



Inspection Report

**Arluster Nichols
Charlotte Nichols**

Property Address:
3517 Cameo Dr #87
Oceanside CA 92056



Foresight Building Inspection

Sean Kinney

**CSLB #970457
1544 Harbison Canyon Rd
El Cajon, CA 92019**



Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[2 Exterior.....4](#)

[3 Garage.....6](#)

[4 Interiors7](#)

[5 Structural Components14](#)

[6 Plumbing System16](#)

[7 Electrical System21](#)

[8 Heating / Central Air Conditioning.....27](#)

[9 Insulation and Ventilation31](#)

[10 Built-In Kitchen Appliances33](#)

Date: 8/27/2026	Time: 11:00 AM	Report ID: 3815
Property: 3517 Cameo Dr #87 Oceanside CA 92056	Customer: Arluster Nichols Charlotte Nichols	Real Estate Professional: Megan Beauvais GRI Compass

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified tradesman, contractor, or engineer. Pictures may be included in the report as a reference but may not be a complete representation of all the defects and should not be used as the sole means for determining repairs and costs. Any costs associated with repairs, replacement of defective components, or further evaluations should be considered before purchasing the property.

A condominium or town home inspection is limited to only those systems and components that the buyer or homeowner is responsible for and are readily accessible or visible. Any systems or components commonly owned or located in common areas are not required to be reported on or inspected as part of the scope of this inspection. However, additional comments and observations may be included in this report at the discretion of the inspector if defects or other potential safety concerns that would otherwise not be inspected as part of the scope of this inspection are observed.

Inspected (IN) = The inspector visually observed or tested the system or component and it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = This system or component was not available, visible, or accessible for inspection. Further evaluation is required when system or component is available for inspection.

Not Present (NP) = This system or component was not present at the time of the inspection.

Further Evaluation (E) = Observations were made during the inspection of the system or component that require further evaluation from a qualified specialist.

Repair or Replace (RR) = The system or component has visible defect, did not function properly when tested, or appears to have exceeded its serviceable life. Further evaluation is recommended to determine repairs or replacement needed.

Recommend Upgrade (UP) = An upgrade in the system or component is recommended to meet current building or safety standards.

In attendance:
Inspector Only

Type of building:
Condominium, - single level

Approximate size of building:
0-1,500 sq/ft

Approximate age of building:
25-50 yrs

Owner/Tenant occupied:
No

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Rain in last 3 days:
No

2. Exterior

Items to be inspected: Surface grade directly adjacent to the building. Doors and windows. Attached decks, porches, patios, balconies, stairways, and their enclosures. Wall cladding and trim. Portions of walkways and driveways that are adjacent to the building. **The Inspector is not required to:** Inspect door or window screens, shutters, awnings, or security bars. Inspect fences or gates or operate automated door or gate openers or their safety devices. Use a ladder to inspect systems or components.

Items

2.0 WALL CLADDING SYSTEM

Comments: Repair or Replace

There were damages, deterioration, or other visible defects observed at areas of the exterior wall cladding system or components. It is recommended to have this evaluated by an appropriate licensed contractor or tradesman and repaired/ replaced as needed.



2.0 Item 1(Picture) patio: stucco maintenance/repairs needed

2.1 DOORS

Comments: Repair or Replace

(1) Some of the exterior door weather stripping was missing, damaged, or had other observable defect that should be repaired or replaced as needed.



2.1 Item 1(Picture) front door: weather stripping maintenance/repairs needed



2.1 Item 2(Picture) dining area patio: loose door handle

(2) Repairs are recommended at the exterior doors where caulking, sealant, or paint was missing, deteriorated, or had other observable defect.



2.1 Item 3(Picture) front patio: door paint maintenance/repairs needed



2.1 Item 4(Picture) front patio: door paint maintenance/repairs needed

(3) One or more of the exterior door components had visible damage, did not function properly, or had other observable defect. It is recommended to have the doors evaluated by a qualified tradesman and repaired/replaced as needed.



2.1 Item 5(Picture) front patio closet door did not latch when tested

2.3 DECKS, PATIOS, ATTACHED COVERINGS, STAIRS AND RAILINGS,

Comments: Inspected

2.6 OTHER

3. Garage

Items

3.4 GARAGE DOOR (S)

Comments: Repair or Replace

One or more of the garage door systems or components was damaged, did not operate properly when tested, or had other observable defect. It is recommended to have the door system evaluated by a qualified contractor and repaired/ replaced as needed.



3.4 Item 1(Picture) handle damage visible

3.5 GARAGE DOOR OPERATOR

Comments: Further Evaluation

The garage door operator remote control did not respond when tested. This may be due to depleted batteries, lost programming, operator error, or a defective remote or receiver. Recommend verifying proper operation and programming of all remotes and repairing/replacing components as necessary.

3.8 OTHER

Comments: Further Evaluation

Styles & Materials

Garage Door Type:	Detached Garage:	Attached Garage:
One automatic	Yes	

4. Interiors

Items to be inspected: Walls, ceiling, and floors. Doors and windows. Stairways, handrails, and guardrails. Permanently installed cabinets. Absence of smoke alarms. Vehicle doors and openers. **The Inspector is not required to:** Inspect window, door, or floor coverings. Determine whether a building is secure from unauthorized entry. Use a ladder to inspect systems or components.

