

R.B.Inspections

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Inspector: Raul Baeza, CPI

InterNACHI# 16010615



Property Inspection Report

Client(s): **David Mirrafati**

Property address: **11605 Garfield Ave, South Gate, CA 90280**

Inspection date: **Tuesday, September 22, 2026**

This report published on Wednesday, September 23, 2026 7:12:29 AM PDT

Dear Customer:

Thank you for choosing R.B.Inspections to perform the following inspection on the property you wish to purchase. This report is the exclusive property of R.B.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 R.B.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.

No warranty, guarantee, or insurance by R.B.Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, plumbers, engineers, or roofers.

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 safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

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

Report number: 1160590280

Time started: 11:00am

Present during inspection: Tenant, Realtor

Client present for discussion at end of inspection: No

Inspector: Raul Baeza & Tommie Baeza

Inspection fee: 385.00

Buildings inspected: One house

Age of main building: 1949

Source for main building age: Municipal records or property listing

Occupied: Yes, Furniture or stored items were present

1)         

What Really Matters

by Nick Gromicko (Founder of InterNACHI)

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

1. major defects. An example of this would be a structural failure;
2. things that lead to major defects, such as a small roof-flashing leak, for example;
3. things that may hinder your ability to finance, legally occupy, or insure the home; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

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

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.



Photo 1-1

- 2)  Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
- <https://www.reporthost.com/?EPA>
<https://www.reporthost.com/?CPSC>
<https://www.reporthost.com/?CDC>

- 3)  Due to the presence of dogs on the property, the inspector was unable to safely access and fully evaluate certain areas, including portions of the grounds, exterior areas, detached garage, main electrical panel, water heater, and air conditioning condenser. These areas were not fully inspected at the time of the inspection. Further evaluation is recommended once safe access is provided and the animals are properly secured.



Photo 3-1

- 4)   Several interior rooms were locked and were not accessible at the time of inspection. These areas and their components could not be fully evaluated. Recommend verifying access and condition prior to closing.



Photo 4-1



Photo 4-2

- 5)  Microbial growths were found at one or more locations in interior rooms and/or bathroom #B. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

<https://www.reporhost.com/?MOLDCDC>

<https://www.reporhost.com/?MOLDEPA>

*under kitchen sink



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4

6)  The water service was not turned on during the inspection. The inspector operates only "normal" controls such as faucets, and does not operate shut-off valves to the water meter or house. As a result, plumbing supply, drain waste and vent lines, traps, pumps, fixtures, and some appliances such as water heaters weren't fully evaluated. The water pressure was not determined. Recommend that a qualified person make a full evaluation of the plumbing system after the water supply is turned back on. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found after this evaluation should be repaired by a qualified plumber.

7)  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 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5

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: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Fence and gate material: Wrought iron, Brick

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

Driveway material: Poured in place concrete

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

8) 🛠️ One or more gates were damaged or deteriorated and need repair.



Photo 8-1



Photo 8-2

9) 🛠️ Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 9-1



Photo 9-2



Photo 9-3

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: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Stucco

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

Apparent foundation type: Crawl space

Foundation/stem wall material: Poured in place concrete

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



Photo 10-1



Photo 10-2

11)  Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 11-1

12) 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 12-1



Photo 12-2



Photo 12-3



Photo 12-4

13) 🚧 Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 13-1



Photo 13-2



Photo 13-3

14) 🚧 The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restrain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6



Photo 14-7

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



Photo 15-1

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

- Crawl space inspection method:** Traversed
- Location of crawl space access point #A:** Building exterior
- Crawl space access points that were opened and viewed, traversed or partially traversed:** A
- Condition of floor substructure above:** Appeared serviceable
- Pier or support post material:** Wood, Concrete block
- Beam material:** Solid wood
- Floor structure above:** Solid wood joists
- Condition of crawl space ventilation:** Appeared serviceable

16) Fungal rot was found at one or more beams and/or sections of floor sheathing. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.



