BPG Inspection, LLC



1163 Tucson Court
El Cajon CA 92021

Client(s): Phillips
Inspection Date: 4/29/2026
Inspector: Mark Kirkland ,

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Date: 4/29/2026	**Time:** 01:30:00 PM	**Report ID:** 1136606
Property: 1163 Tucson Court, El Cajon, CA 92021		**Prepared By:** Mark Kirkland

General Information

Scope
This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports
If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee
BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions
The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Style of Home: Multi Story Single Family Dwelling	**Home Viewed From:** Front Door	**Building Status:** Occupied With a Heavy Amount of Interior Furnishings - Limiting Access to a Number of Areas
Age Of Structure: 56 to 60 Years	**Age Determination:** By Agent	**Attendees:** Seller
Weather: Clear	**Precipitation:** No Precipitation	**Temperature:** 70 - 80 degrees
Lot Topography: Hillside	**Soil Condition:** Dry	**Standards of Practice:** American Society of Home Inspectors

1. Introductory Notes

Inspection Items

CLIENT ADVICE

☒ ◆ **WHAT TO DO UPON RECEIVING YOUR HOME INSPECTION REPORT**

Please read the entire full report ASAP. If you have any **questions or concerns or need changes** made to the report, *call your inspector immediately* direct at **928-246-3208**, seven days a week.

All ACTION ITEMS and CONSIDERATION ITEMS needing further evaluation, repair, modification, etc., are to be performed by a **"qualified licensed technician, contractor or engineer", BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW.**

DO NOT NEGLECT TO TAKE ACTION ON ALL REPORT RECOMMENDATIONS BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW!

◆ **All recommended further evaluation, repairs, corrections and modifications should be performed by a qualified licensed technician, contractor or engineer, unless otherwise stated.**

Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE investigation options or contractual time limits close. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

◆ Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary"

for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

- In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.



Water left side



Gas left side



Electric left side

- All "recommended upgrades" are based on your inspector's understanding of present industry standards, as they relate to the systems and components of this home. These recommended upgrades are not required but as stated, are recommendations to bring the system or component in line with present industry standards.
- If specific information on the characteristics and performance of this particular hillside property is desired, a qualified specialists, such as a geologist, structural engineer and or a geo-tech engineer, should be consulted.

INSPECTION SCOPE

- The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. **The inspection does not include any attempt to find or list cosmetic flaws (scratches, cracks, stains, etc.). You, the client, are the final judge of aesthetic issues.** The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.
- While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building.

  - SUGGESTION: Budget annually for unforeseen repairs and/or the purchase of a comprehensive home warranty policy.

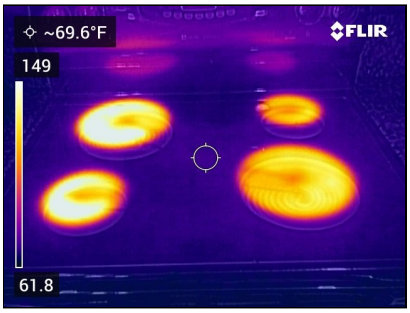
- Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing. However, the timer cover is damaged and the timer is exposed. A qualified technician should perform repairs.



- We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyse surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.



No abnormal heat in electric panel



Kitchen appliances were operational



No visible leaks under sinks

- The inspection of the exterior storage sheds and any related equipment is not included in the scope of this Inspection and Report.





PERMITS

- Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

ENVIRONMENTAL

- Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.
- Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for mold is not within the scope of this inspection.
- Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces.
  - Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.
- Given the age of this property, it may have some products in it that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as an ingredient in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, vent pipe, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for asbestos content in any material is not within the scope of this inspection.

WALK THROUGH INFORMATION

- **During your final walk-through inspection** you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your real estate professional, prior to closing.

PICTURES

- Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Slab (poured in place concrete)	**Floor Structure:** Wood Joists Not Visible Slab	**Roof Structure:** Engineered Wood Trusses
Ceiling Structure: Wooden Joists Wooden Trusses Not Visible	**Floor Insulation:** None	**Wall Structure:** Wood
Wall Insulation: Not Visible		

Inspection Items

CLIENT INFORMATION

- When there is visible evidence of structural damage, there may also be hidden damage. We cannot report on unseen structural components. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.
  - All damaged materials should be repaired or replaced.

SLAB FOUNDATIONS AND CRAWLSPACES [Inspected]

LIMITATIONS: ROOF FRAMING

- The ceiling joists are concealed by thermal insulation. They could not be visually inspected.

ROOF and CEILING FRAMING [Inspected]

LIMITATIONS: WALL FRAMING

- Because all of the walls are concealed by finished surfaces, the composition and condition of the wall framing could not be determined.

WALL FRAMING [Inspected]

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Cladding: Stucco Wood Siding	**Driveway Surface:** Concrete on Grade	**Walkway Surface:** Concrete on Grade
Patio Surface: Concrete on Grade	**Patio/Deck Cover:** Wood Fiberglass Panel	

Inspection Items

CLIENT INFORMATION

- Fences and gates were not inspected unless specifically mentioned in the report, and are not within the scope of this inspection.
- The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather.
- Verifying the existence of permits, engineering and/or methods of reinforcing in the installation of a retaining wall is beyond the scope of this inspection.
  - Ask the owner to disclose any pertinent information regarding the permits and/or engineering that may have been required on the retaining wall.

