

- INSPECTION REPORT -



CHRIS RIPPY INSPECTIONS



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Date of Inspection: 8-24-2026

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Summary - Read first

The Summary highlights items that may represent safety concerns, significant deficiencies, or issues warranting extra attention. It is not a complete list of findings and reflects the inspector's professional opinion. Please read the entire report, as context and additional details appear in the full sections. All repairs should be performed by state-licensed contractors. Obtain and retain receipts, warranties, and permits for completed work.

What a Home Inspection Is (and Is Not)

A home inspection is a visual, non-invasive evaluation of readily accessible components to help you understand the property's overall condition. Systems reviewed may include structural, mechanical, electrical, plumbing, and related components as agreed with the client. Findings are based on conditions observed during the inspection; the inspection does not predict future performance and cannot reveal every concern.

A "material defect" is a condition that has a significant adverse impact on value or poses an unreasonable safety risk. Simply being near, at, or beyond typical service life does not, by itself, constitute a material defect.

How to Use This Report

Recommendations may include repair, replacement, monitoring, or further evaluation by specialists. Properties do not pass or fail an inspection. Older homes may pre-date modern safety upgrades (e. g. , GFCI/AFCI), and this report focuses on function and safety, not code enforcement. Site conditions (vegetation, stored items, limited access) may restrict what can be observed. Because an inspection is a snapshot in time, schedule a final walk-through before closing to verify condition and completed repairs. Aim to complete further evaluations and repairs before your contingency period expires and before close of escrow.

About Differing Contractor Opinions

After inspections, contractors may offer opinions that differ (e. g. , recommending replacement where we noted repair/upgrade/monitor). This is common and may reflect their scope of work or risk tolerance.

Also remember:

Conditions change. Access, weather, utilities, and occupancy can limit what can be observed on inspection day.

Hindsight is 20/20. Active leaks or failures are far easier to identify **while occurring** than under dry or benign conditions.

Non-invasive scope. Inspectors do not dismantle systems owned by others; invasive diagnostics can reveal additional issues—and can sometimes cause damage.

Generalists, not specialists. Inspectors assess all major systems; trade specialists (roofing, plumbing, electrical, HVAC, structural, etc.) may identify additional concerns within their discipline.

How to Read This Report — Color & Text Legend**RED — Significant Defect / Safety Concern**

Indicates a condition needing prompt attention, repair, or replacement. Recommend evaluation and correction by a state-licensed professional. Red items are also duplicated in the Summary section.

BLACK — General Observations & Information

Describes overall condition of systems/components, minor deficiencies, context that expands on significant items, routine maintenance notes, tips, and other relevant information.

BLUE — Inspection Limitations

Notes access restrictions or conditions that limited the inspection (e. g. , locked areas, low clearance, stored items, weather).

ORANGE — Minor Defects / General Findings

Non-urgent deficiencies and housekeeping items that may be monitored or addressed as part of routine maintenance.

GREEN — Recommendations & Maintenance

Best-practice care, optional improvements, and maintenance suggestions to help preserve function and extend service life.



REPORT SUMMARY

BEDROOMS

Page 12 Item: 2	Wall Condition	2.3. Damage to the drywall was observed within the south bedroom closet. Recommend repair and refinishing of the affected area as needed.
Page 14 Item: 6	Window Condition	6.3. Cracked or broken window glass was observed. Recommend repair or replacement by a qualified professional to ensure safety and maintain proper function. Primary Bedroom

BATHROOMS

Page 18 Item: 3	Ceiling Condition	3.2. Blistering paint observed. Upstairs Hallway Bathroom
Page 22 Item: 13	Bath Tubs	13.2. Bathtub: Chipping was observed along the upper edge/rim of the bathtub near the entry area. Recommend repair or refinishing as needed to prevent further deterioration. Downstairs bathroom.
Page 23 Item: 14	Showers	14.3. Shower blending valve/spout is loose. Repairs may be needed. 14.4. Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls. Primary shower 14.5. Visible chipping was observed along portions of the glass shower enclosure. Recommend repair or replacement of the affected glass as needed to prevent further damage and maintain safe use. Primary
Page 24 Item: 15	Enclosure	15.2. Evidence of past leaking observed. Area tested dry at the time of the inspection.
Page 25 Item: 16	Toilets	16.4. Evidence of past or present leak observed. Recommend further evaluation by a licensed professional. See photo for location. Upstairs Hallway Bathroom
Page 26 Item: 17	Exhaust Fan	17.5. Exhaust fan is noisy. Upstairs Hallway Bathroom

HEATING VENTILATION AIR CONDITIONING

Page 36 Item: 3	Venting	3.2. Recommend applying aluminum heat tape to all vent pipes.
Page 38 Item: 5	HVAC Duct Work	5.1. Torn outer bag insulation was observed at multiple HVAC ducts. Damaged duct insulation can reduce system efficiency and lead to condensation issues on duct surfaces. Recommend further evaluation and repair by a state licensed professional.
Page 40 Item: 6	Air Handler/EVAP Coil	6.1. Evidence of previous leaking, likely from the condensate line or pan, was observed on the floor decking of the attic. Recommend further evaluation by a state licensed professional to confirm the source and assess for any resulting damage.

Page 40 Item: 7	Refrigerant Lines	7.1. Deteriorated insulation at A/C unit.
WATER HEATER - TANKLESS SYSTEMS		
Page 45 Item: 3	Venting System	3.2. Water Heater Vent Connector: Recommend sealing all accessible vent connector joints with UL-listed aluminum foil tape. Properly sealed joints help maintain the integrity of the venting system and reduce the potential for flue gas leakage.
Page 48 Item: 9	Plumbing	9.2. No expansion tank was observed at the time of inspection. Recommend checking local codes for requirement, and evaluation by a licensed plumber for installation as needed.
GARAGE		
Page 50 Item: 1	Walls/Firewall	1.3. Moisture staining was observed on the interior of the garage walls near the ceiling, in multiple areas, in the garage located below the second-story living space. This condition may indicate leakage from plumbing, HVAC condensate lines, or other sources within the floor assembly above. Recommend further evaluation and repair by a state licensed professional.
Page 54 Item: 3	Rafters & Ceiling	3.3. Fire Separation: A hole was observed in the garage ceiling, compromising the required fire-resistant barrier between the garage and the living space. This condition is considered unsafe and should be repaired by a qualified contractor to restore proper fire protection and occupant safety. 3.4. Moisture Damage: Staining and/or moisture-related damage was observed on the garage ceiling beneath the finished living space. The source of this condition and whether it is active or the result of a past event could not be determined during this visual inspection. Recommend further evaluation by a qualified, state-licensed professional to determine the source and perform any necessary repairs.
Page 58 Item: 8	Garage Door Condition	8.2. Dents or Damage: Dents or physical damage were observed on the metal garage door. This may affect alignment and smooth operation. Repair or replacement of damaged panels is recommended.
GROUNDS		
Page 76 Item: 4	Vegetation Observations	4.2. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
Page 77 Item: 6	Exterior Electrical	6.1. Exterior outlet is missing waterproof cover.
Page 78 Item: 7	Exterior GFCI Receptacles	7.2. The exterior GFCI-protected outlets were found to be tied to and protected by a single interior GFCI outlet located in the garage, rather than having individual GFCI protection at each location. If the garage GFCI outlet trips or fails, all connected exterior outlets would lose power and protection. Recommend further evaluation by a state licensed professional to confirm proper function and accessibility of the controlling GFCI outlet.

Page 80 Item: 12	Stucco	12.4. Delamination or Bulging: Areas of stucco appear to be bulging or separating from the wall. This may indicate hidden moisture damage and should be evaluated by a qualified stucco contractor. 12.5. Impact Damage: Chips, holes, or surface damage were observed on the stucco. These areas may allow moisture intrusion and should be repaired.
Page 82 Item: 16	Exterior Windows	16.1. Failed or Missing Caulking: Caulking around the exterior window frame is cracked, deteriorated, or missing. This may allow moisture intrusion and should be resealed. 16.2. Awnings at multiple upper-story windows were deteriorated, with some torn from their framing. Recommend further evaluation and repair by a state licensed professional.



INSPECTION SITE AND DETAILS

1. Time of Inspection

- 12:00 PM

2. Residence Type/Style

Single Family Residence

3. Garage

- Attached 2-Car Garage

4. Bedrooms

- Bedrooms 4

5. Bathrooms

- Bathrooms 3

6. Square Footage

- Approximately (As listed on MLS) : 2243 sqft

7. Direction

- For the purpose of this report the building is considered to be facing North

8. Age of Home

- Built In: (As listed on MLS) : 2000

9. Lot Size

- Approximately (As listed on MLS) : 7405 sqft

10. Weather

- Dry
- Partly Cloudy

11. Attendance

Fully Participated. Seller , Seller's Agent , Pre-Listing Inspection

12. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed., The utilities were on at the time of inspection., ***FYI: ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.***



INTERIOR AREAS

1. Wall Condition

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Materials:

• Drywall

Observations:

1.1. Some areas were not accessible for inspection due to the presence of stored personal items. Refer to the photos in the interior section for visual reference of all affected locations as the inspector is able.

1.2. Areas appeared to have been recently painted. This may conceal underlying conditions that were not visible at the time of inspection.

1.3. Cosmetic irregularities and/or imperfections were observed. These appear to be aesthetic in nature and do not affect the functionality of the component.



2. Ceiling Observations

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

• Drywall

• Areas appeared to have been recently painted. This may conceal underlying conditions that were not visible at the time of inspection.

• Cracks were observed, which may be indicative of possible settlement.

Recommend further evaluation by a licensed professional to determine the cause and assess if any corrective measures as needed.



3. Ceiling Fans

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

3.1. Functional at the time of the inspection.

4. Smoke Detectors

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. **Smoke and carbon monoxide detectors were not tested as part of this inspection. Pressing the 'Test' button only confirms that the unit has power (battery or hardwired) but does not verify full sensor functionality. Proper testing requires the introduction of smoke or carbon monoxide, which is beyond the scope of a standard home inspection. Recommend regular testing by the occupant and routine battery replacement to ensure continued performance.**

4.2. Smoke detectors/alarms were present at the time of inspection; however, their placement and quantity were not evaluated for code compliance. Recommend consulting local building codes or a licensed professional to verify proper placement and ensure optimal safety.

4.3. **What is Carbon Monoxide? Carbon monoxide (CO) is a colorless, odorless, and potentially lethal gas produced by the incomplete combustion of fuels such as natural gas, wood, oil, or charcoal. When inhaled, CO binds to red blood cells and reduces the body's ability to transport oxygen, potentially leading to serious health effects—including dizziness, unconsciousness, or death with prolonged exposure.**

4.4. Combination smoke and carbon monoxide detectors were present at the time of inspection. These dual-function units enhance safety by detecting both fire and carbon monoxide hazards.