Items

4.0 CEILINGS AND WALLS

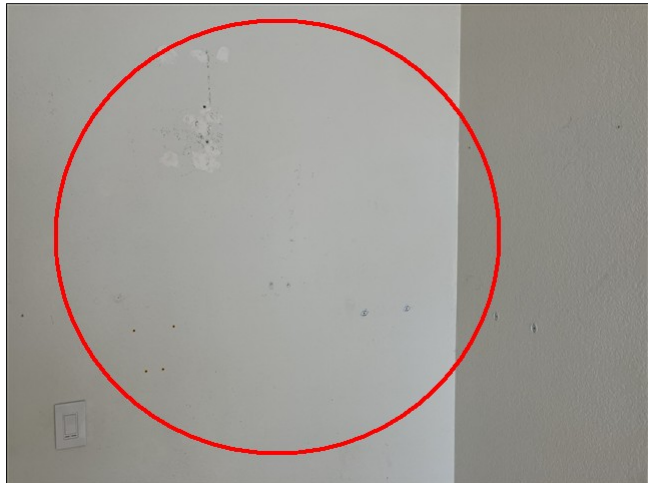
Comments: Further Evaluation, Repair or Replace
(1) Damages, missing drywall, or other defects to the walls or ceilings were observed. It is recommended to have these walls and ceilings evaluated by a qualified tradesman and repaired/replaced as needed.



4.0 Item 1(Picture) front patio closet: hole in drywall observed



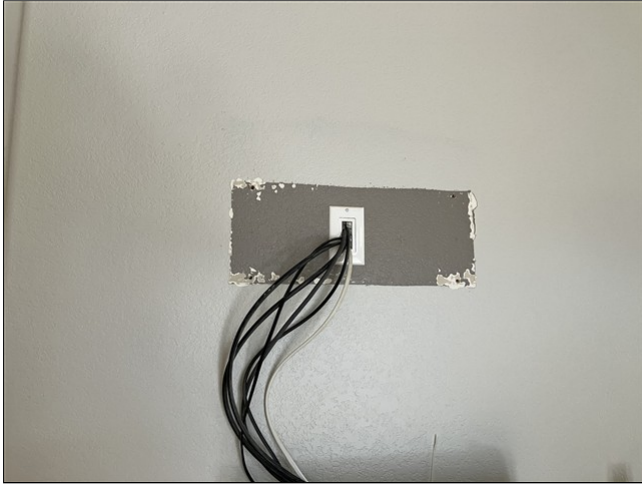
4.0 Item 2(Picture) interior: wall surface maintenance/repairs needed



4.0 Item 3(Picture) interior: wall surface maintenance/repairs needed



4.0 Item 4(Picture) interior: wall surface maintenance/repairs needed



4.0 Item 5(Picture) interior: wall surface maintenance/ repairs needed



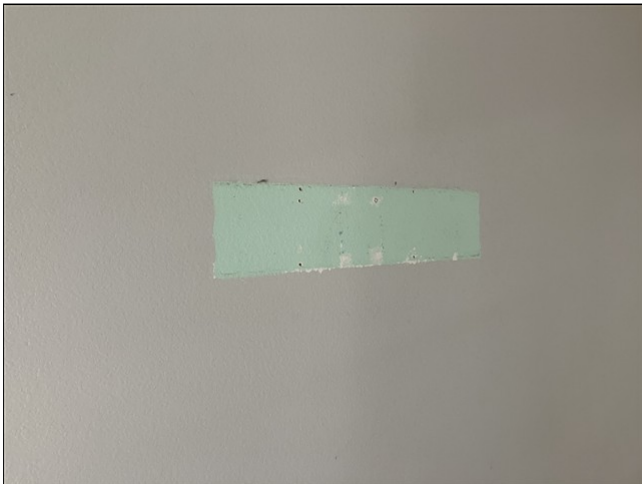
4.0 Item 6(Picture) interior: wall surface maintenance/ repairs needed