DRIVEWAYS AND WALKWAYS [Inspected]

- Damage to the right side walkway has created trip hazards. The damaged areas should be replaced or repaired as needed.



GRADING, DRAINAGE, RETAINING WALLS [Inspected]

- The yard grading on the rear of the home has a very low slope grade or drains toward the home. Water may tend to pool along this side of the house. A below grade drainage system, regrading the area, or installing swales may help to drain this area quickly. Monitor the area during heavy rains.
  - Have a qualified contractor or landscaper evaluate the area and perform repairs as needed.





- No weep holes are present at the base of the retaining wall at several areas of the property. Weep holes are often installed in retaining structures to facilitate drainage and relieve water pressure behind the wall.

  - If the need for additional drainage becomes apparent, weep holes should be installed to reduce the pressure on the retaining structure, and extend its effective life.

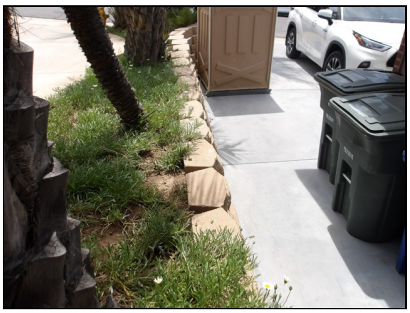
- The retaining wall shows some cracks, stucco damage, and deterioration, but appears stable. A licensed contractor and/or specialist should evaluate and repair as needed.







- The retaining wall lacks a guardrail and one should be considered to prevent children from an accidental fall at driveway area.



- A drain cover at the front of the home was damaged and the drain appears to be clogged. Replacement of the damaged cover to prevent debris from clogging the drain is recommended. A licensed contractor and/or specialist should clean the drain and make sure it is unclogged.



PATIOS and COVERS [Inspected]

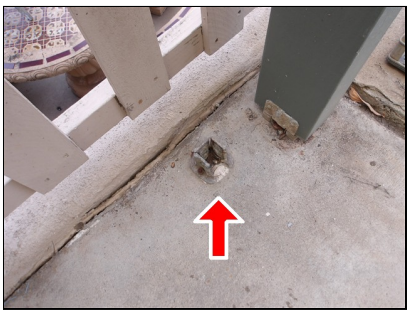
- The rear patio cover is attached to the fascia. The fascia is not designed to carry the additional weight of the cover. The cover should be attached to the building by a qualified technician.



◆ The patio has cracks. The damaged areas should be evaluated and repaired as needed.



◆ Post bases for a future or past patio cover are present at the rear yard. The metal straps protrude from the walking surface and can be a safety hazard.
- Protect or cover the post bases or straps until ready to use.



◆ The patio is not adequately sloped away from the structure at several areas. This condition promotes water accumulation near the building, which could result in deterioration of the foundation and water penetration under the structure. Periodic examination of this area is recommended. Modification or reconfiguring the patio would reduce the potential for moisture intrusion.





- We observed signs of previous non standard repairs to the rear patio where the wall meets the concrete. We believe someone tried sealing the area to prevent moisture damage. We recommend having a licensed contractor and/or specialist evaluate the area and interior walls for possible moisture damage.





- The patio cover has signs of wood destroying organisms (refer to termite report for repairs) at the rear of the home. A qualified technician should inspect further and repair as needed.





- The patio cover is not braced per current industry standards at the rear of the home. A qualified technician should inspect further and repair as needed.



WALL CLADDING AND TRIM [Inspected]

- Sections of the stucco at the exterior of the building is cracked, deteriorated or damaged. We did not list or identify every location in this report.
  - A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.



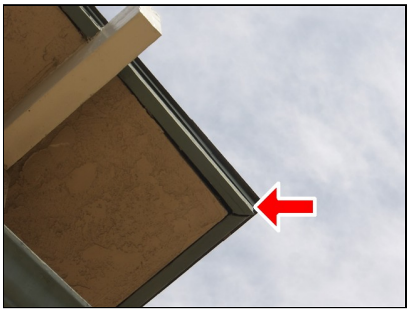
- Soil is at or above the weep screed at several areas.
  - We recommend adequate clearances be provided in accordance with current standards.





EAVES, SOFFITS, FASCIA AND PAINT [Inspected]

- A gap was noted at the eaves which can allow insects or small pests to enter attic. A qualified technician should perform repairs.



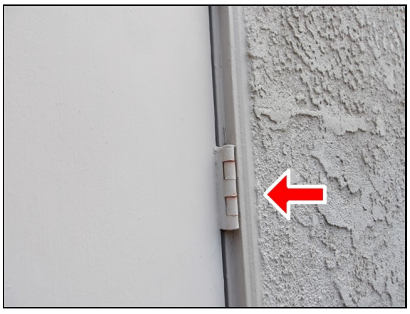
Front exterior

DOORS [Inspected]

- The door at the side entry garage is at or level with exterior walkway. This installation can lead to water damage around doorway and water intrusion into home.. A qualified technician should make any needed repairs or modifications.



