluate and repair as necessary.



Photo 77-1

78)  Vinyl flooring in the bathroom at location(s) #C was loose. Water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 78-1



Photo 78-2

79)  No exhaust duct was installed for the clothes dryer. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. A rigid or semi-rigid metal exhaust duct should be installed per standard building practices, and by a qualified contractor if necessary. For information, visit: <https://www.reporthost.com/?DRYER>



Photo 79-1

80)  One or more water supply lines for the sink at location(s) #A were corroded. This can indicate past leaks, or that leaks are likely to occur in the future. A qualified plumber should replace as necessary.



Photo 80-1

81) 🛠️💧 Tile and/or grout in the bathtub surround at location(s) #C was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



Photo 81-1



Photo 81-2



Photo 81-3



Photo 81-4

82) 🛠️💧 Tile, caulk and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water may leak through gaps and damage the wall or floor structure as a result. Recommend that a qualified contractor repair as necessary. Note that the condition of the structure behind and below the shower enclosure is unknown due to it being concealed.



Photo 82-1



Photo 82-2



Photo 82-3



Photo 82-4

83)  Water was leaking at the sink faucet base or handles at location(s) #C. Recommend that a qualified plumber repair as necessary.



Photo 83-1

84)  The sink drain stopper mechanism at location(s) #A was difficult to operate. Recommend that a qualified person repair or replace as necessary.



Photo 84-1

85)  The wall by the bathtub at location(s) #C was water-damaged. Recommend that a qualified person repair as necessary.



Photo 85-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

86)   Guardrails at one or more locations with drop-offs higher than 30 inches were loose, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 86-1

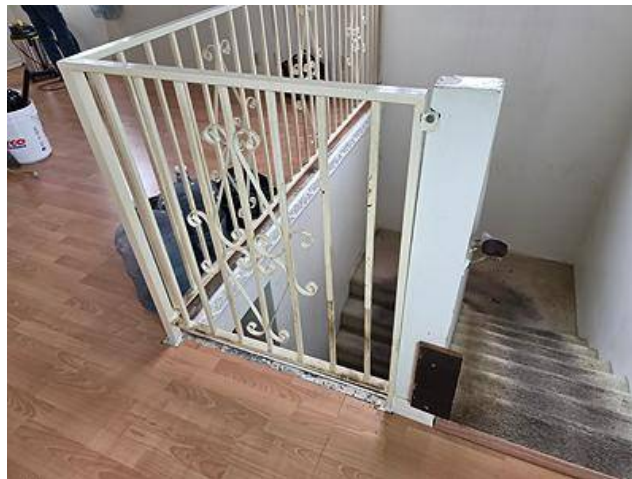


Photo 86-2

87)  Floors in one or more areas were not level. This can stem from foundation settlement, sagging or damaged floor joists, load-bearing wall issues, moisture-induced wood warping, or poor construction practices. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.



Photo 87-1 Kitchen



Photo 87-2



Photo 87-3 Living room



Photo 87-4

88)  Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 88-1



Photo 88-2



Photo 88-3



Photo 88-4



Photo 88-5



Photo 88-6

89)  One or more exterior doors were difficult to open or close and/or were sticking. Recommend that a qualified person repair as necessary.



Photo 89-1



Photo 89-2

90)  Some exterior door hardware, including locksets and and/or deadbolts were difficult to operate. Recommend that a qualified person repair or replace as necessary.



Photo 90-1



Photo 90-2

91)  One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.



Photo 91-1



Photo 91-2 Kitchen

92)  One or more doors dragged on the carpet below and were difficult to open and close. Recommend that a qualified person repair as necessary. For example, by trimming bottoms of doors.



Photo 92-1 Bedroom, 2nd floor

93)  One or more walls and/or ceilings were damaged and/or were cracked. Recommend that a qualified person repair as necessary.



Photo 93-1



Photo 93-2



Photo 93-3



Photo 93-4



Photo 93-5



Photo 93-6



Photo 93-7



Photo 93-8



Photo 93-9



Photo 93-10



Photo 93-11



Photo 93-12

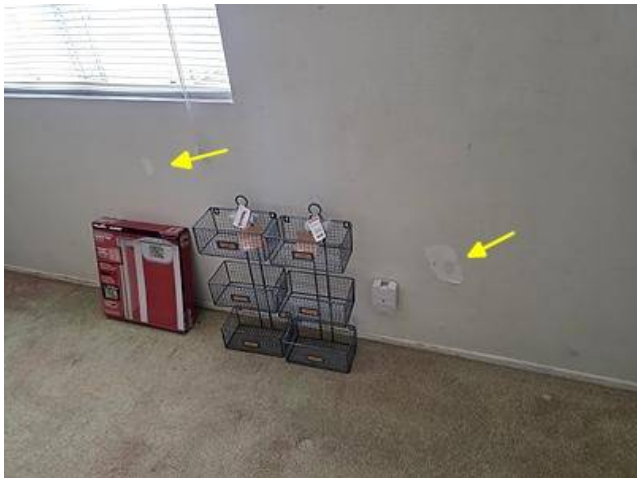


Photo 93-13



Photo 93-14

94)  Vinyl, linoleum or marmoleum flooring in one or more areas was damaged. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 94-1