4.0 Item 7(Picture) interior: wall surface maintenance/ repairs needed



4.0 Item 8(Picture) interior: wall surface maintenance/ repairs needed



4.0 Item 9(Picture) interior: wall surface maintenance/ repairs needed



4.0 Item 10(Picture) interior: wall surface maintenance/ repairs needed

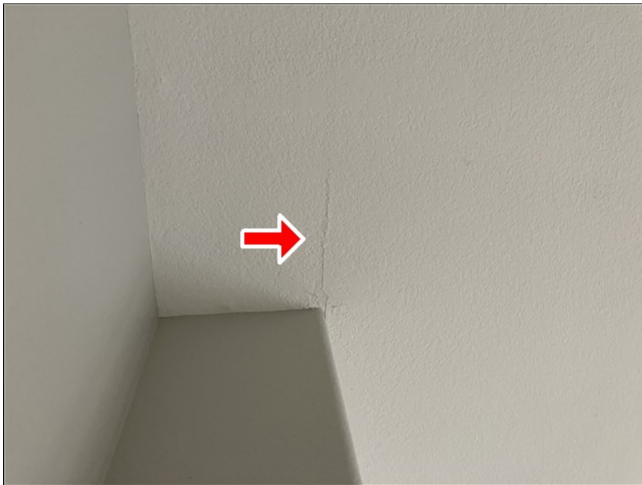


4.0 Item 11(Picture) primary bedroom bath: wall damage visible



4.0 Item 12(Picture) primary bedroom bath: wall damage visible

(2) Disclaimer: Cracks in the ceiling and/or walls may be a result from possible settling, movement, or defect that has occurred. This inspection is not meant to be a structural evaluation but an observation of visible physical defects. Only further evaluation and investigation from a qualified person can determine if non-visible defects are present and corrections as needed.



4.0 Item 13(Picture) primary bedroom: crack in ceiling observed

4.1 FLOOR COVERINGS

Comments: Further Evaluation

Floor covering damages or defects were observed at areas of the interior. It is recommended to have the floor coverings evaluated and repaired/replaced as needed.



4.1 Item 1(Picture) hall bath: crack in floor tile visible



4.1 Item 2(Picture) primary bedroom: floor scratches observed

4.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

A representative number of doors was tested. One or more of the tested doors or hardware had signs of damage, defect, or did not operate properly when tested. It is recommended to have all doors and hardware defects evaluated and repaired/replaced as needed.



4.3 Item 1(Picture) primary bedroom closet: missing dead bolt latch receiver

4.4 COUNTERS, CABINETS, AND SHELVEING (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) Damages, hardware defects, or other visible defects were observed at areas of the interior cabinetry or countertops. It is recommended to have cabinetry and countertop defects evaluated by a qualified tradesman and repaired/replaced as needed.



4.4 Item 1(Picture) dining area: loose handle



4.4 Item 2(Picture) dining area: loose handle

(2)



4.4 Item 3(Picture) primary bedroom bath: medicine cabinet oxidation visible



4.4 Item 4(Picture) primary bedroom bath: medicine cabinet oxidation visible



4.4 Item 5(Picture) primary bedroom bath: broken mirror observed

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Further Evaluation

Note: Window and door screens and blinds are not inspected or tested as part of the scope of this inspection. Further evaluation is recommended to determine condition and serviceability.



4.5 Item 1(Picture) bedroom window: screen damage visible

4.6 BATH TUB AND SHOWER SYSTEM

Comments: Repair or Replace

The caulking or grout was missing, separated, or had other observable defect at areas of one or more of the tub/shower wall or floor systems. It is recommended to have these evaluated and repaired as needed.



4.6 Item 1(Picture) hall bath: caulking or appropriate sealant maintenance/repairs needed



4.6 Item 2(Picture) primary bedroom bath: caulking or appropriate sealant maintenance/repairs needed



4.6 Item 3(Picture) primary bedroom bath: caulking or appropriate sealant maintenance/repairs needed

4.8 OTHER (additional observations)

Possible WDO (wood destroying organisms) damage or evidence was observed at areas of the interior. It is recommended to have a licensed pest control company evaluate all WDO related defects and remediate as needed.



4.8 Item 1(Picture) inside electrical panel: possible WDO evidence or damage observed

5. Structural Components

Items to be inspected: Foundation system. Floor framing system. Foundation anchoring and cripple wall bracing. Wood separation from soil. Roof framing. **The Inspector is not required to:** Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems.

Items

5.4 ATTIC AREA

Comments: Further Evaluation

(1) Evidence of possible wood-destroying organism (WDO) activity and/or damage was observed at the time of inspection. Conditions such as damaged wood, staining, debris, or other indicators may be consistent with current or previous WDO activity; however, this inspection is not a pest inspection and no determination is made regarding whether the activity is active or past. Concealed damage may also exist in inaccessible areas. Further evaluation by a licensed structural pest control or WDO specialist is recommended for identification, treatment recommendations, and determination of the extent of any damage or necessary repairs.



5.4 Item 1(Picture) possible WDO evidence or damage observed

(2) Evidence of past moisture penetration was visible in areas of the attic. No moisture was observed at the time of the inspection. Because the scope of this inspection is limited to the condition of the property at the time of the inspection and defects may not be visible, further evaluation is recommended from a licensed roofer to determine the cause of the stains and correction as needed.

Disclaimer: This inspection cannot determine the presence of mold. Any moisture related damages or defects should be evaluated by a qualified person to determine if mold is present and proper remediation as needed.



5.4 Item 2(Picture) attic: stains visible

5.7 OTHER

The scope of this inspection to visually observe and survey areas of the attic and subfloor area which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which my result in damage to the property or personal injury to the inspector. Some areas of the attic, roof structure, or subfloor areas were observed to be not accessible or visible for inspection. Only accessible and visible areas were inspected.

Styles & Materials

Foundation:	Foundation Anchoring Visible:	Roof Structure:
Method used to observe attic:		

6. Plumbing System

Items to be inspected: Water supply piping. Drain, waste, and vent piping. Faucets and fixtures. Fuel gas piping. Water heaters. The functional flow and functional drainage of water. **The Inspector is not required to:** Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components. Inspect whirlpool baths, steams showers, or sauna systems or components. Inspect fuel tanks or determine if the fuel gas systems is free of leaks. Inspect wells or water treatment systems.