- The hinges are installed on the exterior of the door at the garage. This allows the pins to be easily removed, permitting unauthorized entry.
  - We recommend installation of non-removable hinge pins or other security devices.



- The door at the side entry garage deteriorated at the bottom. A qualified technician should make any needed repairs or modifications.



STEPS and RAILINGS [Inspected]

- A proper handrail is needed on the exterior steps on the rear of the building. No rail is installed.
  - Handrailings should be installed, to reduce the potential for personal injury at this location.





☒ ◆ The stairway is nonconforming. The configuration of the stairs indicates improper design and/or workmanship. A qualified technician should repair or modify the stairs as necessary to ensure that they comply with the latest building standards and local regulations.




VEGETATION and PLANTERS [Inspected]

◆ Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.

LIMITATIONS to PEST CONTROL ISSUES

◆ Our observations regarding evidence of pests (termite, dry rot, fungus, moisture deterioration) are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Please refer to the termite inspection report for corrections and repairs. Repairs should be performed as needed.

FENCES and GATES [Inspected]

◆ The wood fencing at several areas of the property is leaning. - Damaged fence elements should be repaired if possible, or replaced as necessary.



4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Method Used to Observe Roof Covering: Walked Roof Surface	**Roof Covering:** Asphalt/Fiberglass Shingles	**Roof Slope:** Medium
Roof Sheathing: Plywood	**Vent Flashing Material:** Sheet Metal Mastic	**Gutters:** Metal Gutters and Downspouts
Valley Flashing Material: Lap		

Inspection Items

CLIENT INFORMATION

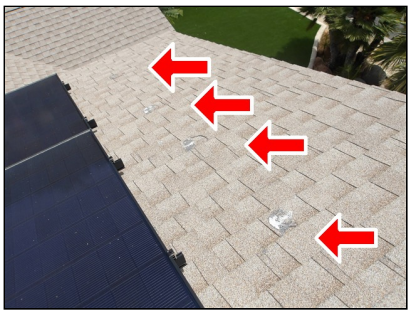
- All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based on the assumption that the roof will be conscientiously maintained.

LIMITATIONS: ROOFING

- When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ROOF COVERINGS [Inspected]

- Several shingles at the upper front roof are damaged. We believe this be from when they installed the solar panels. A qualified roofing contractor should repair or replace any damaged areas as needed.





FLUES and CAPS [Inspected]

FLASHINGS [Inspected]

- The mastic used to seal the roof penetrations is deteriorated. All deteriorated mastic sealant should be repaired as necessary to help prevent leaks.



GUTTERS/ DOWNSPOUTS AND DRAINS [Inspected]

CHIMNEYS [Inspected]

- There are cracks present in the chimney mortar and masonry.
  - The chimney should be evaluated by a technician and repaired as needed.



SKYLIGHTS and SOLAR PANELS [Not Inspected]

- Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field.



5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Main Water Shutoff Location: Exterior	**Water Source:** Public	**Shut Off Valve Type:** Ball Valve
Water Pressure: 66 to 70 psi	**Plumbing Water Supply Material (into the structure):** Copper where visible	**Plumbing Water Distribution Material (inside structure):** Copper where visible Not all plumbing lines are visible
Plumbing Waste Material: ABS Where visible Not all drain lines are visible	**Water Heater Location:** Garage	**Water Heater Power Source:** Natural Gas
Water Heater Capacity: 40 Gallon	**Water Heater Age:** 5 years	**Gas Type:** Natural Gas
Gas Shutoff Location: Meter	**Main Sewer Cleanout Location:** Front Rear	

Inspection Items

CLIENT INFORMATION

- Water is probably the number one nemesis of the home owner. Wall and roof leaks, plumbing leaks and condensation are a constant possibility. When water is allowed to intrude or condense within the structure, the possibility of damage, decay and/or mold exists. My report notes any conditions I observed at the time of the inspection. However, water intrusion is not always immediately identifiable and may take time and weather to surface. It is very important that you maintain the proper grade around the home, monitor and maintain your roof system, and respond immediately to exterior, roof, attic and crawl space maintenance issues. Further, it is vital to respond to plumbing leaks at once and to provide adequate attic, bathroom, and crawl space ventilation. This is FYI.
- Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

LIMITATIONS: PLUMBING WATER SUPPLY

- During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:

  -- The main water supply shutoff (although we will report on its existence and location when accessible.

  --The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)

  --The water heater tank supply or drain valves: Any stop valves supplying water to plumbing fixtures.

  --The laundry supply shutoff valves. Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

- As of January 1, 2017, building standards/state law require that flow rates for fixtures in homes built prior to 1994 not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. These items should be verified prior to close of escrow. Refer to seller.
- Storage under the sink prevented access to inspection of all features contained there in several rooms. Removal of the items may expose other non-reported conditions. The cabinets and walls under the sinks should be evaluated for leaks and damage prior to close of escrow.





MAIN WATER SHUT-OFF [Inspected]

PLUMBING WATER SUPPLY [Inspected]

- There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.
  - This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.