4.5. Carbon Monoxide detector/alarm present at the time of the inspection. Please consult local code or a state licensed professional for more information as needed.



5. Floor Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- **Laminate Flooring** - A composite material with a photographic wood image and protective top layer.

- **Carpet**

Observations:

5.1. Floors appeared to be functional at the time of the inspection.

5.2. Surface-level cosmetic irregularities noted.

6. Window Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- **Aluminum Frames**

- **Energy-efficient multi-pane glass** - are made up of two or more layers of glass separated by a sealed space. These spaces are often filled with air or inert gas (like argon or krypton) to improve insulation and energy efficiency. (Modern Style)

- **Single-hung and/or double-hung windows.**

- **Sliding windows**

Observations:

6.1. In accordance with InterNACHI Standards of Practice, not all windows are tested during the inspection, especially in furnished homes where access may be limited.

6.2. Of the windows that were accessible and tested, all were found to be functional at the time of the inspection.

7. Closets & Cabinets

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

7.1. Functional at the time of inspection.

8. Doors & Door Bell

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

8.1. Functional at the time of inspection.

8.2. Cosmetic irregularities or imperfections were noted. These conditions appear to be superficial and do not affect the function of the component. No immediate action is required unless desired for aesthetic reasons.

8.3. Recommend installing or replacing weatherstripping at all exterior doors to help seal gaps, improve energy efficiency, and prevent moisture or pest intrusion.

9. Patio Doors

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

9.1. The patio door was visually inspected and operated using normal user controls, where accessible.

10. Electrical

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

10.1. Some electrical outlets and light switches were not accessible for testing due to furniture or stored personal items.

10.2. Outlets and switches that were accessible and tested appeared to be functional at the time of inspection. Please note that only a representative number of outlets and switches are tested during a visual inspection, and inaccessible areas may not have been evaluated.

11. Fireplace

Insp	Defi- cient	Not Insp	N/A
			✓

Observations:

11.1. **Decorative Fireplace:** The fireplace was labeled as a decorative unit and was not inspected as part of this evaluation. No determination was made regarding its condition, safety, or functionality. If additional information regarding the fireplace or chimney system is desired, recommend consultation with a state-licensed chimney professional.

12. Stairs & Handrail

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

12.1. Appeared functional at the time of the inspection.



BEDROOMS

1. Location

Materials:

- "Bedroom 1" refers to the Primary Bedroom.
- "Bedroom 2" refers to the South Bedroom .
- "Bedroom 3" refers to the North Bedroom .
- "Bedroom 4" refers to the Downstairs Hallway Bedroom.

2. Wall Condition

Insp	Defi- cient	Not Insp	N/A
	✓		

Materials:

- Drywall

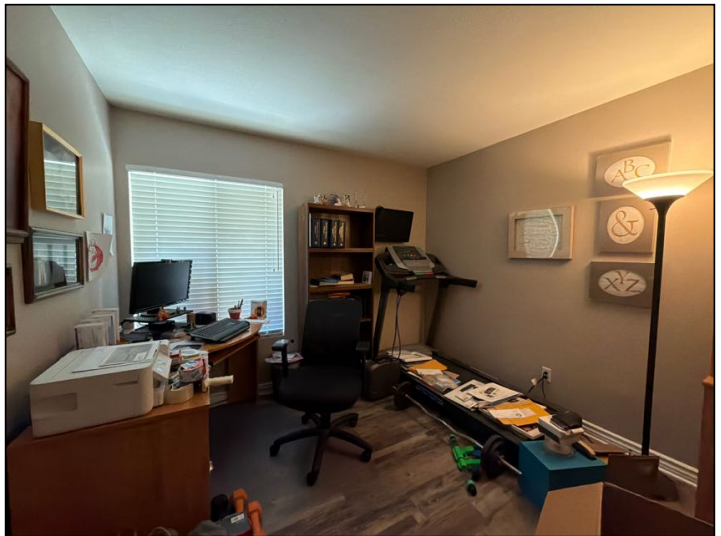
Observations:

2.1. Areas appeared to have been recently painted. This may conceal underlying conditions that were not visible at the time of inspection.

2.2. Cosmetic irregularities and/or imperfections were observed. These appear to be aesthetic in nature and do not affect the functionality of the component.

2.3. Damage to the drywall was observed within the south bedroom closet. Recommend repair and refinishing of the affected area as needed.





3. Ceiling Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

Drywall

Observations:

3.1. Cosmetic irregularities or imperfections were noted. These conditions appear to be aesthetic in nature and do not affect the functionality of the component.

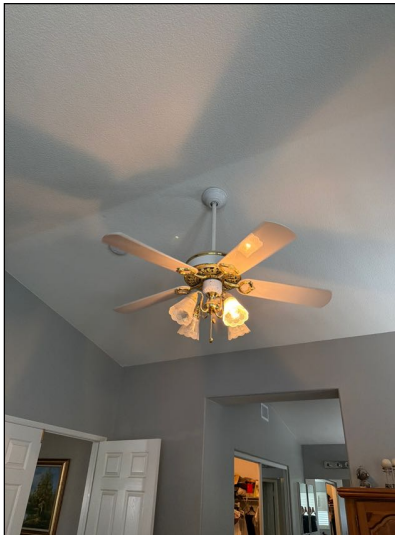
3.2. Areas appeared to have been recently painted. This may conceal underlying conditions that were not visible at the time of inspection.

4. Ceiling Fans

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. Functional at the time of the inspection.



5. Floor Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- **Carpet flooring material observed.**

Observations:

5.1. Typical surface wear noted; condition appears normal for the age and type of material.

5.2. Surface-level cosmetic irregularities noted, typical for age and use.

6. Window Condition

Insp	Defi- cient	Not Insp	N/A
	✓		

Materials:

- **Aluminum framed single hung window noted.**

Observations:

6.1. In accordance with InterNACHI Standards of Practice, not all windows are tested during the inspection, especially in furnished homes where access may be limited.

6.2. Of the windows that were accessible and tested, all were found to be functional at the time of the inspection.

6.3. Cracked or broken window glass was observed. Recommend repair or replacement by a qualified professional to ensure safety and maintain proper function. Primary Bedroom



Crack

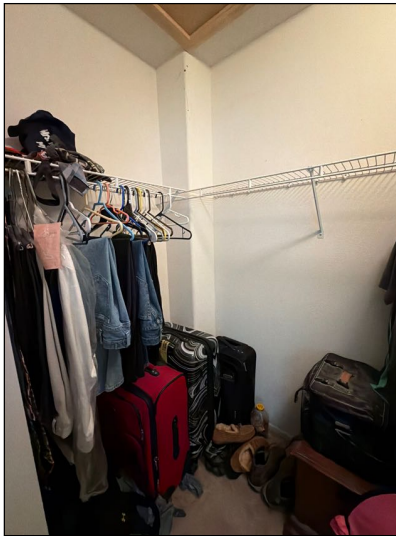
7. Closets

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

7.1. Limited access due to personal items.

7.2. Functional at the time of inspection.



8. Doors

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

8.1. Functional at the time of the inspection.

8.2. Cosmetic irregularities/imperfections noted.

9. Electrical

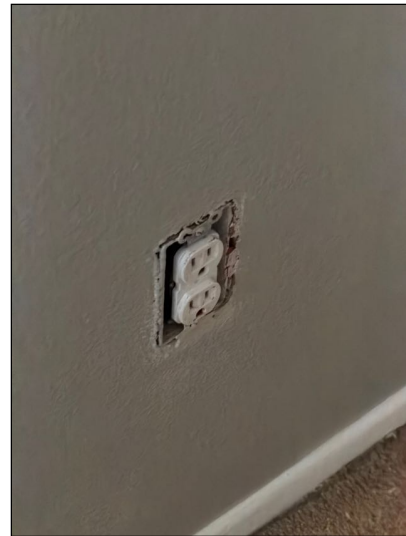
Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

9.1. Some outlets or light switches may not have been accessible due to furniture and or stored personal items.

9.2. Outlets tested and appeared functional at the time of the inspection.

9.3. Missing cover plates observed, suggest installing for safety.



10. Smoke Alarms

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

10.1. **Smoke detectors/alarms were not tested as part of this inspection. Pressing the 'Test' button only confirms that the unit has power (battery or hardwired) but does not verify full sensor functionality. Proper testing requires the introduction of smoke or carbon monoxide, which is beyond the scope of a standard home inspection. Recommend regular testing by the occupant and routine battery replacement to ensure continued performance.**

10.2. Smoke detectors/alarms were present at the time of inspection; however, their placement were not evaluated for code compliance. Recommend consulting local building codes or a licensed professional to verify proper placement and ensure optimal safety.





BATHROOMS

1. Location

Materials:

- "Bathroom 1" refers to the Primary Bathroom.
- "Bathroom 2" refers to the Upstairs Hallway Bathroom.
- "Bathroom 3" refers to the Downstairs Hallway Bathroom.

2. Wall Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- Drywall walls noted.
- Fresh/recent painted finish noted.

Observations:

2.1. Some areas were not accessible due to stored personal items.

2.2. Appeared freshly/recently painted in areas. This could be concealing a defect that could not be determined.

2.3. Cosmetic irregularities/imperfections noted.

3. Ceiling Condition

Insp	Defi- cient	Not Insp	N/A
	✓		

Materials:

- There are drywall ceilings noted.

Observations:

3.1. LIMITATIONS: Freshly/ recently painted in areas. This could be concealing a defect that could not be determined.

3.2. Blistering paint observed. Upstairs Hallway Bathroom



4. Floor Condition

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

4.1. Cosmetic irregularities/imperfections noted.

5. Window Condition

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Materials:

• **Aluminum framed sliding window noted.**

Observations:

5.1. In accordance with InterNACHI Standards, we do not test every window in the structure, and particularly if it is furnished. We strongly urge the buyer to confirm proper operation of all windows prior to closing.

5.2. Of the windows inspected/tested, those windows were found to be functional at the time of the inspection.

5.3. Some vinyl windows had irregularities or imperfections.

6. Mirrors

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

6.1. Functional at the time of the inspection.

7. Electrical

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

7.1. Functional at the time of the inspection.

8. Ground Fault Circuit Interrupters (GFCI)

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

8.1. **GFCI Protection Present:** Ground-fault circuit interrupter (GFCI) protection was observed at this location.