Items

6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected



6.0 Item 1(Picture) house water shut off valves (not labelled) / corresponding valve was not identified

6.1 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Because determining if the fuel system is free of leaks, it is recommended to have SDG&E (San Diego Gas and Electric) perform a routine service check up. Please contact SDG&E for more information:

<https://www.sdge.com/residential/services/service-check>

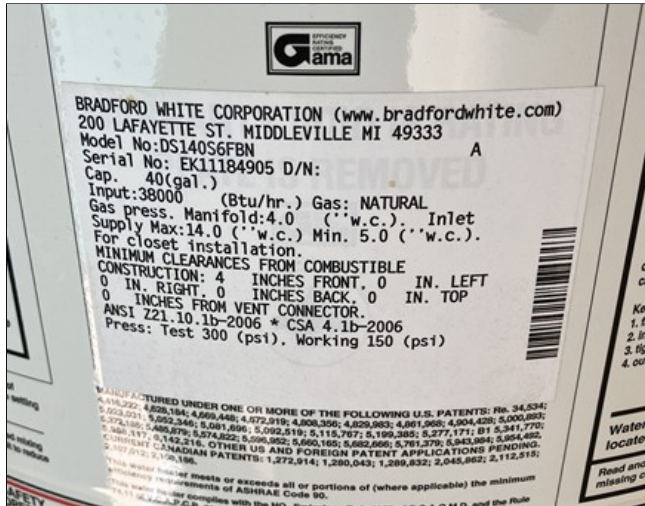


6.1 Item 1(Picture) gas meter and shut-off valve for unit 87

6.2 WATER HEATING SYSTEMS

Comments: Further Evaluation

The water heater was operational at the time of the inspection but one or more components may have exceeded or are near to exceeding their expected serviceable life. Further evaluation from a qualified plumber is recommended to determine current servicing, maintenance, and safety upgrade needs and the remaining life expectancy.



6.2 Item 1(Picture) possible mfg date: 2008

6.3 VISIBLE PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.4 VISIBLE WATER SUPPLY DISTRIBUTION SYSTEMS

Comments: Repair or Replace, Recommend Upgrade

(1) **Recommend Upgrade:**

One or more of the exterior spigots were missing an anti-siphon device (vacuum breaker). These prevent water intended for irrigation from siphoning back into the potable water system. It is recommended to have these installed.

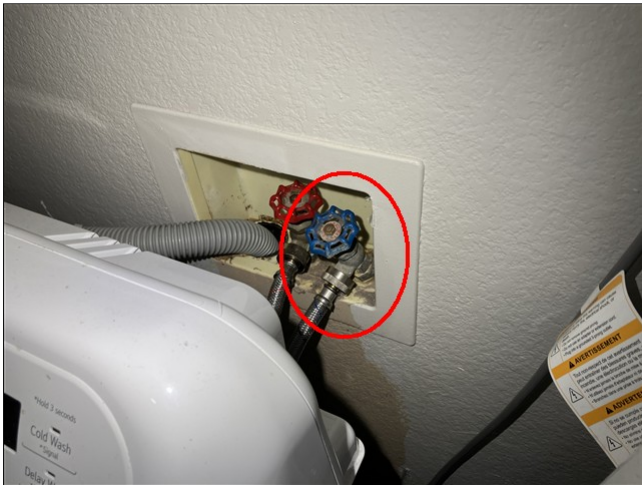


6.4 Item 1(Picture)



6.4 Item 2(Picture) vacuum breaker (anti-siphon device) upgrade recommended at exterior spigot(s)

(2) Inadequate or improper water supply strapping was observed. It is recommended to have the water supply strapping evaluated by a licensed plumber and repaired/replaced as needed.



6.4 Item 3(Picture) laundry hook up was loose / recommend further evaluation and correction as needed

6.5 PLUMBING FIXTURES (sinks, toilets, tubs, etc.)

Comments: Repair or Replace

One or more of the plumbing fixtures (toilets, sinks, faucets, tub/shower valves, etc.) were loose, leaked during operation, or had other observable defect. It is recommended to have the fixtures evaluated by a licensed plumber and repaired/replaced as needed.



6.5 Item 1(Picture) hall bath: loose faucet fixture



6.5 Item 2(Picture) hall bath: tub spa access cover was loose / recommend further evaluation and correction as needed



6.5 Item 3(Picture) primary bedroom bath: leaked when tested

6.6 VISIBLE FUEL DISTRIBUTION SYSTEMS

Comments: Inspected

6.8 OTHER

One or more plumbing auxiliary systems or features were observed that were not tested or inspected as part of the scope of this inspection. These systems and components may require servicing or maintenance that only specialized technicians can determine after evaluation. It is advised to consult with the appropriate service technician for further evaluation.