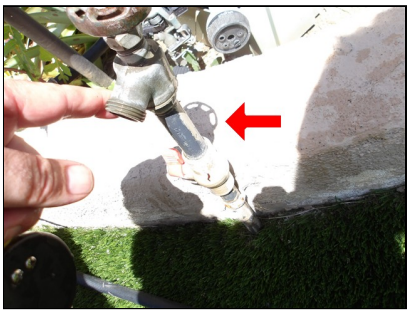


- Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.
- Several hose bibbs on the building are leaking at the valve stem. A qualified plumber should make repairs or modifications as necessary.





- The front yard hose bibb pipe is loose and spins when you try to turn on the water. A licensed contractor and/or specialist should perform repairs to prevent leaks.

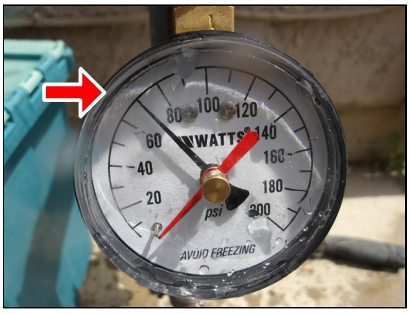


- One or more hose bibbs on the building have broken or missing handles. A qualified plumber should make repairs or modifications as necessary.



Left front corner

- Water pressure was taken at an exterior hose bibb and pressure was within normal limits of 40-80 psi.



70

PLUMBING FIXTURES and DRAINS [Inspected]

WASTE and VENT PIPES:LIMITATIONS

- This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

WASTE and VENT PIPES [Inspected]

- Some properties require periodic cleaning of drain lines due to tree root penetration. The older, cast iron and/or clay drain lines installed in several homes can also experience blockages due to internal rusting or soil settlement or upheaval. We cannot determine the condition of underground pipes during our inspection. -- Given the age or history of the drain lines, we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as needed. Home owners are responsible for the sewer pipes and main sewer lateral piping all the way to the middle of the street, where it connects to the city sewer system.

WATER HEATER : LIMITATIONS

- Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.

WATER HEATER [Inspected]

- This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Changes in the building standards may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.
- The water line connections are corroded.
  - These connections are dry at the time of the inspection and repairs should be made as necessary.



- The discharge pipe for the temperature & pressure relief valve on the water heater does not drain downward, as required. It goes up for a little before going back down. A qualified technician should make any needed repairs or corrections.



- The water heater temperature dial was set high and can be scalding hot. High temperatures can cause skin burns. It is recommended to set the temperature at mid range upon moving in, and see how effective the unit is.



132 degrees

- There is no exterior routed catch pan and drain installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure or if the water heater leaks, the water will flood the floor or surrounding structure and cause water damage to the home. Consider installing a properly routed drain pan and pipe as a recommended preventive upgrade (this often requires the water heater to be drained, removed, reinstalled and may be expensive).

WATER HEATER GAS and ELECTRIC CONNECTIONS [Inspected]

WATER HEATER COMBUSTION and VENTING [Inspected]

- The water heater vent is not mechanically fastened at the joints or connections in accordance with industry standards. This can be unsafe. The vent joints should be properly secured by a qualified technician.



WATER HEATER SEISMIC STRAPS [Inspected]

- The straps located at the top and the bottom of the water heater are loose and do not secure the tank to the wall. This allows movement during seismic activity and the unit is susceptible to physical damage. We recommend the water heater be secured properly, per current standards.



GAS SYSTEM [Inspected]

- There is no "emergency" seismic shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be secured to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

GAS PIPES and VALVES [Inspected]

- The condensate or sediment trap is missing at the gas appliances (water heater and/or heater). Gas valves installed on all gas appliances should be protected by a short pipe 'T' called a trap/drip leg that is installed closest to the appliance. The trap's purpose is to capture any debris or moisture that might be pushed through the gas line before it can foul the gas valve. Consult a licensed gas plumbing contractor for any required repair.

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Under Ground Service 120 - 240 volts	**Service Ampacity:** 125 AMP	**Main Panel Location:** Exterior
Circuit Protection Type: Circuit Breakers	**Wiring Type(s):** None metalic sheathed Cloth insulated cable	**Main Disconnect Location:** Inside of the Main Distribution Panel

Branch Wiring: Copper	**Grounding Type:** Driven Rod	**GFCI's:** Some Installed
Arc Fault Protection: No Recommend upgrade		

Inspection Items

CLIENT INFORMATION

- Testing the function of the main disconnect is not in the scope of this inspection.
- A photovoltaic electric generation system is installed on the roof surface. These systems perform best when clean. Periodically rinse off the panels with a water hose during the cool time of day. Rinsing is all that is recommended.

  Warnings are noted on the main electrical panel. We recommend becoming familiar with these systems and how to monitor the performance. Get operation and warranty information if available or request from manufacturer or installation company. Inspecting solar systems is beyond the scope of a routine home inspection.

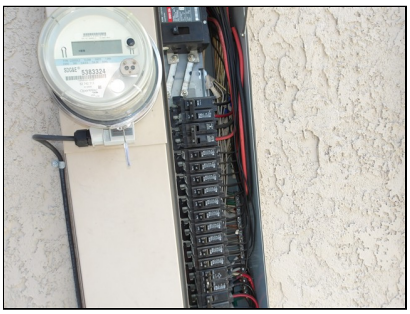
  Usually these systems can be monitored " on line".