9. Counters

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

9.1. **Personal Items:** Personal items were present on portions of the countertops, limiting a complete evaluation of all countertop surfaces. Areas concealed by these items were not inspected. Recommend consulting the seller if evaluation of the concealed areas is desired prior to the close of escrow.

9.2. The countertops appeared to be in good overall condition with no significant deficiencies observed. They were functional for their intended purpose at the time of the inspection.

9.3. **Countertop Sealant:** The sealant where the countertop meets the adjacent wall or backsplash has deteriorated. Recommend removing and replacing the sealant to help reduce the potential for moisture intrusion.

10. Cabinets

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

10.1. The accessible cabinets were visually inspected for general condition and operation.

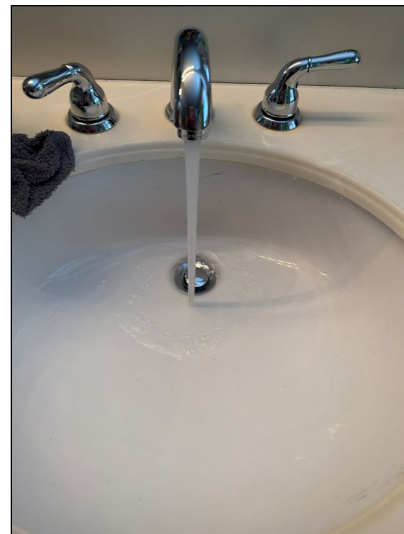
11. Sinks

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

11.1. The sink was operated using normal user controls and drained properly at the time of the inspection.

11.2. Suggest caulking as needed.





12. Plumbing

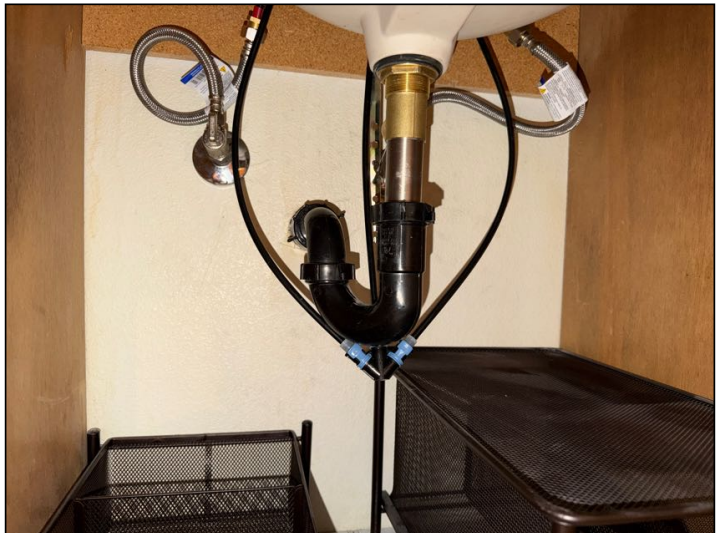
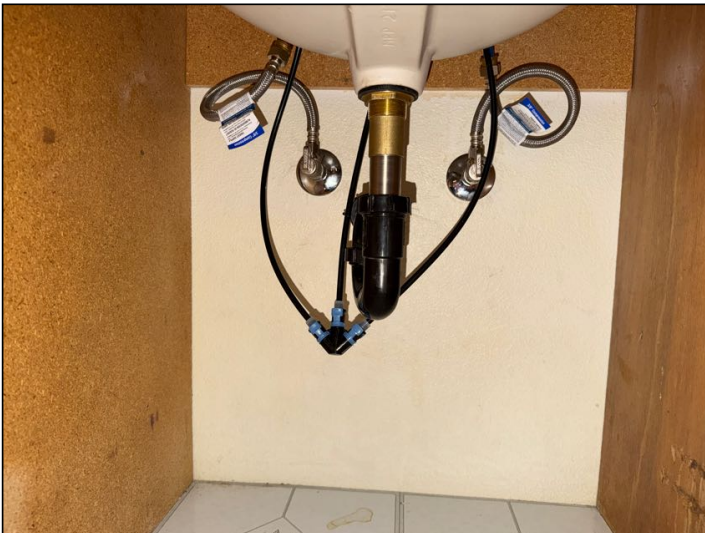
Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

12.1. Functional at the time of the inspection.

12.2. Older shutoff valves, recommend upgrading to 1/4 turn supply valves.

12.3. Flex drain observed, these are subject to frequent clogging.





13. Bath Tubs

Insp	Defi- cient	Not Insp	N/A
☐	☒	☐	☐

Observations:

13.1. Functional at the time of the inspection.

13.2. Bathtub: Chipping was observed along the upper edge/rim of the bathtub near the entry area. Recommend repair or refinishing as needed to prevent further deterioration. Downstairs bathroom.





14. Showers

Insp	Defi- cient	Not Insp	N/A
☐	☒	☐	☐

Observations:

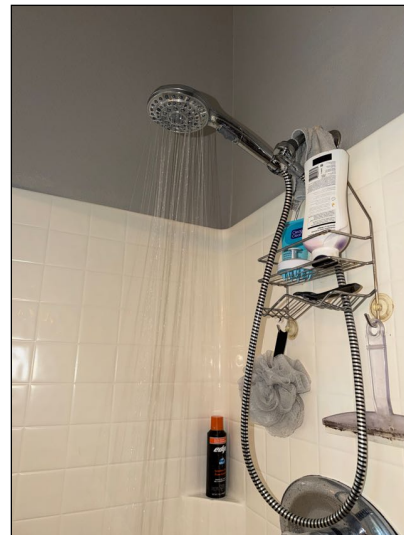
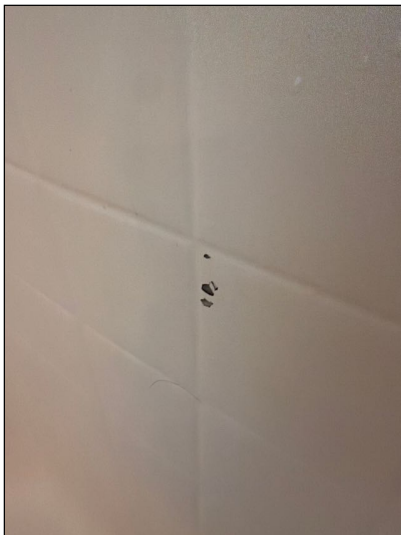
14.1. Functional at the time of the inspection.

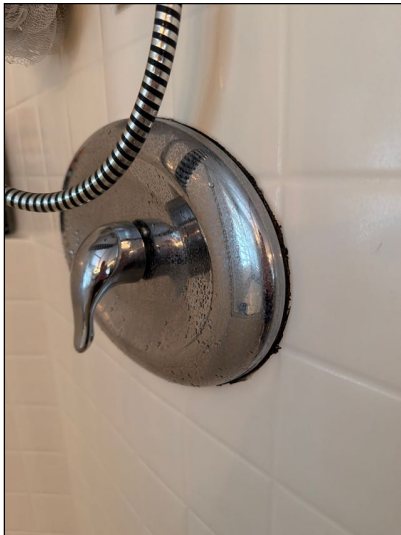
14.2. fiberglass surround noted.

14.3. Shower blending valve/spout is loose. Repairs may be needed.

14.4. Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls. Primary shower

14.5. Visible chipping was observed along portions of the glass shower enclosure. Recommend repair or replacement of the affected glass as needed to prevent further damage and maintain safe use. Primary





Loose



15. Enclosure

Insp	Defi- cient	Not Insp	N/A
☐	☒	☐	☐

Observations:

15.1. Functional at the time of the inspection.

15.2. Evidence of past leaking observed. Area tested dry at the time of the inspection.



16. Toilets

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

16.1. The toilet appears to comply with California water conservation standards based on the manufacturer's rated flush volume.

16.2. **The toilet appears to be fully sealed at the base with caulking.** While a small bead at the front and sides is common, a full perimeter seal can restrict visibility if moisture or leaks develop beneath the fixture. Recommend having a state-licensed plumber evaluate the installation and adjust or partially remove the seal as needed to allow proper monitoring and to ensure the toilet is correctly secured.

16.3. Functional at the time of the inspection.

16.4. Evidence of past or present leak observed. Recommend further evaluation by a licensed professional. See photo for location. Upstairs Hallway Bathroom



17. Exhaust Fan

Insp	Defi- cient	Not Insp	N/A
	✓		

Observations:

17.1.] Destination of vent pipe could not be determined.

17.2. FYI: Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

17.3. Functional at the time of the inspection.

17.4. Fan covers appear to be dirty. Recommend cleaning for proper ventilation.
Primary Bathroom, Upstairs Hallway Bathroom

17.5. Exhaust fan is noisy. Upstairs Hallway Bathroom



18. Doors

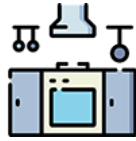
Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

18.1. Functional at the time of the inspection.

18.2. Cosmetic irregularities/imperfections noted.

18.3. Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.



KITCHEN

1. Cabinets

Insp	Deficient	Not Insp	N/A
✓			

Observations:

1.1. **Limited Inspection:** Personal belongings limited inspection of portions of the cabinet interior.

2. Observations

Insp	Deficient	Not Insp	N/A
✓			

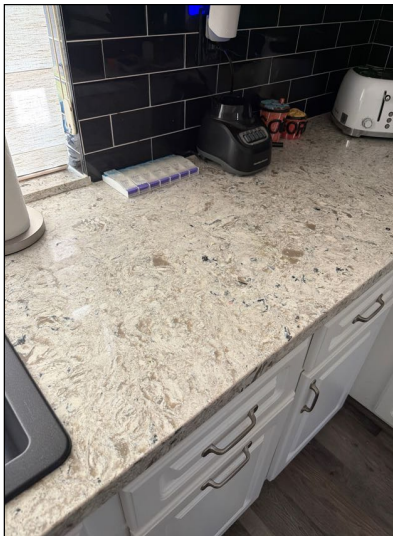
Materials:

• **Solid Type Surface**

Observations:

• **Personal Items:** Personal items were present on portions of the countertops, limiting a complete evaluation of all countertop surfaces. Areas concealed by these items were not inspected. Recommend consulting the seller if evaluation of the concealed areas is desired prior to the close of escrow.

• The countertops appeared to be in good overall condition with no significant deficiencies observed. They were functional for their intended purpose at the time of the inspection.