Photo 16-1



Photo 16-2



Photo 16-3

17) Many support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



Photo 17-1

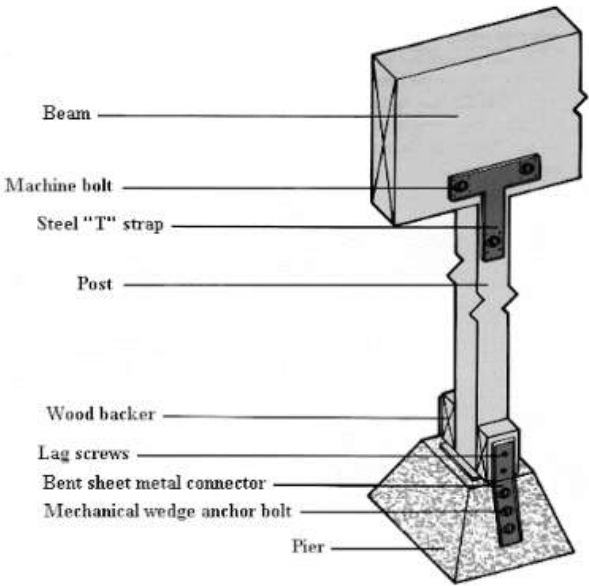


Photo 17-2

18) Possible asbestos wrap was found in the crawlspace. It was deteriorated in some areas. Asbestos may pose a health hazard when airborne. If this is asbestos, it may pose a health hazard and require abatement. Recommend that this material be tested by a qualified specialist. If the material is found to contain asbestos, the client should consult with a qualified asbestos abatement specialist or industrial hygienist. For information on asbestos hazards in the home, visit:

<https://www.reporthost.com/?AI TH>

Note that evaluating for the presence of asbestos is beyond the scope of this inspection. Any mention in this report of these materials is made as a courtesy only, and is meant to refer the client to a specialist.



Photo 18-1



Photo 18-2

19) ✓ Crawl space overview.



Photo 19-1



Photo 19-2



Photo 19-3



Photo 19-4



Photo 19-5



Photo 19-6



Photo 19-7



Photo 19-8



Photo 19-9



Photo 19-10



Photo 19-11

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: Traversed

Condition of roof surface material: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Roof surface material: Asphalt or fiberglass composition shingles

Apparent number of layers of roof surface material: Multiple

Condition of exposed flashings: Appeared serviceable

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

Gutter and downspout material: Plastic

Gutter and downspout installation: Partial

20)  Many composition shingles were damaged and/or deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4



Photo 20-5



Photo 20-6

21)  The roof drainage system was incomplete. Gutters, downspouts and extensions were missing from one or more roof sections. Rainwater may come in contact with the building exterior or accumulate around the building foundation as a result. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified contractor install roof drainage components where missing per standard building practices.



Photo 21-1



Photo 21-2

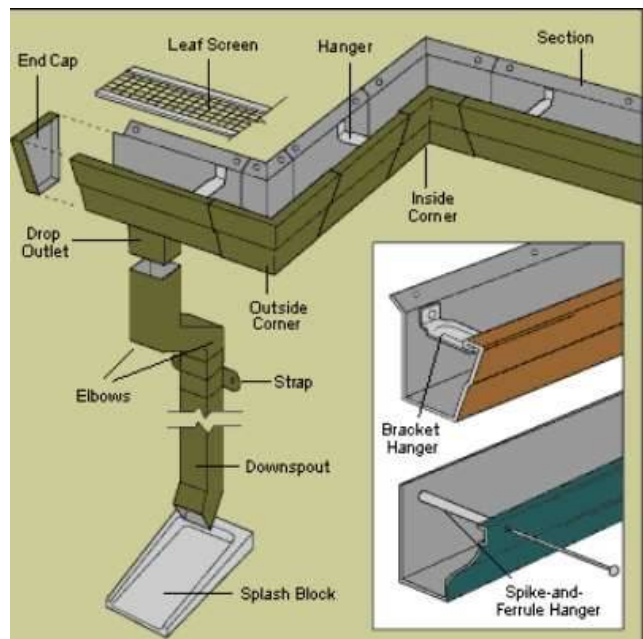


Photo 21-3

22) One or more roof-top appurtenances such as vents, sheet metal on chimney structures, masts, pipes, etc. were rusty or corroded. Metal may deteriorate to the point of needing replacement. Leaks can occur around such items if flashing or sealant doesn't form a waterproof seal with the corroded metal. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by cleaning rust and repainting with a rust-inhibiting paint.