Photo 94-2

95)  The flooring was missing or incomplete in one or more areas. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 95-1



Photo 95-2



Photo 95-3

96)  Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 96-1 Bedroom, 2nd floor

97)  The interior door would not remain open and closed by itself. A door may close by itself due to a misalignment in the door or frame, usually caused by loose or improperly installed hinges, an uneven floor, or a slightly tilted door frame, which creates an imbalance causing the door to naturally swing closed due to gravity. Recommend that a qualified contractor repair as necessary.



Photo 97-1 Bathroom, 1st floor

98) 🛠 Trim was damaged in one or more areas. Recommend that a qualified person repair as necessary.



Photo 98-1



Photo 98-2



Photo 98-3



Photo 98-4

99)  Tile, stone and/or grout in the flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.



Photo 99-1

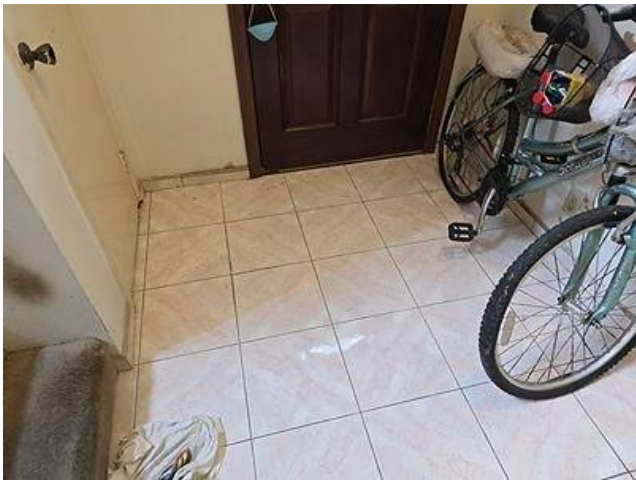


Photo 99-2 Front entry

100)  The exterior grids at one or more windows were loose and/or missing. Recommend that a qualified person repair as necessary.



Photo 100-1



Photo 100-2



Photo 100-3



Photo 100-4

101) 🛠️ Transition floor trim was missing in one or more areas. Recommend that a qualified person repair as necessary.



Photo 101-1



Photo 101-2

102) 🧹 Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.



Photo 102-1



Photo 102-2

103)  Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Photo 103-1 Bedroom, 1st floor



Photo 103-2 Living room



Photo 103-3 Living room



Photo 103-4 Living room



Photo 103-5 Bedroom, 2nd floor



Photo 103-6 Bedroom closet, 2nd floor

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: Yes

Visible evidence of damage by wood-destroying insects: Yes

Location #A: Exterior

Location #B: Garage

104)  Evidence of active infestation of unspecified wood-destroying insects was found at location(s) #A in the form of galleries or holes in wood and/or Mud tubes with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 104-1



Photo 104-2

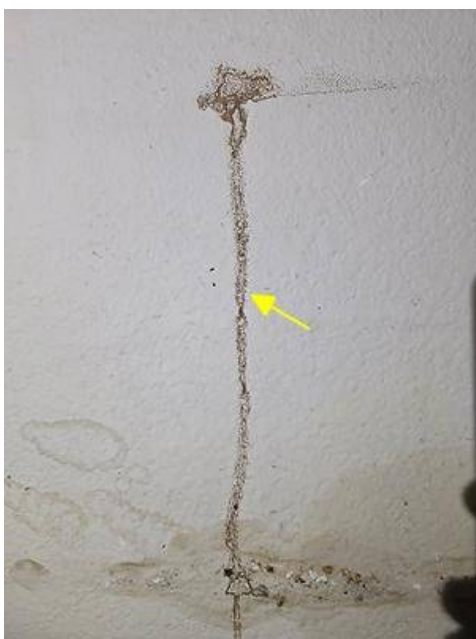


Photo 104-3

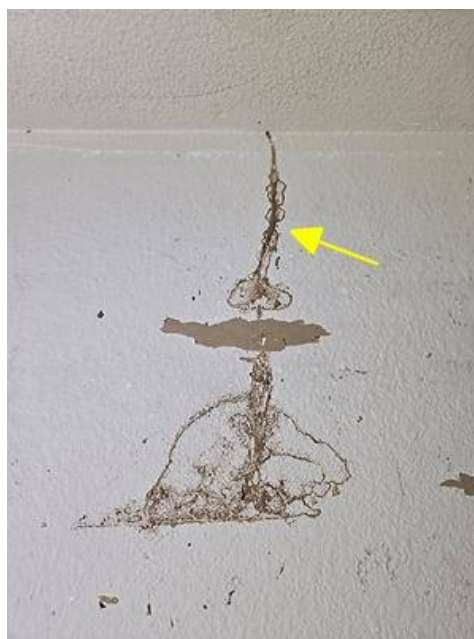


Photo 104-4

1.1. A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it.

1.2. A Material Defect is a condition of a residential real property, or any portion of it, that would have a significant, adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