SERVICE ENTRANCE CONDUCTORS/AMPACITY [Inspected]

METER AND GROUNDING [Inspected]

MAIN DISTRIBUTION PANEL [Inspected]

- The wiring inside the panel is crowded, "jumbled." Crowded wiring can lead to shorting of the wiring inside the panel. The crowded wires can also limit the inspectors ability to identify discrepancies.
  - A licensed electrical contractor should service the panel to insure its safe function.
- The electric panel was full with no empty available spots. We recommend contacting an electrician if additional circuits are needed.



CIRCUIT BREAKERS [Inspected]

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- No GFCI (ground fault circuit interrupter) protection is present at all locations per current industry standards. Missing at garage and kitchen. This may not have been required at the time of construction but current industry standards requires GFCI protection in all bathrooms, garages, exteriors, laundry rooms, basements and kitchens. **As a safety upgrade, consider installing GFCI protection at all recommended locations.**

WIRING [Inspected]

- Exposed wiring and improper wire connections at the lower level ceiling light. We recommend a qualified technician make any repairs needed.



- Extension cords are being used as permanent wiring at the garage. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard. Removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.

EXTERIOR RECEPTACLES AND FIXTURES [Inspected]

- Several outside outlet covers are damaged/missing and needs repaired or replaced.



- This area has timer, or sensor-controlled lighting. Testing of lights controlled by timers or sensors is beyond the scope of this inspection.
  - The function of the fixtures should be verified before closing escrow.

INTERIOR RECEPTACLES AND FIXTURES [Inspected]

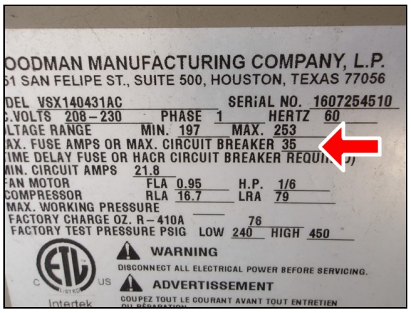
- Two or more receptacles are not grounded at the upstairs left bedroom. A qualified electrician should make any needed repairs.



- One of the receptacles in most all the rooms was connected to a wall switch, allowing control of a cord-connected lamp or appliance.

HVAC [Inspected]

- The local disconnect is over fused. Max recommend is 35 amps and 40 amps is currently installed. Have a licensed electrician install a breaker/fuse that meets the manufacturer's installation instructions.





7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Heat Type: Forced Air	**Number of Heat Systems:** One	**Heat System Location:** Hallway Closet
Heater Age: 20 to 25 years	**Energy Source:** Natural gas	**Filter Type:** Cartridge
Number of AC Units: One	**Compressor Age:** 10 Years	**Cooling Equipment Type:** Split System

Inspection Items

CLIENT INFORMATION

- WARNING GAS, FUEL OIL, AND SOLID FUEL BURNING APPLIANCES (SUCH AS FURNACES, BOILERS, STOVES, FIREPLACES, SPACE HEATERS, WATER HEATERS, AND GAS LOGS), IF NOT PROPERLY INSTALLED AND MAINTAINED, CAN BE A SOURCE OF HAZARDS SUCH AS BURNS, FIRES, CARBON MONOXIDE POISONING AND EXPLOSIONS!! Never use a gas-fired kitchen range or oven to heat your structure!! Gas Leaks: Natural Gas, Propane and Butane are odorless. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gases are explosive. If you notice a strong gas odor, or even suspect the presence of natural or LP Gas, do not attempt to find the cause yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone in your structure. Leave the building, and leave the doors open to ventilate the building. Call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department.
- It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.
  - If you have concerns about capacity, we suggest you have the system reviewed by a qualified HVAC contractor to determine the capacity of the unit and if it is adequately sized for the building.

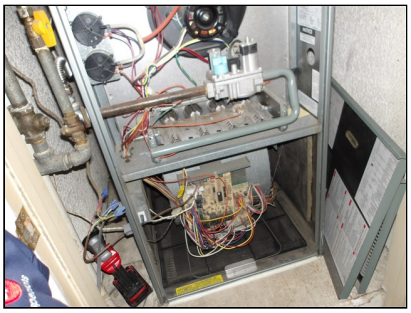
LIMITATIONS - FAU [Inspected]

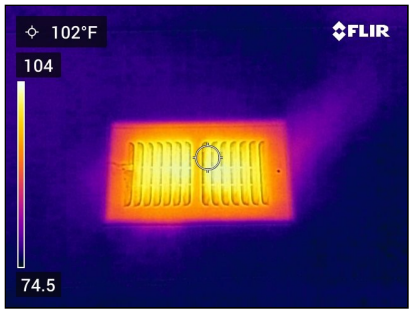
- The design and construction of a typical modern furnace heat exchanger prevents visual access to most of its surfaces. Disassembling a furnace (except for removing panels used for routine servicing) is beyond the scope of this inspection. Therefore, our view of heat exchangers is necessarily limited. -- A more exhaustive and invasive inspection can be done by a qualified heating technician, who could remove burners, fan, or plenum as needed to gain access to the heat exchanger components.

HEAT - GENERAL CONDITIONS [Inspected]

- All HVAC (heating, ventilation and air conditioning) systems would benefit from a yearly check up and cleaning by an HVAC technician. The older a unit is, the more important this becomes. The heater was operational at the time of the inspection.