Photo 22-1



Photo 22-2



Photo 22-3

23) One or more roofing nails weren't fully seated and shingles were lifting or nail heads were protruding through shingle surfaces. The nails may have loosened, or were not pounded in fully when installed. Shingles are likely to be wind damaged, and leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 23-1



Photo 23-2



Photo 23-3



Photo 23-4



Photo 23-5

24)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

*Roof overview.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5



Photo 24-6



Photo 24-7



Photo 24-8



Photo 24-9



Photo 24-10



Photo 24-11



Photo 24-12

25)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 25-1

26)  Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 26-1

27)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

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



Photo 27-1

28) 🛠️ Nail heads were exposed at one or more shingles. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.



Photo 28-1

29) 🛠️ At the time of inspection there appeared to be a TV antenna that was strapped to the roof. This means of bracing the antenna is undesirable because repeated twisting action on the antenna can cause potential leaks at penetrations or bracing areas. Recommend removing the TV antenna and sealing bracing areas upon taking possession of the property.

**Photo 29-1**

30)  Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

**Photo 30-1****Photo 30-2**

31)  This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.



Photo 31-1



Photo 31-2

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: Viewed from hatch(es)

Location of attic access point #A: Hallway

Location of attic access point #B: Hallway

Condition of roof structure: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Roof structure type: Rafters

Ceiling structure: Trusses

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

Ceiling insulation material: Fiberglass roll or batt, Cellulose loose fill

32)    Possible asbestos wrap was found at one or more exhaust duct or vents in the attic. However, it appeared to be intact and not significantly deteriorated. Asbestos may pose a health hazard when airborne. If this is asbestos, in some cases, no action is needed except to leave this material undisturbed. The client may wish to have this material tested by a qualified specialist to determine if it is asbestos, and if it should be removed or encapsulated. For information on asbestos hazards in the home, visit:

<https://www.reporhost.com/?AITH>

Note that evaluating for the presence of asbestos is beyond the scope of this inspection. Any mention in this report of these materials is made as a courtesy only, and is meant to refer the client to a specialist.



Photo 32-1

33)  The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.



Photo 33-1

34)  What appeared to be past water stains were visible on the roof structure at one or more locations in the attic. 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 34-1



Photo 34-2



Photo 34-3

35)   Gaps were present between one or more roof decking planks. if plank decking has more than a 1/8" gap between the planks, your roof decking must be replaced per the manufacturer's installation instructions before the roofing material can be installed. If your roofing contractor finds a gap larger than 1/8", the boards will need to be replaced after your old roof is torn off. Recommend having a qualified roofer further evaluate to determine if roof decking needs to be repaired.



Photo 35-1

36)  Attic overview.



Photo 36-1



Photo 36-2



Photo 36-3



Photo 36-4



Photo 36-5



Photo 36-6



Photo 36-7



Photo 36-8



Photo 36-9



Photo 36-10



Photo 36-11



Photo 36-12



Photo 36-13



Photo 36-14

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.