A complete copy of the STANDARDS OF PRACTICE we adhere to can be found at the following link: <http://www.nachi.org/sop.htm>



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Inspector: Alex Martin



Summary

Client(s): **Prospective Buyer(s)**
Property address: **250 N Monte Vista St # 3**
La Habra CA 90631-4541
Inspection date: **Tuesday, May 12, 2026**

This report published on Tuesday, May 12, 2026 10:38:05 PM PDT

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Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair / Replace	Recommend repairing or replacing
	Repair / Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1)  Signs of rodent activity were observed in the form of feces, dead rodents and/or damaged trim, walls in the interior rooms. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 1-1 Laundry area



Photo 1-2 Closet below the stairs



Photo 1-3 Water heater closet

Grounds

3)  Evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.



Photo 3-1

4)  One or more gates were difficult to latch and need repair.



Photo 4-1



Photo 4-2

5)  Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5

Exterior and Foundation

7)   One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 7-1



Photo 7-2



Photo 7-3

8) 🛠️💧 Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

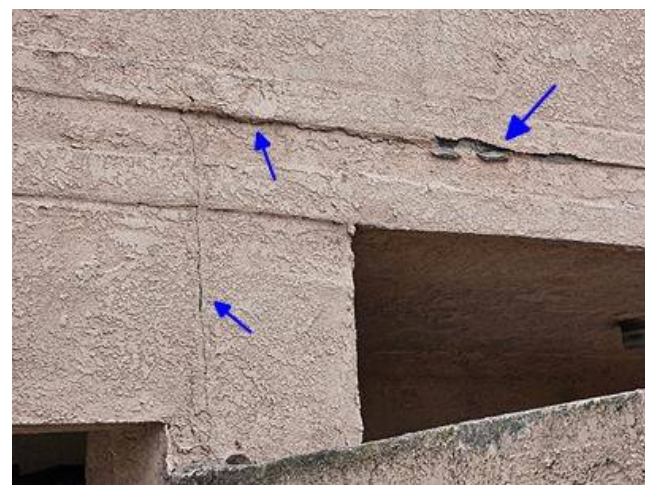


Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4

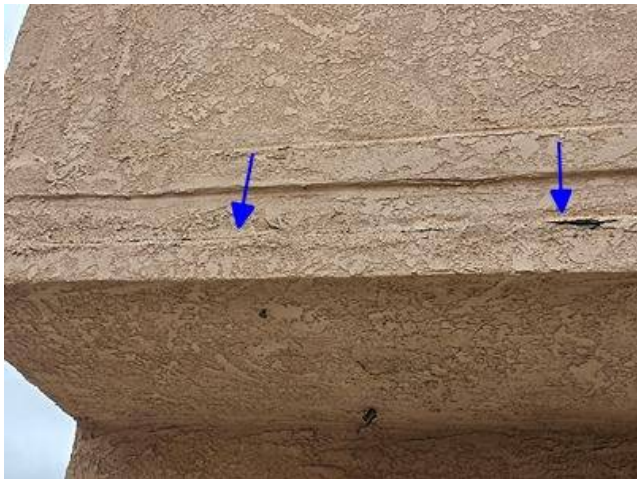


Photo 8-5



Photo 8-6



Photo 8-7

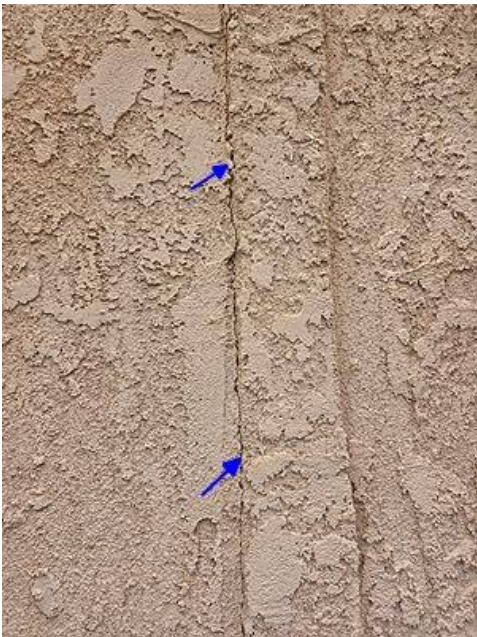


Photo 8-8



Photo 8-9



Photo 8-10



Photo 8-11



Photo 8-12

9)  Some sections of siding and/or trim were loose. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 9-1