3. Electrical

Insp	Deficient	Not Insp	N/A
✓			

Observations:

3.1. Functional at the time of the inspection.

3.2. Some outlets or light switches may not have been accessible due to furniture and or stored personal items.

4. Ground Fault Circuit Interrupters (GFCI)

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. **What is a GFCI outlet? GFCI stands for Ground Fault Circuit Interrupter. These are also referred to as GFIs, or Ground Fault Interrupters. A GFCI precisely monitors the balance of electrical current moving through a circuit. If the power goes where it shouldn't, like in a short, the GFCI immediately cuts off the electricity. These outlets are found near a water source.**

5. Sinks

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

5.1. The sink was operated using normal user controls and drained properly at the time of the inspection.



6. Spray Wand

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

6.1. The spray wand was operated and was functional.



7. Plumbing

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

7.1. Functional at the time of the inspection.



8. Garbage Disposal

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

8.1. The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or inadequacies of the internal blades is not determined during the home inspection.

8.2. Tested and operational at time of inspection via normal controls.

9. Dishwasher

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

9.1. The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles

9.2. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



10. Cook Tops

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

10.1. The range or cook top has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

10.2. Gas cook top noted.



11. Oven

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

11.1. Did not test due personal items.

11.2. The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

11.3. Oven(s): Gas burners

11.4. DEFERRED COST: Older unit. Please consult manufacturer for projected service life.



12. Vent

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

12.1. **Recirculating Vent Hood:** A recirculating (ductless) range hood was observed. This type of system filters and recirculates air back into the kitchen rather than exhausting it to the exterior.

12.2. **Microwave Vent Combination:** A combination microwave/range hood was observed.

13. Built-in Microwave

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

13.1. **Built-In Microwave:** A built-in microwave oven was observed and was tested using normal user controls.



14. Wall Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- Drywall walls noted.
- Fresh/recent painted finish noted.

Observations:

14.1. Some areas were not accessible due to stored personal items. (Please see all photos of the bathroom section to help identify any and all locations).

14.2. Appeared freshly/recently painted in areas. This could be concealing a defect that could not be determined.

14.3. Cosmetic irregularities/imperfections noted.

15. Ceiling Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- There are drywall ceilings noted.

Observations:

15.1. LIMITATIONS: Freshly/ recently painted in areas. This could be concealing a defect that could not be determined.

15.2. Cosmetic irregularities/imperfections noted.

16. Floor Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- Floating laminate type material observed.

Observations:

16.1. Cosmetic irregularities/imperfections noted.

17. Window Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:
• Aluminum framed sliding window noted.

Observations:

- 17.1. In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished.
- 17.2. Of the windows inspected/tested, those windows were found to be functional at the time of the inspection.

LAUNDRY

1. Locations

Locations:

- Downstairs

2. Wall Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- Drywall walls noted.

Observations:

2.1. The laundry area was occupied by washer and dryer units at the time of inspection, limiting access to the surrounding walls, flooring, plumbing, and electrical connections. These areas were not inspected. Further evaluation may be conducted once the appliances are moved to allow full access.



3. Cabinets

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

3.1. **Freshly Painted Cabinets:** Cabinet surfaces have been recently painted. The quality and condition of the concealed underlying surfaces could not be determined.

3.2. The accessible cabinets were visually inspected for general condition and operation.

4. Ceiling Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- There are drywall ceilings noted.

Observations:

4.1. **LIMITATIONS:** Freshly/ recently painted in areas. This could be concealing a defect that could not be determined.

5. Floor Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:
• Floating laminate type material observed.

Observations:

5.1. Cosmetic irregularities/imperfections noted.



HEATING VENTILATION AIR CONDITIONING

1. Heating System Condition

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Location:

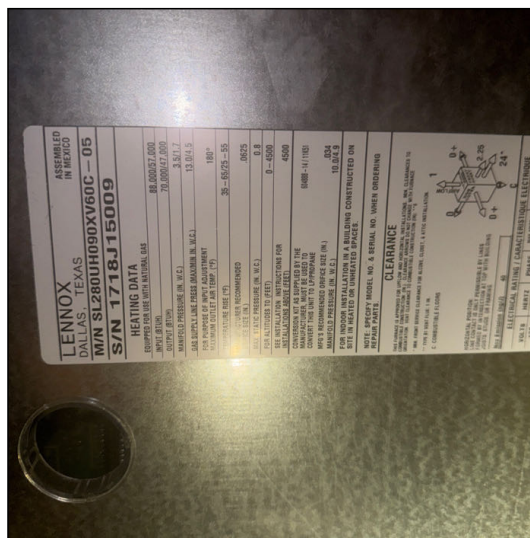
- The heater is located in the attic.

System type:

- Manufacture date: 2018
- Gas fired forced hot air. Lennox

Observations:

- 1.1. Functional at the time of inspection.



2. Heater Enclosure

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

- 2.1. Concealed due to high efficiency furnace design. Unable to inspect.

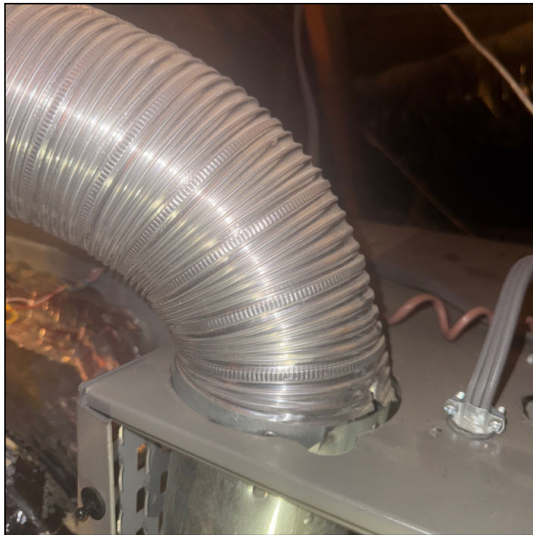
3. Venting

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

- 3.1. Venting materials: Metal double wall and flex tube vent pipe observed.

- 3.2. Recommend applying aluminum heat tape to all vent pipes.



4. Gas Valves & Supply Piping

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

4.1. Gas shut off valves were present and functional.

4.2. Drip leg/sediment trap observed.



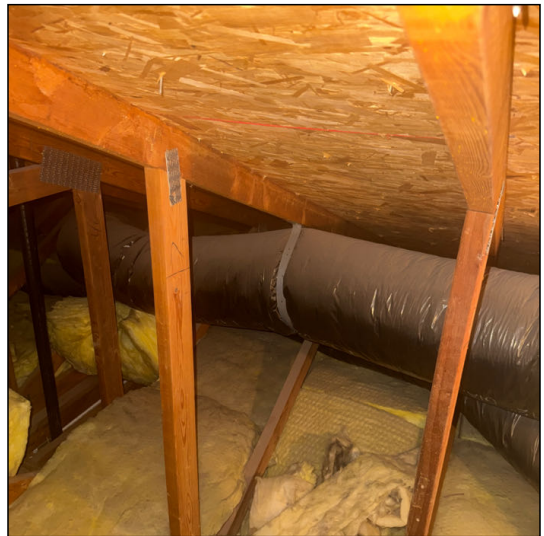
5. HVAC Duct Work

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

5.1. Torn outer bag insulation was observed at multiple HVAC ducts. Damaged duct insulation can reduce system efficiency and lead to condensation issues on duct surfaces. Recommend further evaluation and repair by a state licensed professional.





6. Air Handler/EVAP Coil

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

6.1. Evidence of previous leaking, likely from the condensate line or pan, was observed on the floor decking of the attic. Recommend further evaluation by a state licensed professional to confirm the source and assess for any resulting damage.



7. Refrigerant Lines

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

7.1. Deteriorated insulation at A/C unit.



8. AC Condenser Condition

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Compressor Type:

- Electric Lennox

Location:

- The compressor is located on the exterior grounds.
- Manufacture date: 2018

Observations:

8.1. We recommend having your air conditioner serviced regularly by a state licensed professional to ensure things are in running order and help spot potential trouble.

A technician will typically test the voltage, inspect the condition of the vents and ducts, check the refrigerant, and examine the drainage lines. They can also clean various parts like the compressor, condenser, evaporator coils, air handler, and drainage line.

8.2. Functional at the time of inspection. The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature.



9. Registers/Air Delivery Systems

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

9.1. Functional at the time of inspection.



10. Thermostats

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

10.1. Functional at the time of inspection. (Thermostats are not checked for calibration or timed functions.)

10.2. Digital - programmable type.



11. Filters

Insp	Defi- cient	Not Insp	N/A
✓			

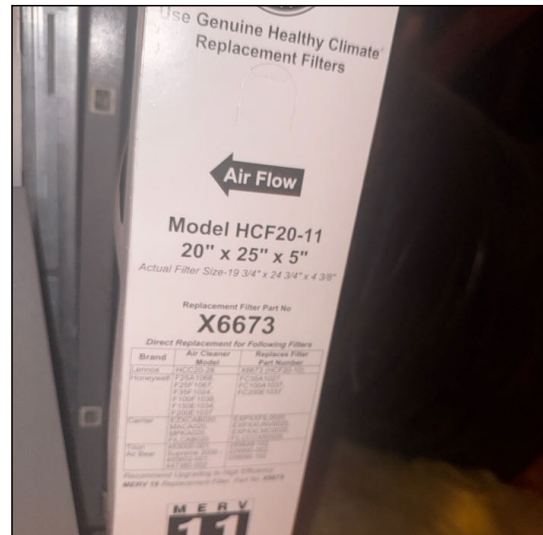
Location:

- Inside heater cabinet.

Observations:

11.1. Functional at the time of inspection.

11.2. **MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.**





WATER HEATER - TANKLESS SYSTEMS

1. Base/Support

Insp	Deficient	Not Insp	N/A
✓			

Observations:

1.1. Functional at the time of inspection.

2. Combustion Chamber

Insp	Deficient	Not Insp	N/A
✓			

Observations:

2.1. Functional at the time of inspection.

3. Venting System

Insp	Deficient	Not Insp	N/A
✓			

Observations:

3.1. *FYI: - Summary of Good Venting Practices for Gas Fired Water Heaters*
-

Water heaters must be vented using a listed and approved venting system that provides adequate size, height, and draft.

Otherwise, such vents may be unsafe, venting combustion products, including dangerous carbon monoxide, into the building.

Illustrations of proper gas fired water heater venting using Type B- double wall vent pipe through a roof (above) or through a chimney (below on this page) include details for the flue vent connector such as the requirement of a minimum vent connector upwards slope of 1/4" per foot of horizontal run.

3.2. Water Heater Vent Connector: Recommend sealing all accessible vent connector joints with UL-listed aluminum foil tape. Properly sealed joints help maintain the integrity of the venting system and reduce the potential for flue gas leakage.



4. Water Heater/Tankless Condition

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Heater Type:

- Natural gas

Location: The heater is located in the garage.