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Number of service conductors: Not determined (components inaccessible or obscured)

Service voltage (volts): Not determined (components inaccessible or obscured)

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

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): Not determined

Condition of main service panel: Not determined (inaccessible or obscured, or panel not opened)

Condition of sub-panel(s): Appeared serviceable

Location of sub-panel #C: Hallway

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: copper

Smoke alarms installed: No, recommend install

Carbon monoxide alarms installed: No, recommend install

37) 🔧🔍 One or more electric receptacles at the kitchen and/or bathroom(s) 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 37-1

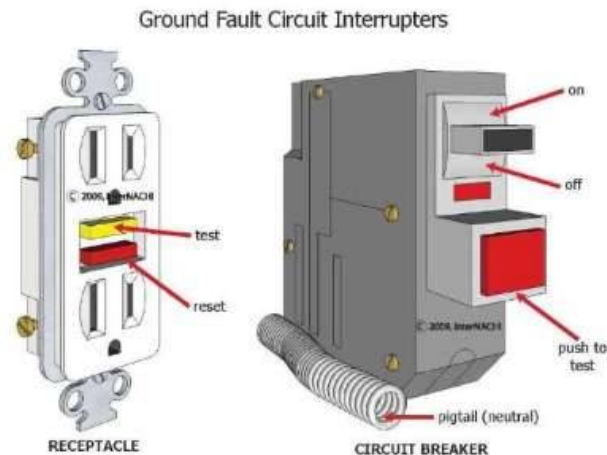


Photo 37-2

38) 🔧🔍 One or more receptacles were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

*interior



Photo 38-1



Photo 38-2

39) 🚒 No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit: <https://www.reporthost.com/?SMKALRM>



Photo 39-1



Photo 39-2



Photo 39-3



Photo 39-4

40)   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.

*interior



Photo 40-1

41)   No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <https://www.reporthost.com/?COALRM>



Photo 41-1



Photo 41-2



Photo 41-3

42) One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.

*interior



Photo 42-1



Photo 42-2



Photo 42-3

43)  One or more light fixtures were loose. Recommend that a qualified electrician repair or replace light fixtures as necessary.

*interior



Photo 43-1

44)  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.

*interior



Photo 44-1



Photo 44-2



Photo 44-3

45) ✓ Location of sub-panel #C: Hallway.



Photo 45-1



Photo 45-2



Photo 45-3



Photo 45-4

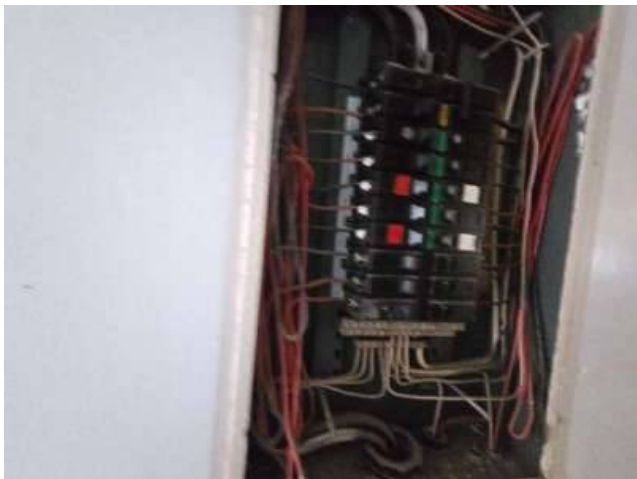


Photo 45-5

46) ⓘ One or more interior rooms were equipped with a lamp switch.



Photo 46-1



Photo 46-2

47) ⓘ Recommend labeling panel with shut off location(s).



Photo 47-1

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.

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

Water service: Public

Location of main water meter: Not determined (obscured, inaccessible or none found)

Location of main water shut-off: Not determined (obscured, inaccessible or none found)

Service pipe material: Not determined (inaccessible or obscured)

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

Supply pipe material: Copper

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

Drain pipe material: Galvanized steel

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

Waste pipe material: Cast iron

Location(s) of plumbing clean-outs: Not determined (obscured, inaccessible or none found)

Vent pipe condition: Appeared serviceable

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

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

48)  Rust or corrosion was found in some drain and/or waste pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

*crawl space

*attic



Photo 48-1



Photo 48-2



Photo 48-3

49)  Galvanized steel water supply and drain or vent pipes were found. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

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



Photo 49-1



Photo 49-2

50) The inspector did not determine the location of the water meter. Recommend consulting with the property owner to determine the meter location, that you locate it yourself, or consult with the local water municipality if necessary. It is especially important to find the meter if no main shut-off valve is found because the meter may be the only way to turn off the water supply in the event of an emergency, such as when a supply pipe bursts.