Roof

11)  One or more B-vent metal flues were too short above the roof surface. B-vents should terminate at least the following distances above roof surfaces depending on the roof slope:

- 1 foot for flat to 7/12
- 1.5 feet for over 7/12 to 8/12
- 2 feet for over 8/12 to 9/12
- 2.5 feet for over 9/12 to 10/12
- 3.25 feet for over 10/12 to 11/12
- 4 feet for over 11/12 to 12/12
- 5 feet for over 12/12 to 14/12
- 6 feet for over 14/12 to 16/12
- 7 feet for over 16/12 to 18/12
- 7.5 feet for over 18/12 to 20/12
- 8 feet for over 20/12 to 21/12

Short flues may not draft properly due to restricted free air movement. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. Recommend having a qualified contractor repair per standard building practices.



Photo 11-1

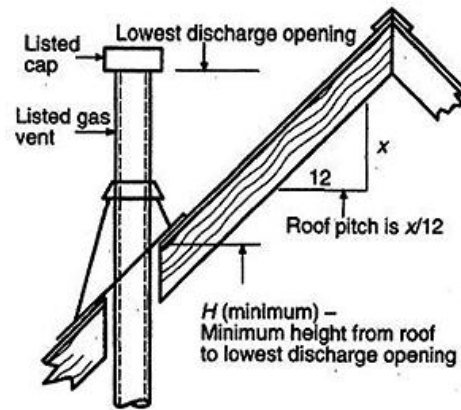


Photo 11-2

12) 🔧🔍 Substandard repairs were found at one or more locations on the concrete tile roof. Sealant was used to repair some sections of the roof and/or around flashing. Sealants may fail to adhere to dirty or wet tiles, trap moisture causing further damage, or degrade under UV exposure, lasting only 5–15 years. For significant damage, replacing tiles is better than sealing, and underlying issues like damaged underlayment must be fixed. Recommend that a qualified contractor evaluate and repair per standard building practices.



Photo 12-1



Photo 12-2



Photo 12-3

13)  One or more roof pipe flashings were observed to be open with no vent pipe penetrating through the collar. These abandoned flashings create a direct opening in the roofing system that allows water to enter the attic space. This defect can lead to localized roof deck rot, damaged insulation, and interior ceiling stains. A qualified roofing contractor should be contacted to remove the empty flashings and properly patch the roof or install a permanent cap over the openings to ensure a watertight seal.



Photo 13-1

14) 🛠️💧 Many concrete roof tiles were broken, chipped, missing and/or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6



Photo 14-7



Photo 14-8



Photo 14-9



Photo 14-10



Photo 14-11



Photo 14-12



Photo 14-13



Photo 14-14



Photo 14-15



Photo 14-16



Photo 14-17

15)   One or more roof flashings were lifting. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 15-1

16)   The sealant between the flashing and vent pipe was cracked and/or deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 16-1

17)   One or more flue pipe rain collars were corroded. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 17-1

Attic and Roof Structure

20)  The ceiling insulation in one or more areas of the attic was missing. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).



Photo 20-1

Garage or Carport

23)  The door between the house and the garage wouldn't latch when closed. This is meant to be a fire-resistant door for safety reasons, and should latch when closed. Recommend that a qualified person repair as necessary.



Photo 23-1



Photo 23-2

24)  One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace door(s) as necessary.



Photo 24-1

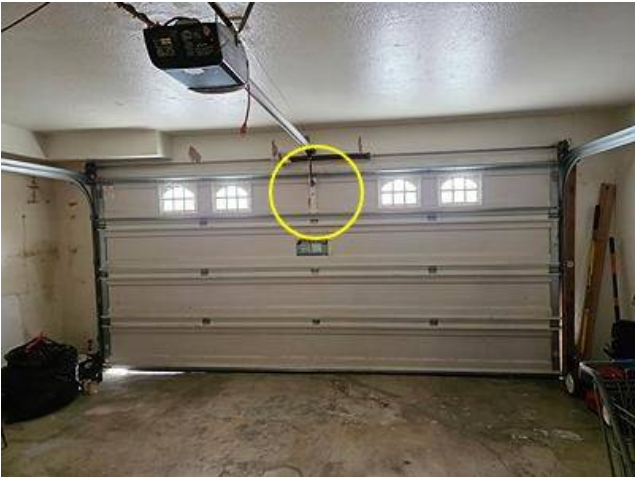


Photo 24-2

25) 🛠 One or more walls were damaged. Recommend that a qualified person repair as necessary.