Observations:

4.1. Functional at the time of inspection.

4.2. Water Heater Manufacturer: Bradford White

4.3. Manufacturer date: 2020

4.4. Water Source: Public



5. Capacity/Gallons

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

5.1. 50 gallons

6. Temperature Pressure Relief Valve

Insp	Deficient	Not Insp	N/A
☒	☐	☐	☐

Observations:

6.1. Functional at the time of inspection.



7. Overflow Line Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:
• Copper

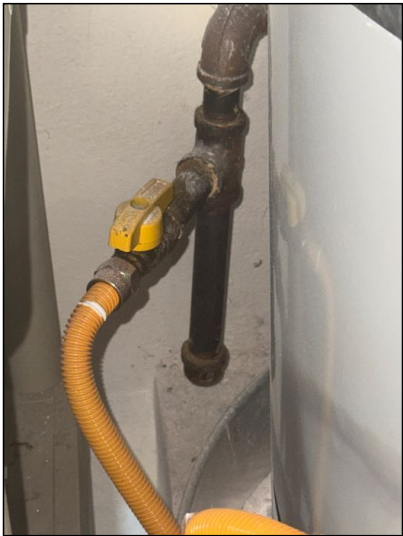
8. Natural Gas Supply Valve

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

8.1. Appeared functional at the time of the inspection.

8.2. Sediment trap installed.



9. Plumbing

Insp	Deficient	Not Insp	N/A
✓			

Materials:

• Copper

Observations:

9.1. Most of the piping is concealed and cannot be identified.

9.2. No expansion tank was observed at the time of inspection. Recommend checking local codes for requirement, and evaluation by a licensed plumber for installation as needed.



10. Strapping/Securement

Insp	Deficient	Not Insp	N/A
✓			

Observations:

10.1. **FYI: All residential water heaters should be strapped and braced to prevent falling during seismic activity.**

10.2. Present at the time of inspection.





GARAGE

1. Walls/Firewall

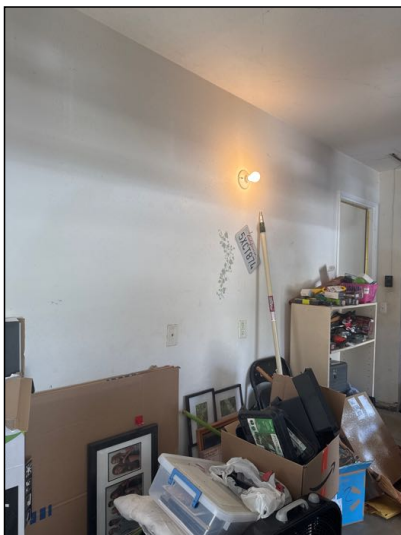
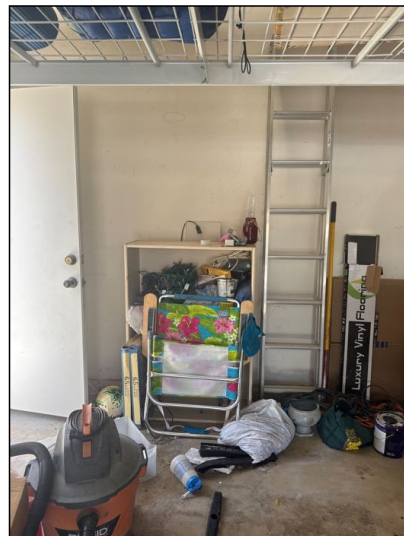
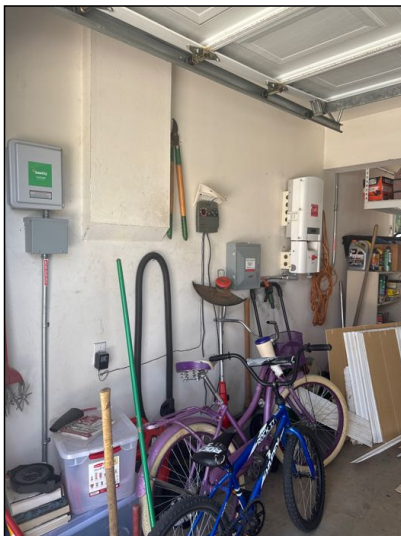
Insp	Defi- cient	Not Insp	N/A
✓			

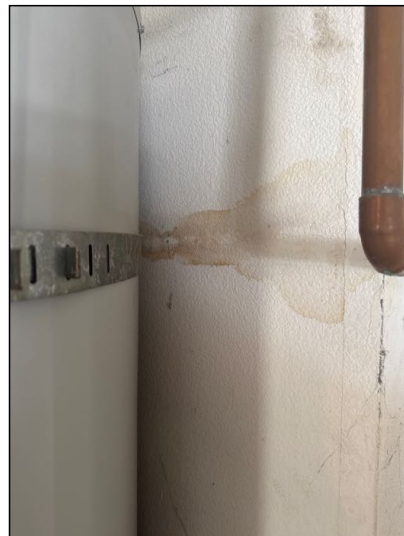
Observations:

1.1. Garage Inspection Limitations: Personal belongings and stored items in the garage restricted full visibility of the floor, wall, and ceiling areas. Concealed conditions may exist that were not accessible or visible at the time of inspection.

1.2. Cosmetic irregularities/imperfections noted. (Moderate)

1.3. Moisture staining was observed on the interior of the garage walls near the ceiling, in multiple areas, in the garage located below the second-story living space. This condition may indicate leakage from plumbing, HVAC condensate lines, or other sources within the floor assembly above. Recommend further evaluation and repair by a state licensed professional.







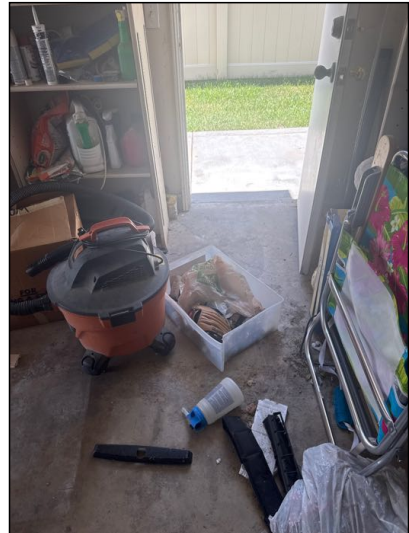
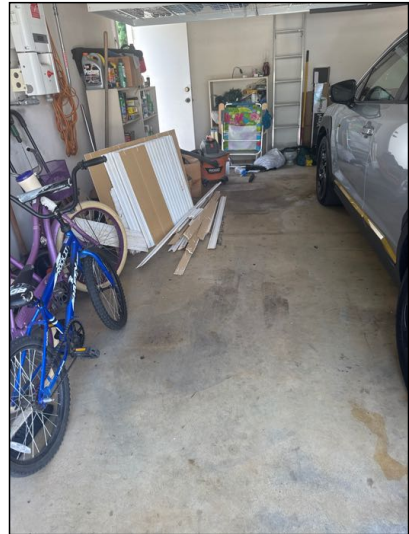
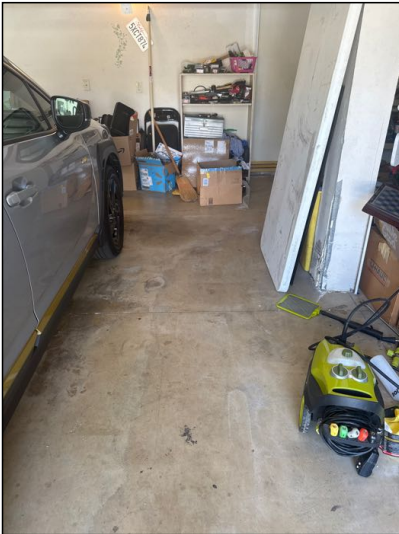
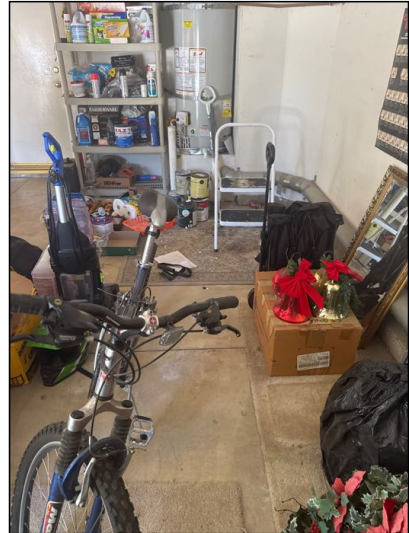
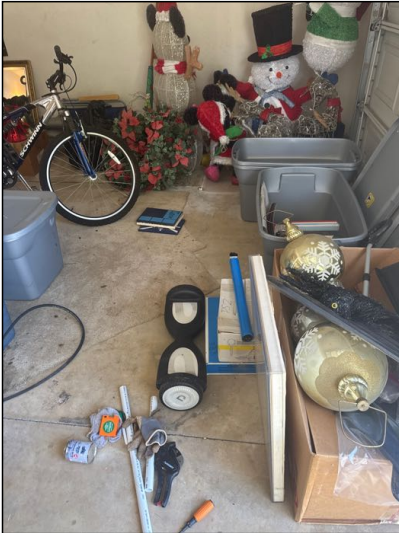
2. Floors

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

2.1. Cosmetic irregularities/imperfections noted. (Minor)

2.2. **Garage Floor:** Common cracks were observed in the garage floor. These appear consistent with normal shrinkage or settling and do not indicate a structural concern at this time. Monitoring for expansion or movement is recommended.