Photo 50-1

51) The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

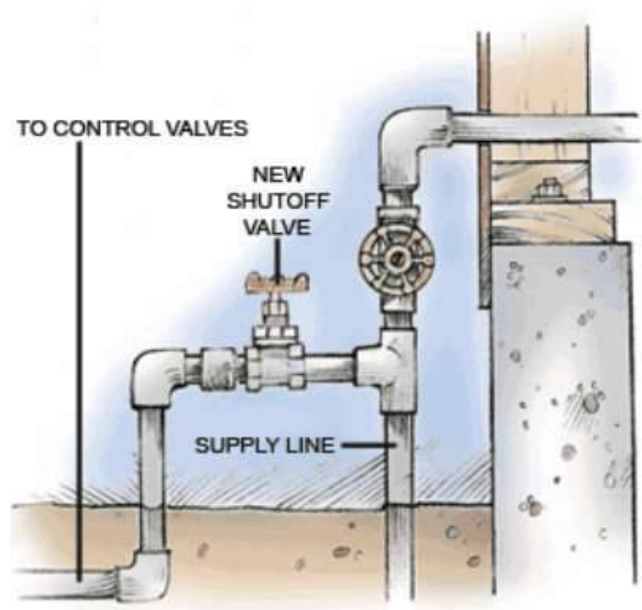


Photo 51-1

52) Based on the age of this structure, recommend that a qualified plumber inspect the waste lines using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.



Photo 52-1

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



Photo 53-1



Photo 53-2

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: Required repair, replacement and/or evaluation (see comments below)
Forced air heating system fuel type: Natural gas
Forced air heating system manufacturer: Kenmore
Condition of burners: Required repair, replacement and/or evaluation (see comments below)
Condition of cooling system and/or heat pump: Not accessible
Cooling system and/or heat pump manufacturer: Not determined (inaccessible, obscured, label missing or illegible)
Condition of controls: Required repair, replacement and/or evaluation (see comments below)

54) 🔧🔍📘 The furnace heating system was not fully evaluated because the thermostat was inoperable. 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 shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).



Photo 54-1

55) 🔧🔍📘 The thermostat was malfunctioning. Recommend that a qualified person evaluate and repair or replace as necessary.

*wouldn't allow to set to heat or cool



Photo 55-1

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.

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

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

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

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: N/A (none installed)

Condition of range, cooktop or oven: N/A (none installed)

Range, cooktop or oven type: Natural gas

Type of ventilation: Wall or ceiling mounted fan

Condition of refrigerator: N/A (none installed)

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

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

56)  The water supply for the sink was inoperable (e.g. turned off, not plugged in, circuit breaker off) and the inspector was unable to fully evaluate. Repairs may be needed. If concerned, have a qualified person fully evaluate.



Photo 56-1

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



Photo 57-1

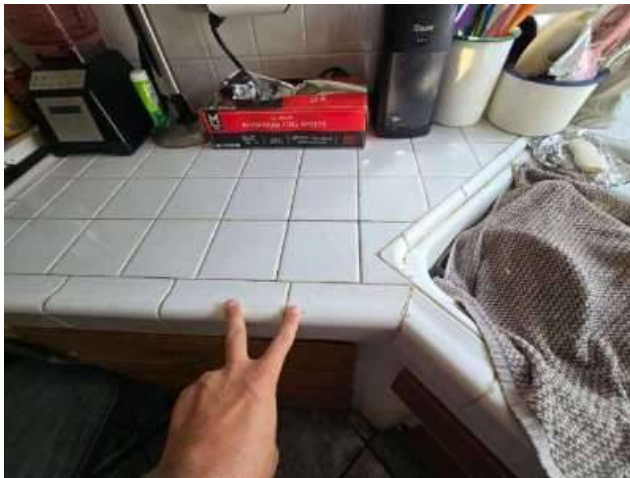


Photo 57-2

58)  One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 58-1

59) The cooktop exhaust fan was inoperable. Recommend that a qualified person repair or replace as necessary.