Photo 25-1



Photo 25-2

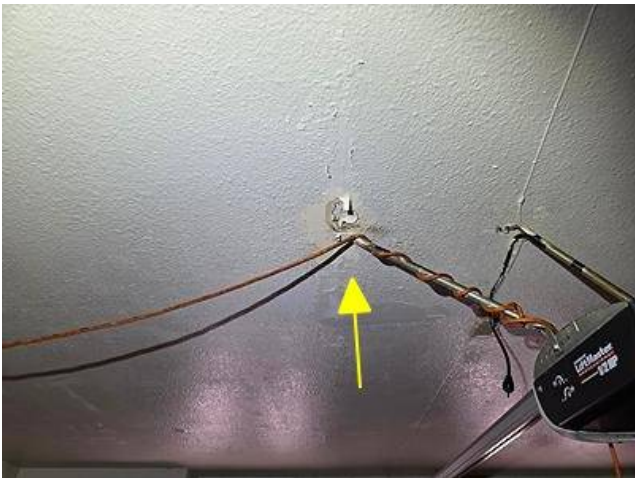


Photo 25-3

26) 🛠 Weatherstripping sealing one or more garage vehicle doors was damaged. Recommend replacing or installing weatherstripping where necessary to prevent water and/or vermin intrusion.



Photo 26-1

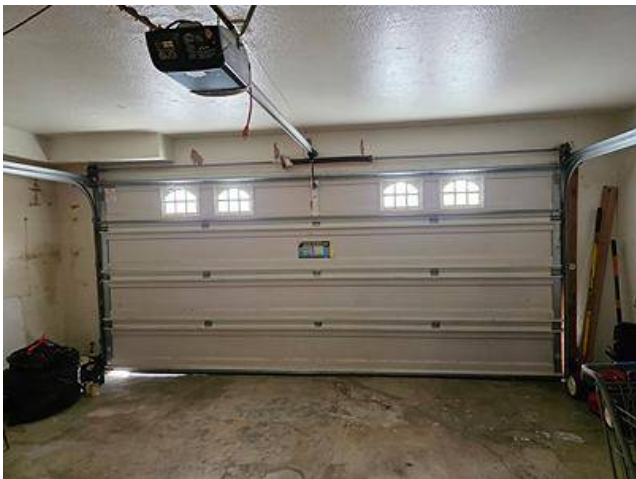


Photo 26-2

27)  The control button for operating one or more automatic garage vehicle door openers was disconnected. A qualified person should repair as necessary so the opener could be controlled with the control button.



Photo 27-1

28)  The screens for one or more garage vents were missing. Vermin or pets can enter the garage as a result. Recommend that a qualified person install or replace screens where necessary.



Photo 28-1

Electric

32)   One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the bathroom(s) wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 32-1



Photo 32-2

33)   One or more electric receptacles at the kitchen and/or garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporthost.com/?GFCI>

Ground Fault Circuit Interrupters

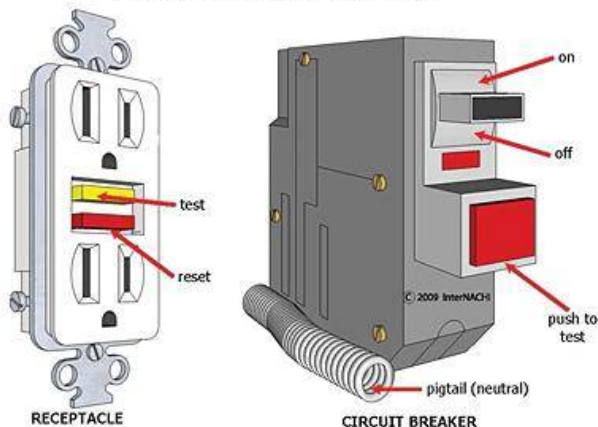


Photo 33-1

34)  Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.



Photo 34-1 Garage



Photo 34-2 Above the range hood

35)  Flexible lamp or appliance cord was being used for permanent wiring at one or more locations. Such wiring is not intended to be used as permanent wiring and poses a safety hazard of shock and fire. Recommend that a qualified electrician repair per standard building practices.



Photo 35-1 Front of unit

36)  Conduit and/or fittings at one or more locations were loose. This is a potential safety hazard for shock or fire. Recommend that a qualified electrician repair as necessary.