3. Rafters & Ceiling

Insp	Defi- cient	Not Insp	N/A
✓			

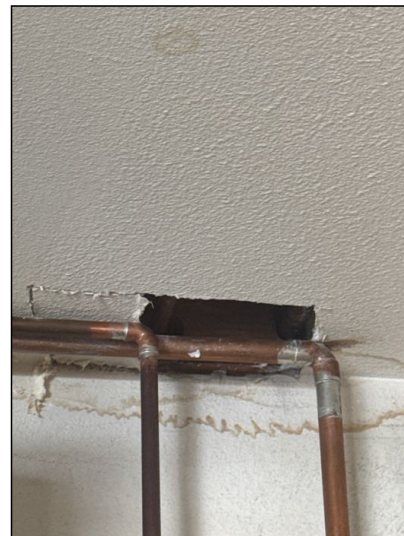
Observations:

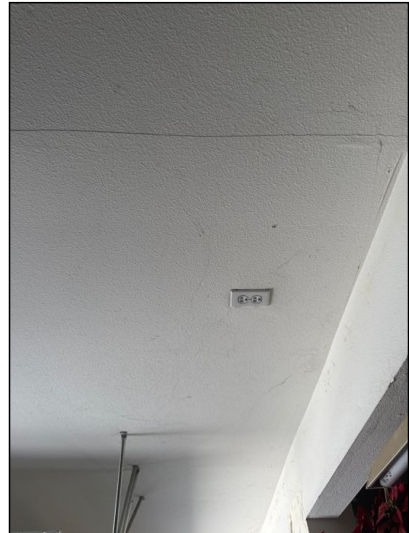
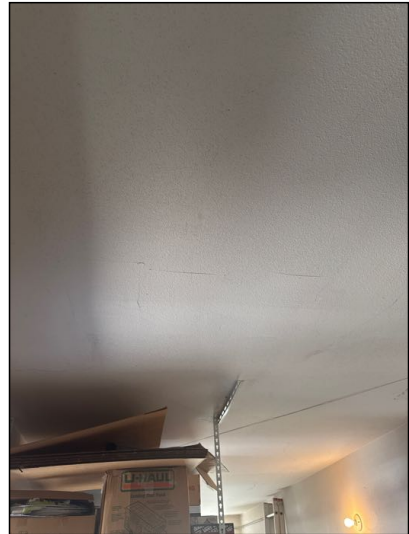
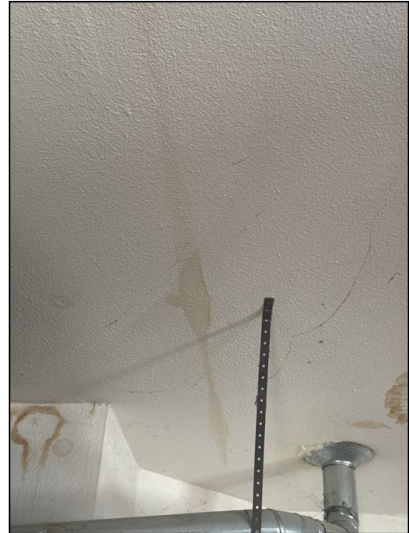
3.1. Limited review due to personal items.

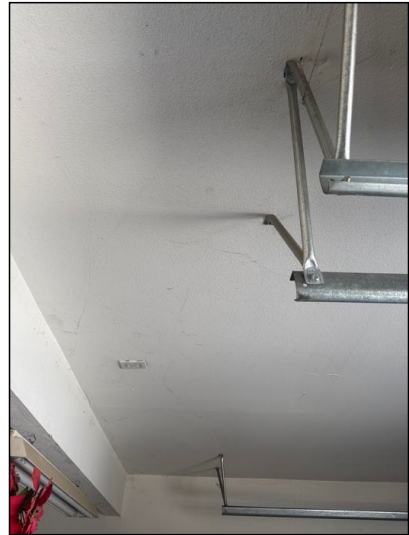
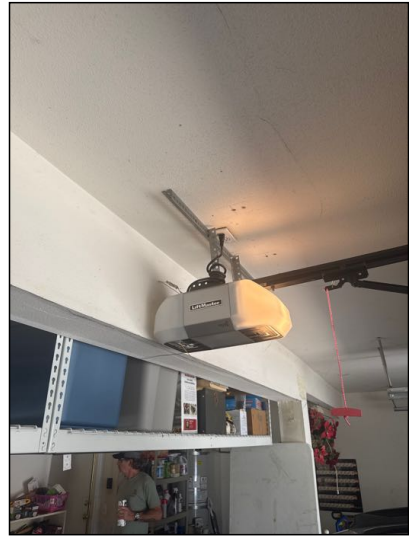
3.2. Limited review due to finished ceilings.

3.3. Fire Separation: A hole was observed in the garage ceiling, compromising the required fire-resistant barrier between the garage and the living space. This condition is considered unsafe and should be repaired by a qualified contractor to restore proper fire protection and occupant safety.

3.4. Moisture Damage: Staining and/or moisture-related damage was observed on the garage ceiling beneath the finished living space. The source of this condition and whether it is active or the result of a past event could not be determined during this visual inspection. Recommend further evaluation by a qualified, state-licensed professional to determine the source and perform any necessary repairs.









4. Electrical

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. No notable concerns were observed during the inspection.

5. Ground Fault Circuit Interrupters (GFCI)

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

5.1. ***What is a GFCI outlet? GFCI stands for Ground Fault Circuit Interrupter. These are also referred to as GFIs, or Ground Fault Interrupters. A GFCI precisely monitors the balance of electrical current moving through a circuit. If the power goes where it shouldn't, like in a short, the GFCI immediately cuts off the electricity. These outlets are found near a water source.***

5.2. No notable concerns were observed during the inspection.

5.3. **Multiple GFCIs on Same Circuit:** Multiple GFCI outlets appear to be installed on the same circuit. This configuration can lead to nuisance tripping and confusion when resetting. Evaluation by a qualified electrician is recommended.

6. Safety/Fire Door

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

6.1. No notable concerns were observed during the inspection.

7. Other Doors

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

7.1. No notable concerns were observed during the inspection.

8. Garage Door Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Garage Door Info:

- Three - metal sectional door(s) noted.

Observations:

8.1. Garage Door Advisory: Garage doors are heavy moving components that require regular maintenance to ensure safe and reliable operation. All fasteners, hinges, rollers, and tracks should be periodically inspected and lubricated. Weatherstripping should be maintained to help prevent moisture and pest intrusion. For automatic doors, the safety reverse and auto-stop features should be tested monthly to verify proper function. Any adjustments, spring replacements, or major repairs should be performed only by a qualified garage door technician to prevent injury or equipment damage.

8.2. Dents or Damage: Dents or physical damage were observed on the metal garage door. This may affect alignment and smooth operation. Repair or replacement of damaged panels is recommended.



9. Garage Door Parts

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

9.1. Garage Door Parts Advisory: Garage door systems rely on multiple interconnected components—springs, cables, rollers, hinges, and tracks—that must operate smoothly and safely together. Regular maintenance, including lubrication of moving parts, tightening of fasteners, and inspection for wear or corrosion, is essential to prevent failure and injury. Springs and cables are under high tension and should never be adjusted or replaced by anyone other than a qualified garage door technician. Automatic openers should also be tested monthly to confirm that the safety reversal system functions properly. Timely maintenance and professional service help ensure reliable operation and extend the lifespan of the garage door system.

9.2. No notable concerns were observed during the inspection.

10. Garage Door Opener Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

10.1. Garage Door Opener Advisory: Garage door openers require regular maintenance and safety testing to ensure reliable operation. The safety reversal and photoelectric sensor systems should be tested monthly to confirm that the door reverses properly when obstructed. Chains, belts, and screw drives should be lubricated periodically, and mounting hardware kept tight to prevent vibration or noise. Outdated openers that lack modern safety features, such as automatic reversal sensors or rolling-code security, should be upgraded. Any electrical, mechanical, or safety repairs should be performed only by a qualified garage door technician.

10.2. No notable concerns were observed during the inspection.



11. Safety Reverse System

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

11.1. No notable concerns were observed during the inspection.



ELECTRICAL SERVICE PANELS

1. Main Electrical Panel Location

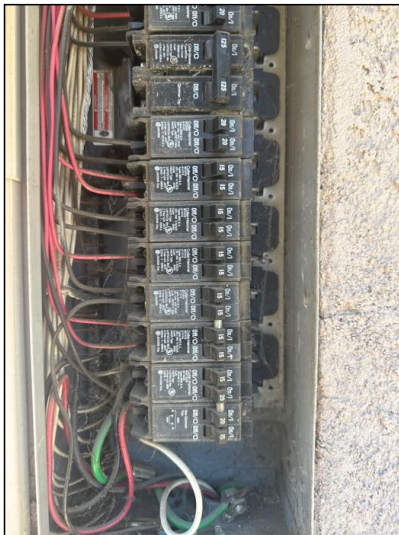
- East side of the house.
- Exterior of structure

2. Electrical Panel Observations

Insp	Deficient	Not Insp	N/A
✓			

Observations:

2.1. Appeared functional at the time of inspection.



3. Main AMPS

- 125 amp

4. Breakers in Off Position

- 0

5. Cable Feeds/Service Drop

Insp	Defi- cient	Not Insp	N/A
☐	☐	☒	☐

Observations:

5.1. There is an underground service lateral noted.

6. Wiring Type

Materials:

- Copper non-metallic sheathed cable noted.

7. Circuit Breakers/Conductors

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

7.1. Appeared functional at the time of inspection.



ROOF

1. Roof Info

Materials:

- Solar panels present, these areas are not visible for inspection.
- Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
- Inspected using an unmanned aerial vehicle, some limitations may apply.
- Some areas of roof are obscured from view.

2. Roof Material

Materials:

- **Concrete Tiles:** The roof is covered with concrete tiles, a durable and fire-resistant material designed to provide long-term protection and withstand exposure to sun and weather.

3. Roof Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

3.1. Roof Advisory: As with all areas of the building, it is recommended that the roof be carefully examined immediately prior to closing. Walking on the roof may void certain manufacturer warranties. Factors such as attic ventilation, solar and wind exposure, and organic debris accumulation all affect the roof's life expectancy (see www.gaf.com for additional information). Buyers are encouraged to consult the seller regarding the age and maintenance history of the roof. For any roof over 10 years old, it is strongly recommended to obtain a roof certification from an established local roofing company to determine its current condition, serviceability, and number of roof layers.

3.2. Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.

3.3. General Condition: No major safety or functional concerns were observed at the time of inspection. Overall, the roof's visible components appeared to be performing as intended under normal operating conditions.

3.4. Roof Covering: Cracked or broken roof tiles were observed. Damaged tiles can allow moisture intrusion and should be repaired or replaced as needed to maintain proper roof protection.

3.5. Roof Covering: Loose roof tiles were observed. This condition can allow wind or water penetration and should be secured or repaired to maintain proper roof protection.

4. Roof Flashing

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. No notable concerns were observed during the inspection.

5. Venting

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

5.1. No notable concerns were observed during the inspection.



ATTIC

1. Attic Access

Insp	Defi- cient	Not Insp	N/A
✓			

Location:

- Scuttle Hole located in bedroom closet ceiling.

Observations:

- 1.1. Appeared functional at the time of inspection.