Photo 59-1

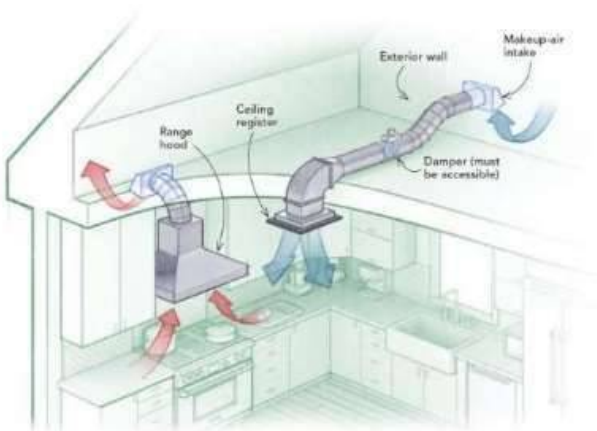


Photo 59-2

60) Rust and corrosion was found at water supply lines and drain lines under the sink. Recommend having a qualified person repair as well.



Photo 60-1



Photo 60-2

61) Kitchen overview.



Photo 61-1



Photo 61-2



Photo 61-3

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: Half bath, second floor

Location #B: Full bath

Location #C: Master bath, first floor, Not accessible

Condition of counters: Appeared serviceable

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

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

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, Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows, Spot exhaust fans

62) The water supply was inoperable or there was no water flow at the sink, toilet, bathtub and/or shower at location(s) #A and B. As a result the inspector was unable to fully evaluate. Shut-off valve(s) may be turned off, or repairs may be needed. Recommend asking the property owner about this if possible, and that a qualified plumber evaluate and repair if necessary.



Photo 62-1



Photo 62-2

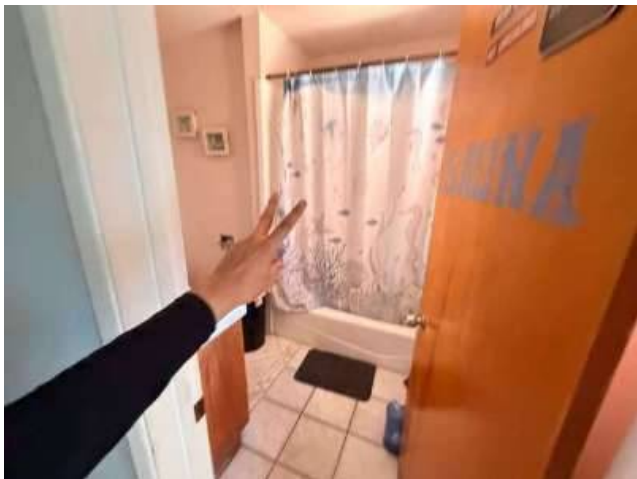


Photo 62-3



Photo 62-4



Photo 62-5



Photo 62-6

63)  One or more cabinets, drawers and/or cabinet doors at location(s) #B were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 63-1

64)  The exhaust fan at location(s) #B was noisy or vibrated excessively. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 64-1

65)  The toilet flush mechanism was loose or damaged at bathroom location(s) #B. Recommend having a qualified person repair or replace as necessary.



Photo 65-1

66)  Tile, stone and/or grout in the flooring at location(s) #B was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.



Photo 66-1



Photo 66-2

67) 🧰 The shower head wall plate at location(s) #B was loose, missing or damaged. Recommend that a qualified person repair as necessary.



Photo 67-1

68) 🧰 ⓘ The sink at location(s) #A and B was worn, blemished or deteriorated.



Photo 68-1



Photo 68-2

69) 🔍 ⓘ Bathroom #C was located in 1st floor master bedroom, however the door was locked and couldn't be fully evaluated. Recommend having a qualified person further evaluate once conditions have been corrected.