Photo 36-1 At the A/C unit

37)  One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 37-1 Kitchen

38)  Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit: <https://www.reporthost.com/?SMKALRM>

39)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 39-1 Garage

40)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 40-1



Photo 40-2

41)  Carbon monoxide alarms were missing on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit: <https://www.reporthost.com/?COALRM>

42)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 42-1 Master bedroom

43)  One or more ground fault circuit interrupter (GFCI) receptacles or circuit breakers were defective. Because of this, the inspector was unable to determine if all electric receptacles that should be protected by GFCI devices, were protected. After defective GFCI devices have been replaced or repaired, recommend that a qualified electrician verify that receptacles throughout the house have GFCI protection per standard building practices, and make repairs if necessary.



Photo 43-1

44)  The inspector was unable to open and evaluate panel(s) #C because items were blocking access. The condition of these panel(s) is unknown and they are excluded from this inspection. Repairs may be needed. Recommend that a qualified person correct conditions, or that a qualified contractor make repairs if necessary so panels can be opened, and that a qualified person fully evaluate panel(s).



Photo 44-1



Photo 44-2

45)  One or more light fixtures were loose and/or corroded. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 45-1



Photo 45-2

46) 🔧🔍 One or more fluorescent light fixtures were observed to be operating at a significantly dimmed capacity. The condition is typically caused by failing ballast mechanisms, degraded lamps near the end of their operational lifespan, or low voltage supply issues within the circuit. Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 46-1 Kitchen

Plumbing / Fuel Systems

51)   The gas meter was located where it was subject to damage from vehicles. This is a potential explosion and fire hazard. Recommend that a qualified contractor install a protective barrier per standard building practices.



Photo 51-1

52)   One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

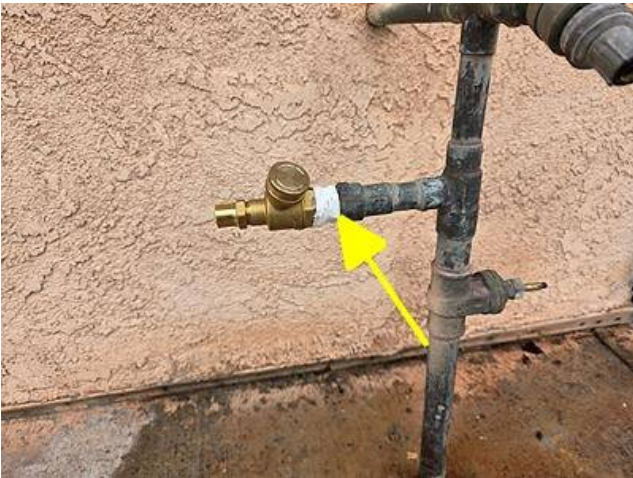


Photo 52-1

53)  The main water shut-off valve handle was missing or damaged. It is especially important to be able to reliably operate the main water shut-off valve in an emergency, such as when a supply pipe bursts. Recommend that a qualified plumber repair as necessary.



Photo 53-1

54)  One or more hose bib handles were broken. Recommend that a qualified person replace handles or make repairs as necessary.



Photo 54-1

Water Heater

56)  The water heater did not have earthquake straps installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks may also occur in water-supply pipes or fittings. Recommend that a qualified person install earthquake straps per standard building practices.



Photo 56-1

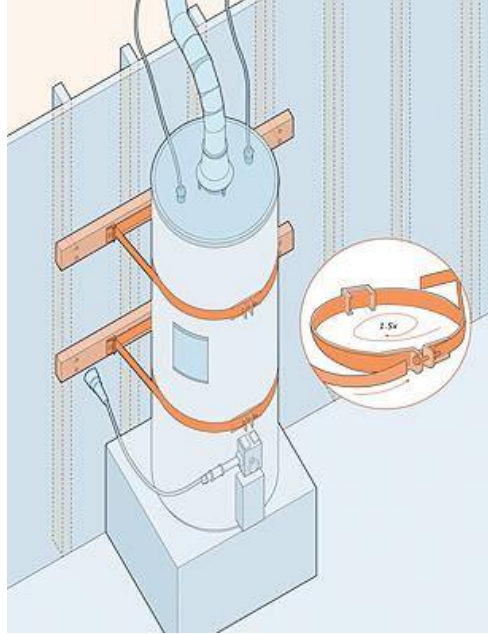


Photo 56-2

57)  One or more flexible connectors were used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.



Photo 57-1

58)  Screws were missing from one or more single-wall metal pipe joints. This is a safety hazard due to the risk of the pipe coming apart. Three screws should be installed at each joint and at the draft hood. Recommend that a qualified person repair per standard building practices.



Photo 58-1

59)  No sediment trap was installed in the gas supply line at the water heater. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.