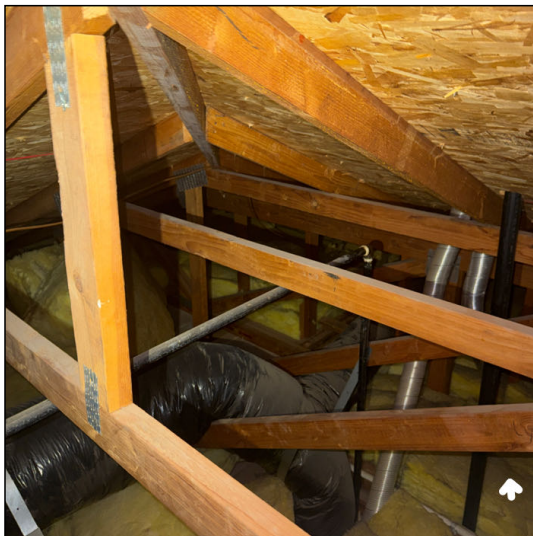
2. Rafters/Truss

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

- 2.1. Could not access all areas of the attic due to limited space.
- 2.2. Limited review due to insulation installed between the rafters.
- 2.3. Appeared functional at the time of inspection.







3. Attic Ventilation

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

3.1. Under eave soffit inlet vents noted.

3.2. Gable venting noted.

4. Vent Screens

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

4.1. Appeared functional at the time of inspection.

4.2. Some vents were not accessible to check for vent screens.

5. Attic Electrical

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

5.1. Some electrical components were not visible/accessible due to insulation.

5.2. Functional at the time of inspection.

6. Attic Plumbing/Supply & Drain Waste Vent

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

6.1. ABS plumbing vents

7. Attic Insulation Condition

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Materials:

• Unfinished fiberglass batts noted.

Depth: Insulation averages about 10 to 15 inches.

Observations:

7.1. Appeared functional at the time of inspection.

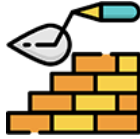


8. Powered Exhaust Vent Systems

Insp	Defi- cient	Not Insp	N/A
☒	☐	☐	☐

Observations:

8.1. Appeared functional at the time of inspection.



FOUNDATION

1. Slab Foundation

Insp	Deficient	Not Insp	N/A
✓			

Observations:

1.1. FYI: Many slab floors are found to contain cracks when the carpet and padding are removed. Including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks and those that are less than 1/4", which exhibit no significant vertical or horizontal displacement, are generally not regarded as being significant. Although, they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, poor drainage, and if they are not sealed, they can allow moisture to enter a residence and particularly if the residence is surcharged by a hill, slope or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, structural engineer, or a geologist but (again) this should not deter you from seeking the opinion of any such expert.

In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

1.2. Appeared functional observed at the time of inspection.

2. Foundation Perimeter

Insp	Deficient	Not Insp	N/A
✓			

Observations:

2.1. Appeared functional at the time of inspection.

2.2. No leaks were observed at the time of the inspection.



GROUNDS

1. Driveway and Walkway Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.

Observations:

1.1. Common cracks were observed at the concrete surfaces. Further deterioration will occur as water expands and contracts due to temperature changes. Recommend sealing the cracks to prolong the life of the concrete.

1.2. Recommend sealing areas to extend life.

1.3. Some oil staining. Clean and seal to extend life.

1.4. Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.

1.5. Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.

1.6. Minor undermining of the concrete porch slab was observed at the front porch. This condition may be related to soil erosion or drainage and could worsen over time. Recommend evaluation and repair as needed by a state licensed professional.





2. Grading

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

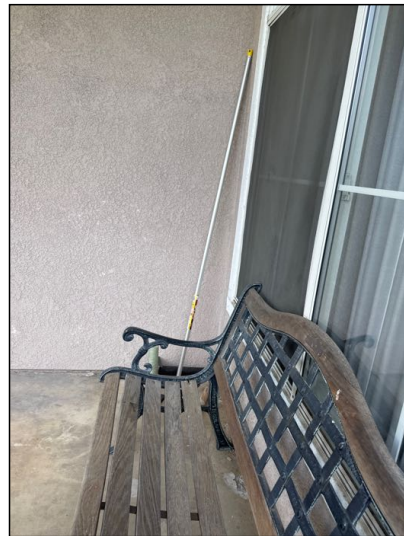
2.1. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

2.2. Unable to fully inspect exterior areas due to personal items.

2.3. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.













3. Drainage System

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

3.1. Drainage grates were observed on the property. Recommend further exploration to determine the extent of the system. Also recommend ongoing maintenance (cleaning, removing debris, etc.) to facilitate optimal performance of the system.



4. Vegetation Observations

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

4.2. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.



5. Gate Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

- Plastic

Observations:

5.1. Functional at the time of inspection.

6. Exterior Electrical

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

6.1. Exterior outlet is missing waterproof cover.



7. Exterior GFCI Receptacles

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

7.1. Functional observed at the time of inspection.

7.2. The exterior GFCI-protected outlets were found to be tied to and protected by a single interior GFCI outlet located in the garage, rather than having individual GFCI protection at each location. If the garage GFCI outlet trips or fails, all connected exterior outlets would lose power and protection. Recommend further evaluation by a state licensed professional to confirm proper function and accessibility of the controlling GFCI outlet.

8. Natural Gas Supply/Meter

Insp	Defi- cient	Not Insp	N/A
✓			

Location:

• Exterior of the house on the East side.

Observations:

8.1. **Recommend keeping a gas valve shutoff wrench close to the meter in case of an emergency.**

8.2. Appeared functional observed at the time of inspection.

8.3. No seismic shut off valve present. Consult local codes.



9. Exterior Plumbing/ Supply & Drain Waste Vent

Insp	Defi- cient	Not Insp	N/A
✓			

Materials:

• Copper piping noted.

Observations:

9.1. Pressure regulator noted.

9.2. Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use. The inspector recommends also consulting with seller for operation instructions if needed. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible.



10. Siding Type

Materials:

- **Traditional Stucco:** Cement-based exterior finish applied in layers over metal lath. Durable, but cracks or poor flashing can allow moisture intrusion.
- **Brick Veneer:** Brick used as a cladding over wood framing. Long-lasting, but flashing and weep holes are critical to prevent moisture issues.

11. Siding Information

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

11.1. Siding Maintenance Advisory -

Regular maintenance of exterior siding is essential to protect the structure from moisture intrusion, pest activity, and premature deterioration. Homeowners should periodically inspect siding for cracks, gaps, loose panels, damaged caulking, peeling paint, or signs of rot or impact damage. All joints, trim areas, and penetrations should be kept properly sealed, and vegetation should be maintained away from the siding to allow adequate airflow and prevent moisture retention. Sprinklers should be adjusted so that water does not spray directly onto the siding. Repainting or refinishing should be performed as needed to maintain the protective barrier. Prompt attention to visible issues helps extend the siding's service life and reduces the likelihood of costly repairs.

11.2. Sprinklers: Ensure that landscape sprinklers do not spray directly onto the house siding. Consistent water exposure can lead to moisture damage, staining, or deterioration of exterior materials. Adjustments are recommended to direct water spray away from the structure.

11.3. Limited Visibility: Review of the exterior siding was limited due to the presence of vegetation. Plant growth restricted visibility and may conceal defects or damage that were not observable at the time of inspection.

12. Stucco

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

12.1. Stucco Maintenance Advisory -

Regular maintenance of stucco surfaces is important to prevent moisture intrusion and prolong the life of the exterior finish. Homeowners should periodically inspect stucco for cracks, gaps, deteriorated sealant, or areas where the finish may be separating from the wall. All penetrations, including windows, doors, light fixtures, and utility lines, should be properly sealed to prevent water entry. Keep vegetation trimmed away from the stucco to improve airflow and reduce moisture retention. Sprinklers should be adjusted, so they do not spray directly against the stucco. When repainting or refinishing stucco, appropriate breathable coatings should be used to avoid trapping moisture. Prompt repairs and consistent maintenance will help protect the structure and reduce the likelihood of costly damage.

12.2. Stucco Moisture Intrusion Advisory -

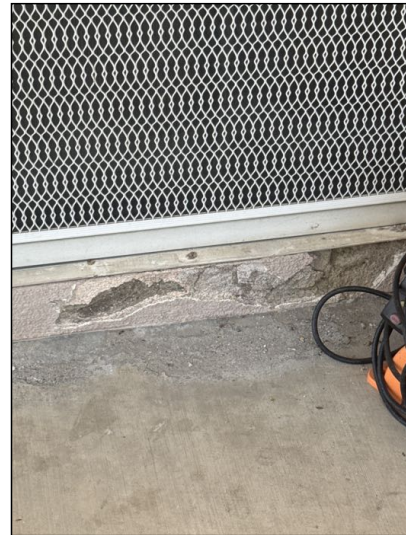
Stucco systems are vulnerable to moisture intrusion if not properly installed, maintained, or sealed. Water can enter through cracks, failed sealant, improperly flashed openings, or areas where stucco contacts soil or roofing materials. Hidden moisture behind stucco can lead to deterioration of the underlying structure, mold growth, and costly repairs. Because moisture issues may not be visible during a standard home inspection, specialized moisture testing or evaluation by a qualified stucco or building envelope professional is recommended if concerns exist. Ongoing monitoring, prompt sealing of cracks, and proper maintenance around windows, doors, and penetrations are essential to reduce the risk of moisture-related problems.

12.3. Cracks in Stucco: Cracks were observed in the stucco surface. These can allow moisture intrusion and should be sealed or repaired.

12.4. Delamination or Bulging: Areas of stucco appear to be bulging or separating from the wall. This may indicate hidden moisture damage and should be evaluated by a qualified stucco contractor.

12.5. Impact Damage: Chips, holes, or surface damage were observed on the stucco. These areas may allow moisture intrusion and should be repaired.





13. Brick & Masonry Siding

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

13.1. No notable concerns at the time of inspection.

14. Eaves, Soffits & Rafter Tails

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

14.1. **Deteriorated or Rotted Wood:** Areas of rot or deterioration were observed at the eaves, soffits, or rafter tails. This condition is typically caused by prolonged moisture exposure and should be repaired or replaced as needed.



15. Exterior Paint

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

15.1. No notable concerns at time of inspection.

16. Exterior Windows

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

16.1. Failed or Missing Caulking: Caulking around the exterior window frame is cracked, deteriorated, or missing. This may allow moisture intrusion and should be resealed.

16.2. Awnings at multiple upper-story windows were deteriorated, with some torn from their framing. Recommend further evaluation and repair by a state licensed professional.





17. Fence/Wall Materials

Materials:

- Vinyl

18. Fence/Wall Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

18.1. The inspector could not fully inspect due to vegetation.

18.2. Appeared functional at the time of inspection.

STANDARDS

Chris Rippy Inspections, Inc. performs inspections in compliance with the InterNACHI Standards of Practice. We visually inspect the readily accessible, installed systems and components of the home and report conditions the inspector judges to be not functioning properly, significantly deficient, unsafe, or near the end of service life. When the cause of a deficiency is not readily apparent, a suspected cause may be noted along with recommendations for correction, monitoring, or further evaluation. If a system or component designated in the Standards is present but not inspected, the reason will be stated. A complete copy of the InterNACHI Standards of Practice is available at www.nachi.org.