Photo 69-1

70)  The bathtub at location(s) #B was worn, blemished or deteriorated.



Photo 70-1

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. Determining the cause and/or source of odors is not within the scope of this inspection.

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

Exterior door material: Wood, Glass panel

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

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

Type(s) of windows: Vinyl, Metal

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

Wall type or covering: Drywall

Ceiling type or covering: Drywall, Acoustic spray

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

Flooring type or covering: Wood or wood products, Laminate

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

71)   One or more interior doors had a keyed lockset or deadbolt installed. This is a safety hazard for small children in the event that they lock themselves in the room, do not know how to unlock the door, and the key is not available. Recommend that a qualified person replace keyed locksets and/or deadbolts with "privacy" locksets (no key required) as necessary.



Photo 71-1

72)   Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 72-1



Photo 72-2

73)    Some ceilings in this structure had ceiling texture possibly installed prior to the mid-1980s. This material may contain asbestos, which is a known health hazard. Laws were passed in the United States in 1978 prohibiting use of asbestos in residential structures, but stocks of existing materials were used for some time thereafter. The client may wish to have this ceiling material tested by a qualified lab to determine if it does contain asbestos.

In most cases, when the material is intact and in good condition, keeping it encapsulated with paint and not disturbing it may reduce or effectively eliminate the health hazard. If the client wishes to remove the material, or plans to disturb it through remodeling, they should have it tested by a qualified lab and/or consult with a qualified industrial hygienist or asbestos abatement specialist. For more information, visit:

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



Photo 73-1



Photo 73-2

74) This structure appears to have settled, based on the presence of cracks in walls, ceilings. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs.



Photo 74-1



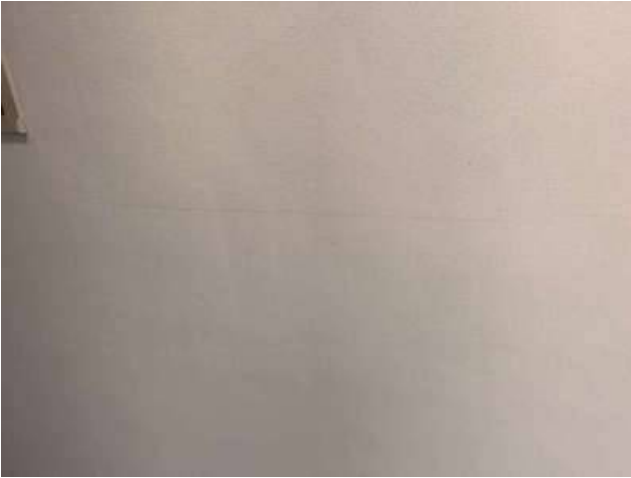
Photo 74-2



Photo 74-3



Photo 74-4

**Photo 74-5**

75) 🔧🔍 Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](https://www.reporhost.com/?SQUEAK) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit: <https://www.reporhost.com/?SQUEAK>

**Photo 75-1**

76) 🔧🔍 Fungal rot was found at one or more locations. Conductive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

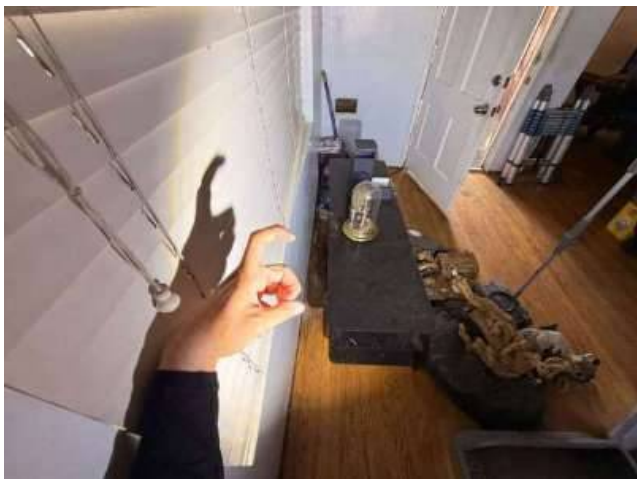


Photo 76-1



Photo 76-2

77)  Some exterior door hardware, including locksets were missing. Recommend that a qualified person repair or replace as necessary.