- The heater unit showed signs of aging and wear, but were in otherwise functional condition. The system is approximately 25 years old and the average life expectancy is approximately 20 years for this type of unit. Routine service will assist in the longevity of the unit. We recommend you have the unit serviced by a licensed HVAC technician prior to close of escrow.





104 at register with heater on

THERMOSTATS [Inspected]

DUCTING, FILTERS, PLENUM [Inspected]

- Change or clean the HVAC filter upon moving in and periodically, depending on usage of the furnace and AC. This is FYI.

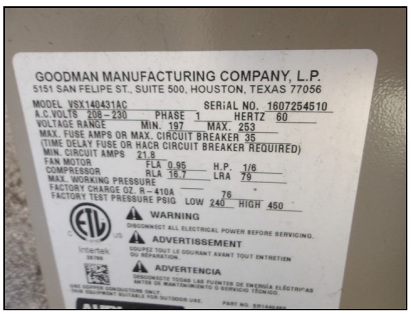
COMBUSTION AIR/RETURN AIR [Inspected]

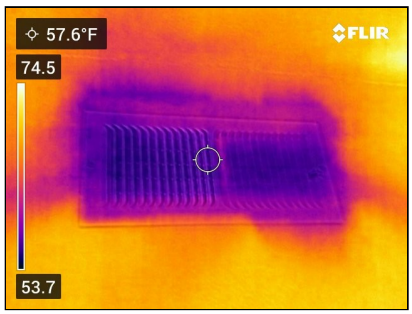
- The upper combustion air opening is no longer allowed to be screened. This is to prevent attic insulation from blocking the combustion air opening. A qualified technician should remove the screen as needed.



A/C EQUIPMENT [Inspected]

- AC cooling temperature. The temperature drop was within cooling limits and the system was functional at time of inspection. This is FYI.





53 at register with AC on

- The secondary condensation line was never installed. This may not have been a requirement when the unit was originally installed but all current AC units are required to have a primary and secondary condensation line or water sensor shut off. Consider having a qualified technician install a secondary line if desired or when the unit is replaced.



- The compressor is missing the straps to platform connection. This is a maintenance issue and should be repaired/ corrected. A qualified HVAC technician should make any needed repairs or modifications.

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Method Used to Observe Attic: Entered	**Attic Access:** Second Floor Hallway Hallway	**Attic Insulation:** Batt Fiberglass
Attic Ventilation: Passive Soffit Vents Gable Vents		

Inspection Items

LIMITATIONS OF ATTIC ACCESS

- We could not access one or more attic areas due to one or all of: no access, low headroom, vaulted ceilings, insulation concealing the rafters, duct work, temperature, unsafe conditions, storage, etc. Further evaluation is advised if the client has concerns about these areas.







ATTIC ACCESS CONDITIONS [Inspected]

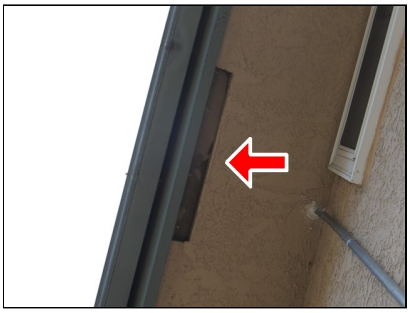
ATTIC MOISTURE CONDITIONS [Inspected]

- Water stains are evident on the roof sheathing. However, we could not confirm an active leak.
  - The source should be identified and necessary repairs performed.




ATTIC VENTILATION CONDITIONS [Inspected]

- Soffit vents are blocked by insulation which restricts airflow into the attic. This should be corrected as needed to reduce the risk of ice damming and potential moisture problems. Balanced ventilation helps meet roof manufacturer installation requirements.



ATTIC INSULATION CONDITIONS [Inspected]

IMPORTANT CLIENT INFORMATION

- Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control providers to see if they offer services that help prevent wildlife intrusions.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Style:	Garage Door Type:	
Attached	One Automatic	

Inspection Items

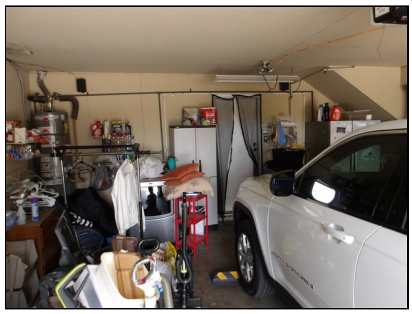
CLIENT INFORMATION

- There is evidence of rodent activity in the form of droppings and/or traps in the garage. While it is possible that there is no current infestation, it would be prudent to set bait and/or traps, then monitor the bait and traps.
  - If the problems persist, call a licensed exterminator.




LIMITATIONS ABOUT INSPECTING the GARAGE

- The presence of personal items limited access to the garage at the time of this inspection.
  - A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.


GARAGE CEILINGS [Inspected]

- There is evidence of past leaks in the garage ceiling. In our opinion, leaks could still exist in one or more areas. A qualified roofing contractor should evaluate the roof and make repairs or modifications as necessary.