6.8 Item 1(Picture) kitchen: water filter was not inspected or tested as part of the scope of this inspection



6.8 Item 2(Picture) auxiliary feature was not inspected or tested as part of the scope of this inspection



6.8 Item 3(Picture) tub spa jets were not inspected or tested as part of the scope of this inspection



6.8 Item 4(Picture) bathrooms: water filters were not inspected or tested as part of the scope of this inspection



6.8 Item 5(Picture) bidet toilet lid features were not inspected or tested as part of the scope of this inspection

Styles & Materials

Water Source: City	Visible Water Distribution Material (inside building): Copper Partially visible	Water Distribution Location: Unable to determine
Visible Plumbing DWV (Drain/Waste/Vent): Plastic (ABS or PVC)	Water Heater Location: Exterior Shed/Closet	Water Heater Power Source: Gas
Water Heater Capacity: 40 Gallon	Natural Gas (city connection): Yes	

7. Electrical System

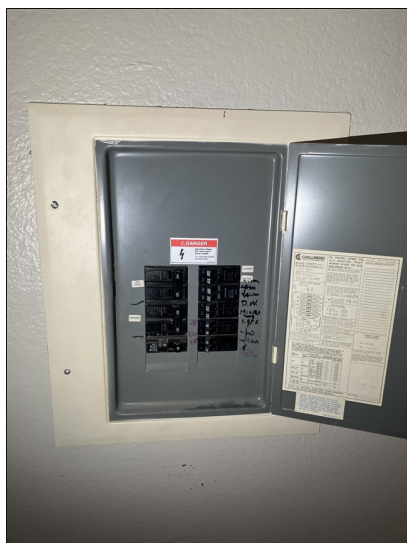
Important Note: Due to electrical shock and fire hazards, all electrical observations in this report should be considered a safety concern and should be promptly evaluated by a licensed electrician.

Items to be inspected: Service equipment. Electrical panels. Circuit wiring. Switches, receptacles, outlets, and lighting fixtures. **The Inspector is not required to:** Operate circuit breakers or circuit interrupters. Remove cover plates. Inspect de-icing systems or components. Inspect private or emergency electrical supply systems or components.

Items

7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

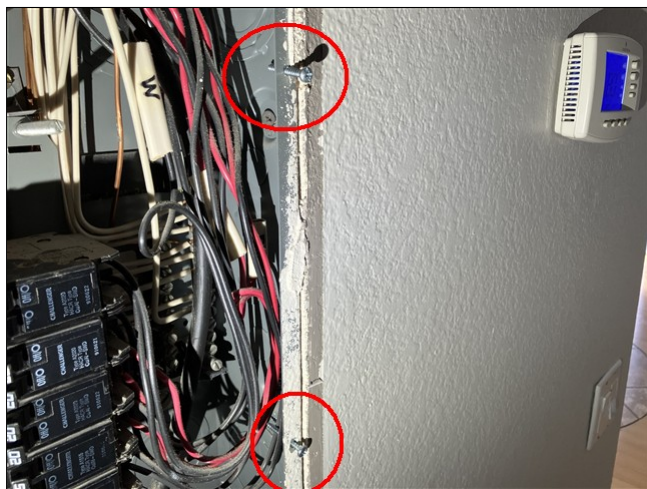


7.2 Item 1(Picture) electrical sub panel

7.3 ELECTRIC PANELS, SERVICE AND GROUNDING EQUIPMENT, MAIN BREAKER

Comments: Repair or Replace

One or more defects were observed at the electrical panel components. It is recommended to have this evaluated by a licensed electrician and repaired/replaced as needed.



7.3 Item 1(Picture) improper/inadequate panel cover screws / maintenance/repairs needed

7.4 CIRCUIT BREAKERS AND BRANCH CIRCUIT WIRING

Comments: Repair or Replace

Improper wiring method, damages, or other defects were observed at areas of the branch circuit wiring or breaker system. All electrical system and component defects should be considered safety hazards. It is recommended to have the systems evaluated by a licensed electrician and repaired/replaced as needed.



7.4 Item 1(Picture) kitchen: exposed wiring appeared susceptible to damage / recommend further evaluation

7.5 ELECTRICAL OUTLETS, SWITCHES, and FIXTURES

Comments: Repair or Replace

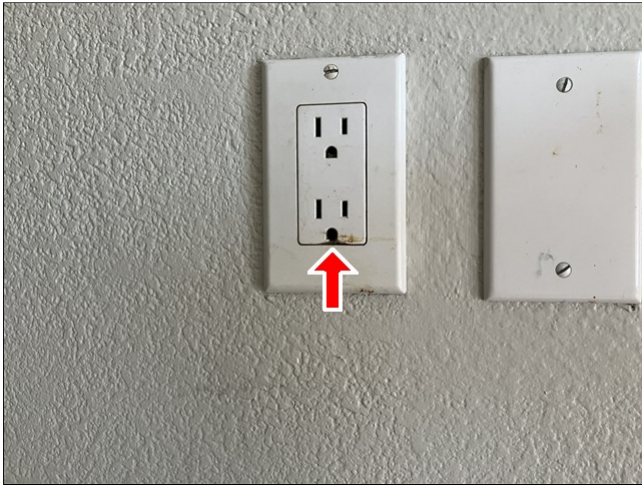
(1) Defects were observed at one or more of the outlets, switches, or fixtures. All electrical system and component defects should be considered safety hazards. It is recommended to have a licensed electrician evaluate all outlets, switches, and fixtures and repair/replace as needed.