Photo 77-1

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



Photo 78-1



Photo 78-2

79)  Some interior door hardware (locksets) were missing. Recommend that a qualified person repair or replace as necessary.



Photo 79-1



Photo 79-2

80)  Lock mechanisms on one or more windows were missing. This can pose a security risk. Recommend that a qualified person repair as necessary.



Photo 80-1

81)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



Photo 81-1



Photo 81-2

82)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 82-1



Photo 82-2

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



Photo 83-1

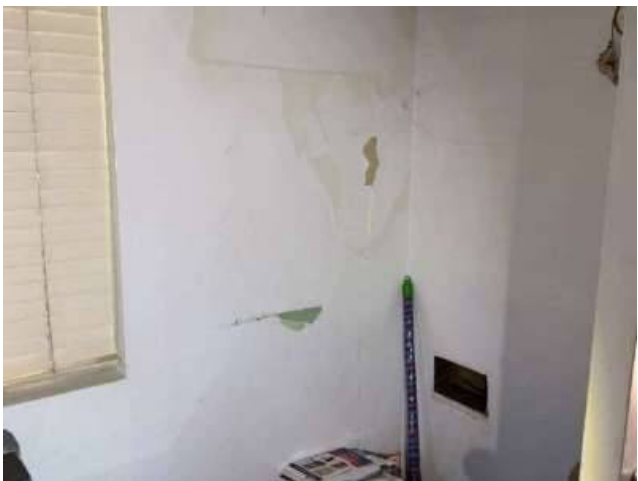


Photo 83-2

84)  Laminate, vinyl, linoleum or marmoleum flooring in one or more areas was damaged and/or deteriorated. 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 84-1



Photo 84-2



Photo 84-3



Photo 84-4

85)  Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.



Photo 85-1



Photo 85-2

86) 🛠️ One or more "pocket" doors were stuck or difficult to operate. Recommend that a qualified person repair as necessary.



Photo 86-1



Photo 86-2

87) 🛠️ Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.



Photo 87-1



Photo 87-2

88) 🛠️ Paint was chipping, bubbling or peeling at one or more areas. Recommend having a qualified person repair as necessary.

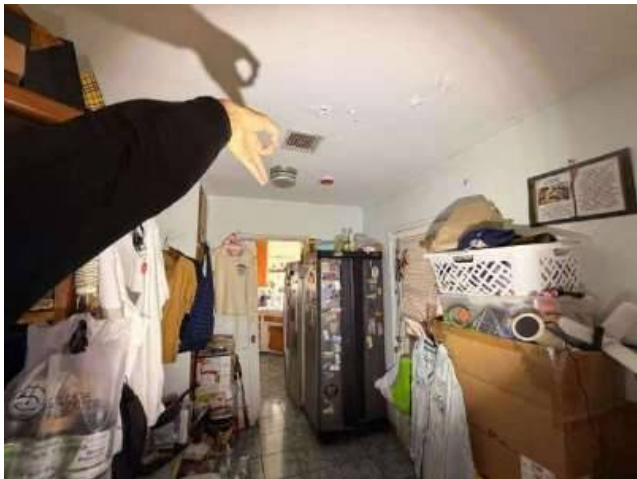


Photo 88-1



Photo 88-2

89)   Many windows used single-pane glass. Single-pane windows are prone to sweating and are one of the largest sources of heat loss in winter and heat gain in the summer due to their low insulating ability and high air leakage rates. Consider replacing single-pane windows with multi-pane windows.



Photo 89-1



Photo 89-2



Photo 89-3

90)   Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.



Photo 90-1

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.

This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A complete copy of the STANDARDS OF PRACTICE we adhere to can be found at the following link: <http://www.nachi.org/sop.htm>