Photo 59-1

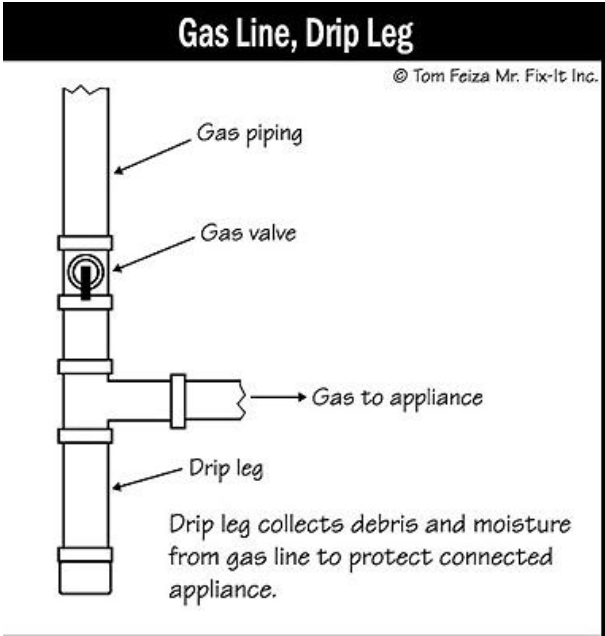


Photo 59-2

60)  A catch pan was installed below the water heater, but no drain line was visible. Typically such catch pans hold only a gallon or two of water. If the water heater fails and leaks significantly, nearby flooring and wall materials, or finished spaces below (if any) may be get water-damaged. Normally, a drain line is installed at the catch pan to route any accumulated water outside the structure. Consider having a qualified contractor install a drain line per standard building practices.



Photo 60-1

Heating, Ventilation and Air Condition (HVAC)

62)    At the time of inspection, a "danger" or "red tag" was observed on the wall furnace, having been placed by the local gas utility company. As a direct result of this safety hazard, the furnace was not operated or tested during the inspection. To ensure safety and restore service, a licensed HVAC contractor or the gas company should evaluate and repair as necessary.

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 62-1



Photo 62-2



Photo 62-3

63)  The gray plastic outer layer of many flexible ducts was deteriorated. This can result in air leakage, reduced energy efficiency and higher heating/cooling operating costs. The fiberglass insulation that becomes exposed usually also deteriorates, resulting in further reduced energy efficiency or fiberglass particles entering living spaces. In some cases, air can leak in through the deteriorated ducts or mold can grow due to condensation, both resulting in reduced indoor air quality. Recommend that a qualified contractor evaluate further and replace ducts as necessary.



Photo 63-1



Photo 63-2



Photo 63-3



Photo 63-4



Photo 63-5



Photo 63-6

64)  The air handler's primary condensate drain line trap was missing. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.



Photo 64-1

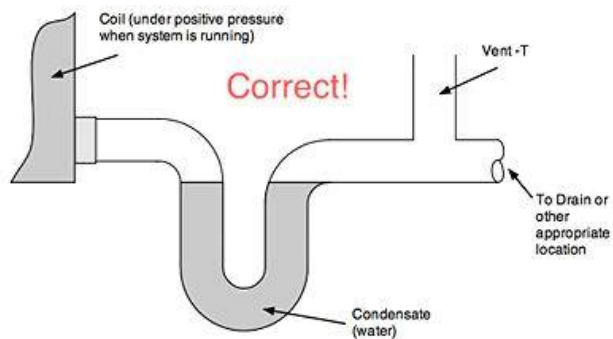


Photo 64-2

65)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

66)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



Photo 66-1

Kitchen

69)  Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.



Photo 69-1



Photo 69-2

70)  The under-sink food disposal was jammed. Recommend that a qualified contractor repair or replace as necessary.



Photo 70-1

71)  The cooktop exhaust fan was noisy or vibrated excessively. Recommend that a qualified person repair or replace as necessary.



Photo 71-1

72)  One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 72-1

73)  The sink faucet was stuck and could not be moved between sink sections. Recommend that a qualified person repair as necessary.



Photo 73-1

Bathrooms, Laundry and Sinks

76)  The hot and/or cold water supply flow for the sink at location(s) #C was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 76-1

77)  The clothes washer drain line located inside the wall outlet box has been purposely blocked. A permanent barrier was intentionally inserted into the standpipe opening, which prevents the attachment or discharge of a washing machine waste hose. A qualified plumber should evaluate and repair as necessary.



Photo 77-1

78) 🛠️💧 Vinyl flooring in the bathroom at location(s) #C was loose. Water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 78-1



Photo 78-2

79) 🛠️ No exhaust duct was installed for the clothes dryer. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. A rigid or semi-rigid metal exhaust duct should be installed per standard building practices, and by a qualified contractor if necessary. For information, visit:

<https://www.reporthost.com/?DRYER>



Photo 79-1

80)  One or more water supply lines for the sink at location(s) #A were corroded. This can indicate past leaks, or that leaks are likely to occur in the future. A qualified plumber should replace as necessary.