7.5 Item 1(Picture) exterior: damage outlet



7.5 Item 2(Picture) kitchen : outlet cover maintenance/ repairs needed



7.5 Item 3(Picture) multiple damaged outlets observed



7.5 Item 4(Picture) damaged outlet cover



7.5 Item 5(Picture) missing cover



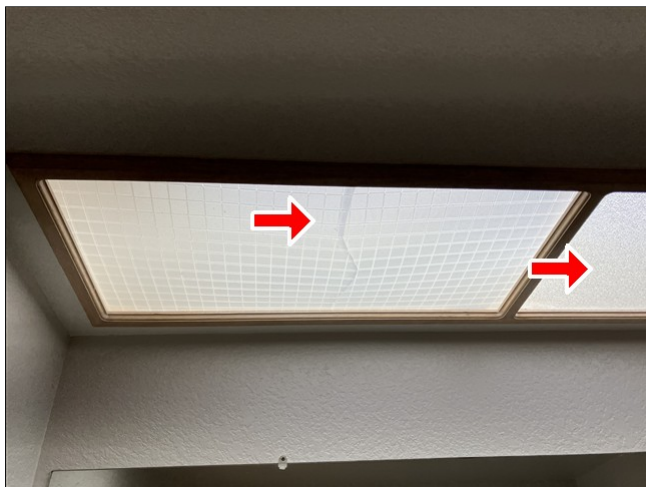
7.5 Item 6(Picture) damaged outlet



7.5 Item 7(Picture) damaged outlet



7.5 Item 8(Picture) primary bedroom fan light did not turn on when tested



7.5 Item 9(Picture) bedroom bath: cracked ceiling fixture cover / mismatched covers observed

(2) While the inspector makes every effort to identify switches and their corresponding fixtures or receptacles, one or more were not identifiable. Further evaluation is recommended to identify and evaluate the corresponding fixture or outlet.



7.5 Item 10(Picture) bedroom: switch and corresponding outlet were not identified / recommend further evaluation



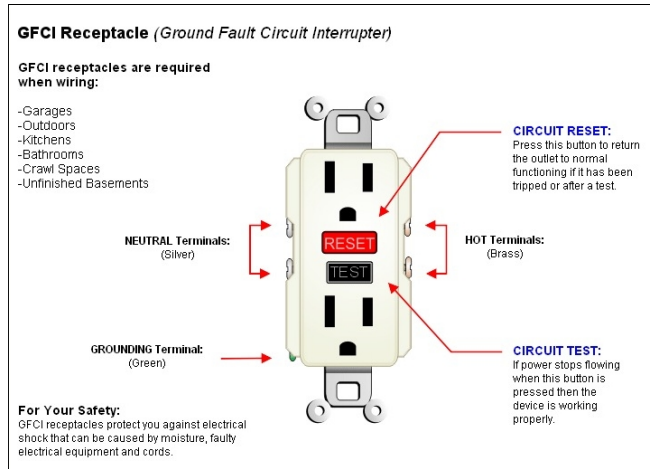
7.5 Item 11(Picture) primary bedroom: switch and corresponding outlet were not identified / recommend further evaluation

7.6 POLARITY AND GROUNDING OF RECEPTACLES, GFCI (Ground Fault Circuit Interrupters)

Comments: Recommend Upgrade

Recommended Safety Upgrade:

One or more outlets observed in the kitchen, bathroom, exterior, or garage did not appear to be GFCI protected. While this may have been acceptable at the time of construction, current standards require that all kitchen countertop outlets, bathroom outlets, exterior outlets, and garage outlets must be GFCI. Other auxiliary systems may also require GFCI outlets such as pool pumps, sumps, and jacuzzi jet motors. It is recommended to have a licensed electrician evaluate the appropriate GFCI locations and upgrade as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture) exterior: recommend evaluation and upgrade of any non-GFCI outlets



7.6 Item 3(Picture) exterior: recommend evaluation and upgrade of any non-GFCI outlets



7.6 Item 4(Picture) kitchen: recommend evaluation and upgrade of any non-GFCI outlets

7.7 PRESENCE OF SMOKE AND CABON MONOXIDE DETECTORS

Comments: Repair or Replace

Smoke and Carbon Monoxide Detectors: Scope of the Inspection

The purpose of this inspection is to identify missing smoke and CO monoxide detectors according to modern safety standards.

Disclaimer: This inspection does not test smoke detectors or guarantee functional operation. According to most manufacturers, smoke and CO monoxide detectors should be tested weekly and should be replaced every 10 years. Unless the installation date has been provide (usually written on the detector label), the exact age of the detectors cannot be verified.