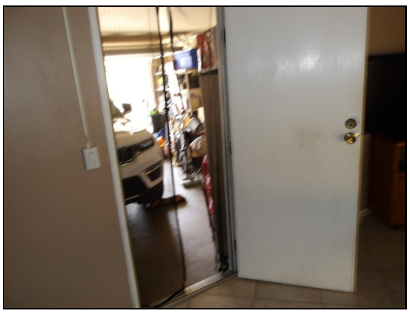

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION) [Inspected]

- One or more garage vent screens are torn or loose. This could allow pests to enter.
  - All garage vents should be properly screened.



PASSAGE DOOR FROM GARAGE TO INTERIOR [Inspected]

- The passage door from the garage to the interior is missing the self closing device and is missing the rating label, rating unknown. A qualified technician should make repairs or modifications as necessary to restore the fire separation.



GARAGE FLOOR [Inspected]

GARAGE DOOR(S) and HARDWARE [Inspected]

GARAGE DOOR OPERATORS [Inspected]

- The garage door opener raises and lowers the door properly and it stopped and reversed when the light beam was interrupted. We did not test the auto-reversing or stop function of the opener by physical force because of the potential to damage the door or the opener.
- The automatic opener for the garage door is using an extension cord as permanent wiring, and should have its own outlet. A qualified technician should make any needed repairs or modifications.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board Spray Applied Accoustic Material	**Wall Material:** Sheetrock/Drywall/Gypsum Board	**Floor Covering(s):** Carpet Tile Vinyl
Window Type/Design: Sliding Fixed Double Pane Vinyl Frame	**Number of Fireplaces:** One	**Types of Fireplaces:** Brick Masonry Gas line capped off

Inspection Items

INTERIOR INSPECTION LIMITATIONS

- The presence of many personal items limited access to the house at the time of this inspection.
  - A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.




CEILINGS [Inspected]

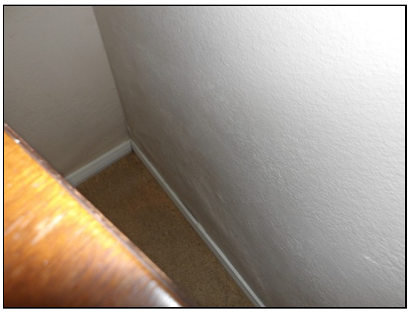
- The material on several ceilings is a type that may contain asbestos. Asbestos content can be determined only by laboratory testing.
  - We encourage you to obtain further information on asbestos, as needed, from a licensed asbestos consultant or abatement contractor.
- Minor cracks are evident in the ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance.

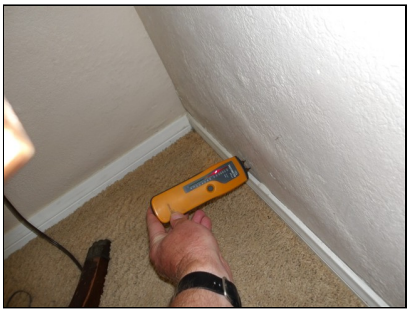
WALLS [Inspected]

- The drywall is deteriorated and stained at the entry steps. No active moisture noted at time of inspection. A qualified technician should make any needed repairs.



- There are water stains on one of the walls in the front right corner of the living room. The area test positive for moisture but we were unable to identify the source of the leak(s). Continuous leakage can promote structure damage. Ask the occupant when the leaks occurred and what repairs, if any, have been done to fix them. If no repairs have been made, have a qualified technician find the sources of the leak(s) and make repairs or modifications as necessary.



FLOORS [Inspected]

WINDOWS [Inspected]

- We operated a representative sample of the windows, but did not open, close, and latch every window. Windows were found to be generally functioning.
- The windows/screens were very dirty. This condition makes dual pane windows more difficult to inspect for broken seals. We recommend cleaning the windows and inspecting for signs of staining or condensation between the glass. If staining or condensation is present then we recommend contacting a glass specialist for further evaluation and repairs.
- Condensation, staining or droplets, is present between the panes of insulated glass windows in three or more locations. This suggests a failure of the factory seal between the twin pieces of glass. Unfortunately, there is no simple, permanent, "fix" for this condition short of replacing the glazing unit. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did not attempt to list every fogged window. Have a qualified glass contractor check all windows before closing escrow. Any insulated glass units which display symptoms of breached seals should be replaced as desired





BEDROOM FIRE SAFETY EGRESS [Inspected]

DOORS [Inspected]

- A number of interior doors need adjustment or repair to restore proper operation. A qualified technician should adjust, repair or replace the door hardware as necessary.

CLOSETS/CABINETS [Inspected]

STAIRWAYS AND RAILINGS [Inspected]

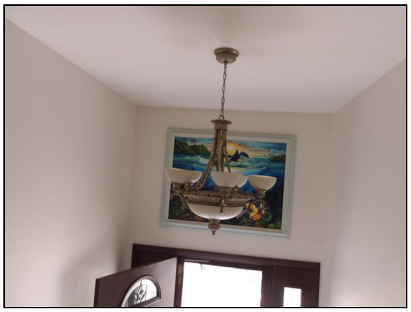
☒ ◆ The handrail on the stairs leading to the second floor is loose.
- The railing should be reinforced or replaced as necessary by a qualified technician.