Photo 80-1

81) 🛠️💧 Tile and/or grout in the bathtub surround at location(s) #C was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



Photo 81-1



Photo 81-2



Photo 81-3



Photo 81-4

82) 🛠️💧 Tile, caulk and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water may leak through gaps and damage the wall or floor structure as a result. Recommend that a qualified contractor repair as necessary. Note that the condition of the structure behind and below the shower enclosure is unknown due to it being concealed.



Photo 82-1



Photo 82-2



Photo 82-3



Photo 82-4

83)  Water was leaking at the sink faucet base or handles at location(s) #C. Recommend that a qualified plumber repair as necessary.



Photo 83-1

84)  The sink drain stopper mechanism at location(s) #A was difficult to operate. Recommend that a qualified person repair or replace as necessary.



Photo 84-1

85)  The wall by the bathtub at location(s) #C was water-damaged. Recommend that a qualified person repair as necessary.



Photo 85-1

Interior, Doors and Windows

86)   Guardrails at one or more locations with drop-offs higher than 30 inches were loose, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 86-1



Photo 86-2

87)  Floors in one or more areas were not level. This can stem from foundation settlement, sagging or damaged floor joists, load-bearing wall issues, moisture-induced wood warping, or poor construction practices. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.



Photo 87-1 Kitchen



Photo 87-2



Photo 87-3 Living room



Photo 87-4

88)  Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 88-1



Photo 88-2



Photo 88-3



Photo 88-4



Photo 88-5



Photo 88-6

89)  One or more exterior doors were difficult to open or close and/or were sticking. Recommend that a qualified person repair as necessary.



Photo 89-1



Photo 89-2

90)  Some exterior door hardware, including locksets and/or deadbolts were difficult to operate. Recommend that a qualified person repair or replace as necessary.



Photo 90-1



Photo 90-2

91)  One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.



Photo 91-1



Photo 91-2 Kitchen

92)  One or more doors dragged on the carpet below and were difficult to open and close. Recommend that a qualified person repair as necessary. For example, by trimming bottoms of doors.



Photo 92-1 Bedroom, 2nd floor

93)  One or more walls and/or ceilings were damaged and/or were cracked. Recommend that a qualified person repair as necessary.



Photo 93-1



Photo 93-2



Photo 93-3



Photo 93-4



Photo 93-5



Photo 93-6



Photo 93-7



Photo 93-8



Photo 93-9



Photo 93-10



Photo 93-11



Photo 93-12



Photo 93-13



Photo 93-14

94)  Vinyl, linoleum or marmoleum flooring in one or more areas was damaged. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 94-1



Photo 94-2

95)  The flooring was missing or incomplete in one or more areas. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 95-1



Photo 95-2



Photo 95-3

96)  Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 96-1 Bedroom, 2nd floor

97)  The interior door would not remain open and closed by itself. A door may close by itself due to a misalignment in the door or frame, usually caused by loose or improperly installed hinges, an uneven floor, or a slightly tilted door frame, which creates an imbalance causing the door to naturally swing closed due to gravity. Recommend that a qualified contractor repair as necessary.



Photo 97-1 Bathroom, 1st floor

98) 🛠 Trim was damaged in one or more areas. Recommend that a qualified person repair as necessary.



Photo 98-1



Photo 98-2



Photo 98-3



Photo 98-4

99)  Tile, stone and/or grout in the flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.



Photo 99-1

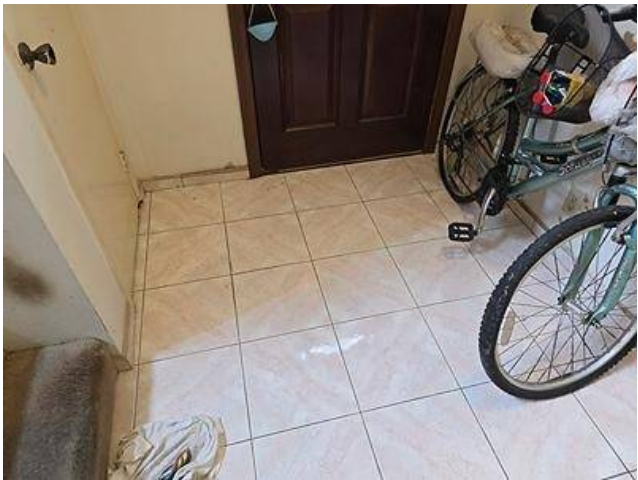


Photo 99-2 Front entry

100)  The exterior grids at one or more windows were loose and/or missing. Recommend that a qualified person repair as necessary.



Photo 100-1



Photo 100-2



Photo 100-3



Photo 100-4

101) 🛠️ Transition floor trim was missing in one or more areas. Recommend that a qualified person repair as necessary.



Photo 101-1



Photo 101-2