Recommendation:

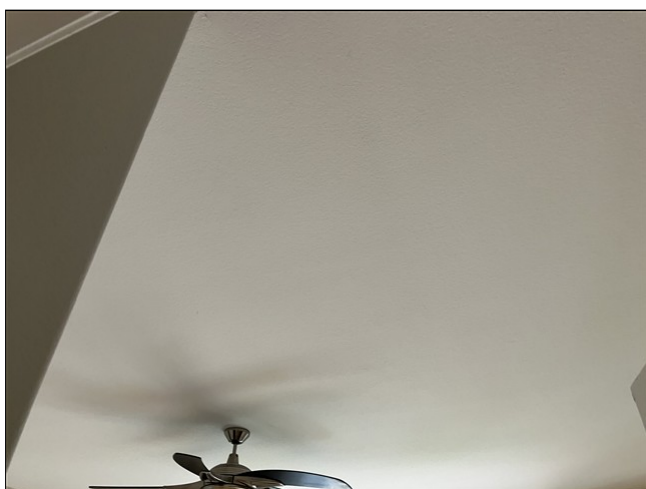
If there is no visible installation date or the age cannot be verified, it is recommended to install a new detector with a visible date to facilitate future replacement. It is recommended to test detectors according to the manufacturers specifications. Consult with the local fire department for tips and other useful information on smoke alarm installation and maintenance.



7.7 Item 1(Picture) bedroom: missing smoke detector



7.7 Item 2(Picture) bedroom: missing smoke detector



7.7 Item 3(Picture) primary bedroom: missing smoke detector

7.8 OTHER

8. Heating / Central Air Conditioning

Items to be inspected: Heating equipment. Central cooling equipment. Energy source and connections. Combustion air and exhaust vent systems. Condensate drainage. Conditioned air distribution systems. **The Inspector is not required to:** Inspect heat exchangers or electrical heating elements. Inspect non-central air conditioning units or evaporative coolers. Inspect radiant, solar, hydronic, or geothermal systems or components. Determine volume, uniformity, temperature, airflow, balance or leakage or any air distribution system. Inspect electronic air filtering or humidity control systems or components.

Items

8.2 HEATING SYSTEM AND COMPONENTS

Comments: Further Evaluation

Because no current visible maintenance or service record was observed, a performance and safety inspection by a licensed HVAC technician is recommended. An annual inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.



8.2 Item 1(Picture) heat pump: no visible maintenance record observed

8.3 NORMAL OPERATING CONTROLS

Comments: Inspected

The forced air unit (FAU) responded to normal controls when tested.

8.4 COOLING SYSTEM AND COMPONENTS

Comments: Further Evaluation

Because no visible maintenance and service record was observed, a routine maintenance inspection by a qualified HVAC technician is recommended. An annual maintenance inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.



8.4 Item 1(Picture) a/c condenser: no visible maintenance record observed



8.4 Item 2(Picture)

8.5 NORMAL OPERATING CONTROLS

Comments: Inspected

The cooling system responded to normal controls when tested.

8.6 CONDENSATE DRAIN LINES

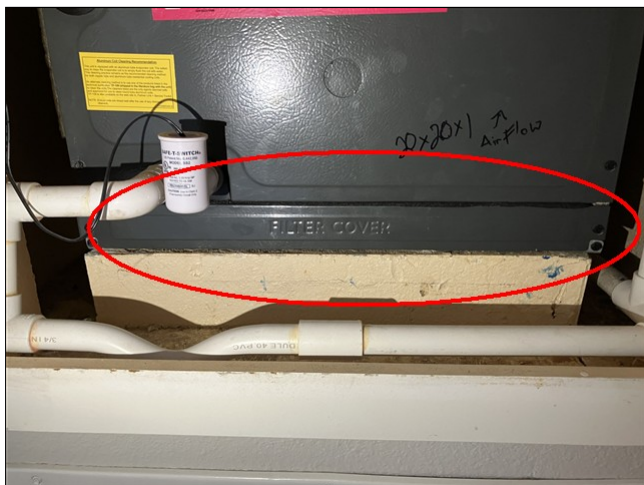
Comments: Further Evaluation

Condensate drain lines were only partially visible or accessible for inspection. Further evaluation is recommended of any non-visible components.

8.7 DISTRIBUTION SYSTEMS (ducting, air filters, and registers)

Comments: Repair or Replace

(1) One or more of the return air filters are missing, damaged, or dirty and should be cleaned or replaced. Filters should be cleaned/replaced at least two times a year depending on usage.



8.7 Item 1(Picture) air filter replacement needed

(2) One or more of the registers were missing, loose, or had other visible defect that should be evaluated by a qualified tradesman and repaired/replaced as needed.



8.7 Item 2(Picture) bedroom bath: oxidation visible at register

8.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH BEDROOM

Comments: Inspected

8.9 CHIMNEYS, FLUES, AND VENTS (for solid fuel and gas firelog fireplaces)

Comments: Further Evaluation

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional and safe for use. A safety and performance inspection is recommended from a licensed or certified fireplace/chimney specialist.