☒ ◆ The guard rail at the upper floor landing is less than 42" from the floor that is required by modern standards. This may have been an allowed configuration at the time of construction but it does not meet the current industry standards. **For safety reasons and as a recommended upgrade, a qualified technician should consider making repairs or modifications.**



☒ ◆ There is no three way switch to operate a light for the entry stairway and bottom level staircase. This may be unsafe for people using the stairs when it is dark. A light controlled by a three way switch should be installed per industry standards.





☐ ◆ The entryway steps are wide enough were a second hand rail should be installed. This may not have been required when the home was built but we recommend upgrading now for safety. A licensed contractor and/or specialist should install an additional handrail.



SMOKE DETECTORS/CO DETECTOR [Inspected]

- The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We recommend replacing all batteries and testing with simulated smoke upon occupying the building.

  The average life expectancy of smoke detectors and CO detectors is approximately (7-10) years unless otherwise noted by the manufacture. This is FYI.

- The number of smoke detectors is less than would be required by modern standards. Missing bottom level, middle level and in bedrooms. Most cities want the detectors in each bedroom, hallway leading to the bedrooms and if multi-storied, at the top and bottom of the staircase at each level. Smoke detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.
- The number of carbon monoxide detectors is less than would be required by modern standards. Missing on all three levels. One carbon monoxide detector is required on each level of a multi level home. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.

FIREPLACE [Inspected]

- The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a portion of the fireplace, chimney and flue was visible. If you wish additional evaluation, contact a chimney sweep. **We recommend all chimneys be cleaned and inspected by a licensed chimney specialist prior to being used.**
- The family room fireplace flue and firebox has a build-up of soot and/or debris. The condition of the flue and firebox could not be fully determined.
  - A qualified chimney sweep should clean & evaluate the flue and chimney.





- The family room fireplace is served by a natural gas line that is controlled by a valve near the hearth. The gas line is capped off. A plumber can install a log lighter or gas logs as needed.



11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Cooking Fuel: Electric	**Cabinetry:** Laminate	**Countertop:** Stone
Sink: 2 Bowls	**Dishwasher:** Yes	**High Loop/Air Gap Installed:** Yes
Built in Microwave: Yes	**Disposal:** Yes	**Exhaust/Range Hood:** Recirculating Exhaust Fan Built into the Microwave
Range/Cooktop: Yes		

Inspection Items

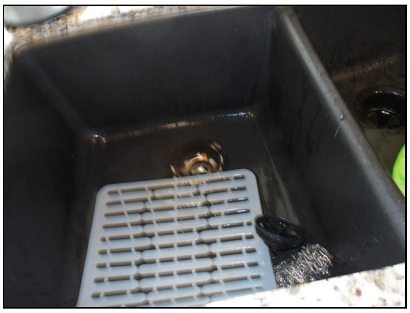
CLIENT INFORMATION

LIMITATIONS ABOUT KITCHEN INSPECTION

- Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. If we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.
- The refrigerator and related equipment were not evaluated and is specifically excluded from this report.
- The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

COUNTERTOP/SINK [Inspected]

- The kitchen sink drains slow. A qualified technician should evaluate and perform repairs.



DISHWASHER and AIR GAP [Inspected]

RANGES/OVENS/COOKTOPS [Inspected]

KITCHEN EXHAUST SYSTEM [Inspected]

WASTE DISPOSER [Inspected]

MICROWAVE [Inspected]

CABINETS [Inspected]

- The cabinets exhibits typical wear and tear and delaminating which is normal for this heavily-used component. The flaws are cosmetic in nature. Repair or replace as desired.



12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms:	Bathroom Ventilation:	Shower Wall Material:
Two	Fan Window	Plastic/Acylic

Inspection Items

CLIENT INFORMATION

- Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.
- Caulking at the bathrooms is deteriorated and/or missing (sinks, bathtubs, showers, etc.). Missing or deteriorated caulking can promote water penetration into the adjoining structure. A qualified technician should recaulk as needed.

WALLS [Inspected]

FLOOR [Inspected]

CEILINGS [Inspected]

WASH BASIN(S) [Inspected]

SHOWER WALLS [Inspected]

SHOWER ENCLOSURE(S) [Inspected]

TOILET(S) [Inspected]

BATHTUB(S) [Inspected]

BATHROOM VENTILATION [Inspected]

CABINETS/COUNTERTOP [Inspected]

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Clothes Washer Hook-Ups: Yes	**Clothes Dryer Hook-Ups:** Yes	**Dryer Power Source:** Gas
Clothes Dryer Vent Material: Flexible Metal		

Inspection Items

CLIENT INFORMATION

- The washer and dryer were not operated nor inspected, and are beyond the scope of the inspection. This is FYI.

CLOTHES WASHER CONNECTIONS [Inspected]

CLOTHES DRYER CONNECTIONS [Inspected]

VISIBLE CLOTHES DRYER VENT [Inspected]

- Typical standards for dryer vents require a 4 inch diameter, smooth wall metal duct, no longer than 14 feet, with a hooded damper at the exterior termination. A flexible metal vent (6 ft. max.) may be used at the dryer connection but cannot go through floors or walls. Always follow the clothes dryer manufacturer's installation instructions for the requirements on venting.

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