8.9 Item 1(Picture) a fireplace and chimney flue performance and safety inspection by a qualified person is recommended

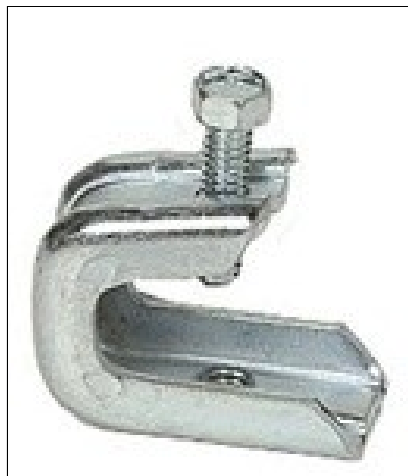
8.10 GAS FIRELOG AND SOLID FUEL FIREPLACES

Comments: Repair or Replace

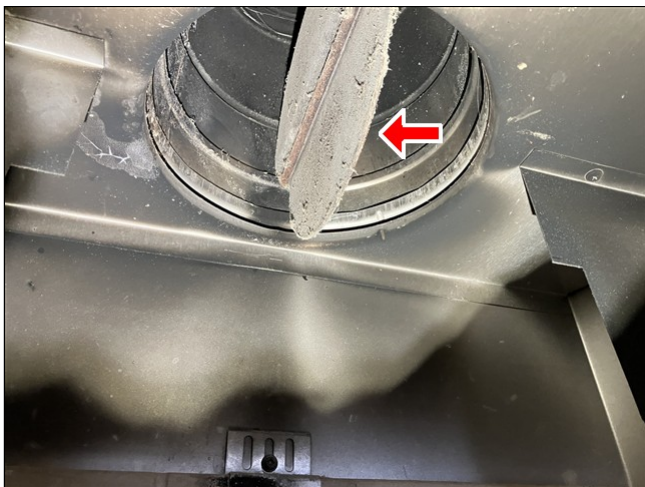
(1) **Disclaimer:** It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional or safe for use. A fireplace/chimney specialist is recommended for evaluation of all systems and components before operation.

(2) **Safety Hazard**

The damper clamp at one or more fireplaces with a gas firelog insert was missing, not properly installed, or had other observable defect. A damper clamp prevents the flue damper from ever being completely closed and creating a carbon monoxide hazard.



8.10 Item 1(Picture)



8.10 Item 2(Picture) missing damper clamp

8.11 OTHER

Styles & Materials

Heat Type:

Forced Air Unit (FAU)

Cooling Equipment Type:

Split System Unit

Fireplaces:

One

Energy Source:

Electric

Ductwork:

Insulated

Types of Fireplaces:

Vented gas fireplace

FAU Location(s):

Interior closet

Filter Type:

Washable or disposable

9. Insulation and Ventilation

Items to be inspected: Ventilation and Insulation in the attic and under-floor areas. **The Inspector is not required to:** Inspect mechanical attic ventilation systems or components. Determine the composition or energy rating of insulation materials.

Items

9.0 INSULATION

Comments: Repair or Replace

Areas of the insulation system or components were missing, not properly installed, or had other observable defect. It is recommended to have the insulation evaluated by a qualified insulation contractor and repair/replace as needed.



9.0 Item 1(Picture) displaced insulation observed (paper backing should not be exposed)



9.0 Item 2(Picture) displaced insulation observed



9.0 Item 3(Picture) paper backing should not be exposed

9.1 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Further Evaluation

(1) Recommend Safety Inspection and Cleaning:

Lint debris buildup in dryer ducting resulting in fires can easily be avoided by annual or semi-annual inspections and cleaning. Because the interior of dryer ducting is not visible for inspection, it is recommended to have cleaning and safety inspection performed by a qualified ducting cleaning company.

(2)



9.1 Item 1(Picture) recommend evaluation and proper removal of abandoned dryer ducting materials

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Recommend Upgrade

Recommended Upgrade:

Attic and subfloor ventilation requirements have increased over the years. Because improved ventilation benefits the building's systems and components, it recommend to upgrade the attic and/or subfloor ventilation.

9.3 CRAWLSPACE/ATTIC ACCESSIBILITY

Comments: Inspected

9.6 OTHER

Styles & Materials

Attic Insulation:

Ventilation:

10. Built-In Kitchen Appliances

Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers. **Exclusions:** Auxiliary features of appliances beyond the appliance's basic function. Determine compliance with manufacturers' installation guidelines or specifications.

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

One or more of the oven functions or components did not operate properly when tested or had other observable defect. It is recommended to have the unit evaluated by a qualified appliance technician and repaired/replaced as needed.



10.1 Item 1(Picture) convection fan did not turn on when tested

10.2 RANGE HOOD

Comments: Repair or Replace

The range hood did not operate properly when tested or had another observable defect. It is recommended to have this evaluated by an appropriate licensed contractor and repaired/replaced as needed.



10.2 Item 1(Picture) hood light did not turn on when tested

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 BUILT-IN MICROWAVE

Comments: Repair or Replace

One or more of the microwave functions or components did not operate properly when tested or had other observable defect. It is recommended to have the unit evaluated by a qualified appliance technician and repaired/replaced as needed.



10.4 Item 1(Picture) microwave cover appeared loose (tape observed)

10.7 OTHER

The refrigerator and icemaker hose and supply valve were not inspected or tested as part of the scope of this inspection. Further evaluation of these components is recommended to determine functional condition.