INSPECTORS ARE NOT REQUIRED TO DETERMINE:

- The condition of systems or components that are not readily accessible.
- Remaining service life, strength, adequacy, effectiveness, efficiency, or operating costs.
- Causes of conditions/deficiencies or the methods, materials, or costs of corrections.
- Future conditions or predict failures.
- Suitability of the property for specialized use, market value, or marketability.
- Compliance with regulatory codes, regulations, laws, or ordinances.
- The presence of environmental hazards (e.g., toxins, carcinogens, contaminants in soil, water, or air) or hazardous plants/animals, or the effectiveness of systems intended to control/remove them.

INSPECTORS ARE NOT REQUIRED TO INSPECT:

- Underground items (e.g., storage tanks) or indications of their presence.
- Systems/components that are not installed or are in areas not entered in accordance with the Standards.

- Detached structures other than garages or carports.
- Common elements/areas in multi-unit housing (e.g., condominiums, cooperatives).
- Decorative items and landscape features (trees, shrubs, fountains, ponds, statuary, low-voltage/decorative lighting).

ACCESS, SAFETY, AND OPERATION LIMITS:

- Procedures that, in the inspector's opinion, could be dangerous to persons or could damage the property are not performed.
- Personal property, furniture, equipment, plants, soil, snow, ice, or debris are not moved; systems/components are not dismantled except as explicitly required by InterNACHI.
- Attics or crawlspaces that are not readily accessible or are unsafe are not entered.
- Systems/components that are shut down, inoperable, or that do not respond to normal controls are not operated; shutoff valves are not operated.

PROFESSIONAL SERVICES OUTSIDE THIS INSPECTION:

- Services contrary to law are not offered or performed.
- Engineering, specialized trade work, or other professional services beyond a home inspection are not performed.

NOTE:

This report is a visual, non-invasive snapshot of conditions observed on the inspection day. Recommendations for repair, replacement, monitoring, or further evaluation should be addressed by state-licensed professionals and, when applicable, completed before close of escrow.

What we Inspect - Scope & Limitations

Grounds/Exterior — Scope & Limitations

This inspection does **not** address geological conditions or site stability. We do not evaluate coatings, cosmetic wear, or age-related deterioration that would be apparent to the average person. Cracks in hard surfaces (flatwork, patios, walks) can suggest expansive soils and ongoing movement; confirmation requires evaluation by a geotechnical/soils professional.

Any reference to grading is limited to visibly accessible areas adjacent to exposed foundation or exterior walls. Overall site drainage performance and the condition of underground piping such as subterranean drains, municipal water/sewer laterals, or septic systems are not determined. If concerned, consider appropriate specialty inspections (e.g., sewer camera, septic evaluation).

Decks and porches close to grade may have no viewing access; areas that are too low or otherwise inaccessible are excluded. Detached or ancillary structures (e.g., storage sheds, stables) and mechanical/remote components (e.g., driveway gates) are not evaluated. Landscape elements and decorative/low-voltage features (trees, shrubs, fountains, ponds, statuary, fire pits/fireplaces, barbecues, patio fans, heat lamps, accent lighting) are not inspected; any mention is informational only.

Garage — Scope & Limitations

Fire-Resistance Assemblies

Determining the heat/fire resistance rating

of garage walls, ceilings, doors, or other assemblies is beyond the scope of this inspection; we do not test or certify firewall construction.

Storage of Flammables

Flammable liquids and other combustible materials should not be stored within enclosed garage areas.

Door Opening & Vehicle Clearance

Garage door openings are not standardized. Verify the opening dimensions and clearances (width, height, and overhead hardware) to ensure your vehicles will fit.

Moisture at Slabs

Moisture intrusion into garages, especially with slabs-on-grade is common and may appear as efflorescence or salt crystals on concrete surfaces. Maintain exterior drainage and slab sealers as needed.

Living Space Over Garage (If Present)

If living space is located above the garage, consider further evaluation by a licensed structural engineer for seismic resistance and connections.

Plumbing — Scope & Limitations

We inspect: interior supply and distribution (visible piping, supports/insulation, fixtures/faucets), functional flow, leaks, cross-connections; interior drain/waste/vent (traps, DWV piping/supports/insulation), leaks, functional drainage; water-heating equipment (normal controls, safety controls, chimneys/flues/vents). **We describe:** supply and DWV materials, water-heater type, and main water shutoff location. **We operate** all plumbing fixtures and exterior hose bibs not tied to an appliance.

Not included / not required: stating effectiveness of anti-siphon devices;

determining public vs. private utilities; operating automatic safety controls or any valve other than fixture/bib/flush valves; water conditioning; fire/lawn sprinklers; on-site water quantity/quality; on-site waste systems; foundation irrigation; spas/pools (beyond basic flow/drain); solar water heating; system sizing/design/material suitability. Underground building drains and sewer laterals are not visible—consider a sewer camera inspection by a state-licensed plumber/video specialist.

Electrical — Scope & Limitations

Representative Testing

A representative number of switches, receptacles, and fixtures are operated. Load calculations to determine service capacity vs. demand are not performed.

Panel Access & Operation

Covers (dead fronts) may be removed when safely accessible. No probes are inserted into live equipment. Over-current devices are not operated, other than testing GFCI devices at accessible locations.

Ancillary/Low-Voltage Systems

Items not part of the primary electrical distribution are excluded but may be noted for context: low-voltage wiring, security/alarms, cameras, intercoms, telephone/cable/data, built-in vacuums, heat/smoke detectors, and carbon-monoxide detectors.

Fixtures & Timers

Operation of time-clock motors is not verified. Inoperative fixtures may simply lack bulbs or have failed bulbs.

Repairs & Safety

Any electrical deficiency or recommended upgrade should be regarded as a safety concern. Have a state-licensed electrician evaluate the entire system, make

corrections, and provide final verification **prior to close of escrow**. An electrician may identify additional issues; those findings are beyond the scope of this inspection.

Aluminum Branch-Circuit Wiring (If Present)

Aluminum wiring requires periodic inspection and maintenance by a state-licensed electrician.

Heating, Cooling & Ventilation (HVAC) — Scope & Limitations

Access & Operation

We open only manufacturer/installer-provided service panels intended for routine homeowner access. Equipment is not operated when weather/ambient conditions or other circumstances could risk damage. Pilot lights are not lit, and solid-fuel fires are not ignited or extinguished. Safety/limit devices are not tested.

Components Not Dismantled

Internal/concealed parts are not disassembled or evaluated, including furnace heat exchangers, burners/fireboxes, evaporator and condenser coils (concealed portions), electronic air cleaners, humidifiers/dehumidifiers, interior ductwork, and in-line duct motors/dampers.

Controls & Thermostats

Thermostats/controls are not checked for calibration, timed functions, or smart features—only basic operation from normal user controls is observed.

Performance, Capacity & Distribution

Adequacy, efficiency, capacity/sizing,

refrigerant charge, and evenness of air distribution are not determined. Load calculations are not performed.

Refrigerant/Coolant Systems

No pressure tests are performed; refrigerant charge and line integrity are not determined.

Portable/Room Units (Excluded)

Portable air conditioners, window-mounted units, and through-wall room AC/heater units are **not required to be inspected** and are excluded from this inspection.

Safety & Service

Combustion appliances can produce carbon monoxide; ensure CO alarms are installed and maintained per current requirements. Any recommended service or upgrades should be completed **prior to close of escrow** by a state-licensed HVAC technician. A specialist may identify additional issues beyond this visual inspection. No warranty or guarantee is provided.

Environmental

Determining the presence of asbestos in HVAC components requires laboratory testing and is beyond the scope of this inspection. Consult appropriate specialists if concerned.

Roofing — Scope & Limitations

Access & Method

Roofs are walked when reasonably safe and accessible. If not, they are evaluated from ladders, adjacent windows, ground level with optics, or by drone where permitted. The method used will be noted. **If a licensed roofing contractor is present on site to evaluate or perform work, we do not inspect the roof; please consult**

the roofer for findings, scope, and cost estimates.

Condition & Variability

Roof performance varies by age, number of layers, material quality, installation, exposure, and maintenance. Our report offers an opinion of the roof's general condition only.

Leaks & Waterproofing

We do not determine whether a roof leaks or will leak in the future. Underlayments, flashings, and membranes are concealed and not disturbed. Active leakage is typically identifiable only while occurring or via specialized water testing, which is beyond the scope. Ceiling/attic stains alone do not confirm an active leak without corroboration, and prior evidence may be concealed.

Remaining Life

Remaining service life is not predicted or guaranteed.

History & Further Assurance

Ask the seller for roof age, permits, warranties, and repair history. Consider a **roof certification or evaluation by a licensed roofing contractor**, and ensure appropriate insurance coverage.

Exclusions

Attached accessories are not inspected or tested (e.g., solar PV/thermal systems, lightning protection, antennas/satellite dishes, holiday lighting, snow/ice systems, aftermarket add-ons). Roofing materials are not removed or disturbed, and debris/gutter cleaning is not performed.

Water Heaters — Scope & Limitations

This component is visually inspected only; parts are not dismantled. Combustion/

pilot access doors are not removed, and flame or burner condition is not evaluated to avoid extinguishing pilots or affecting draft. Circulation/recirculation pumps, temperature–pressure relief (TPR) valves, and expansion/pressure tanks are not operated or pressure-tested. Solar water-heating systems are excluded.

For tankless units, especially retrofit/non-original installations, key items such as gas-supply capacity, venting/condensate management, clearances/combustion air, controls, and commissioning are beyond the scope of a general home inspection; recommend evaluation/commissioning by a state-licensed plumber experienced with tankless systems. Age, remaining service life, capacity/sizing, and efficiency are not determined; gas lines are not measured or sized for demand, and no pressure or leak tests are performed. The inspector does not light pilot flames on water heaters or other appliances.

Interior — Scope & Limitations

This inspection is visual and non-invasive. We observe visibly accessible **walls, ceilings, floors, cabinets, and closets**, and operate a **representative number** of windows, doors, switches, and receptacles. We do **not** evaluate window treatments, move furnishings or stored items, lift carpets or rugs, empty closets/cabinets, or comment on routine cosmetic conditions.

Minor Cracking

Hairline cracks around windows/doors, along framing lines, or at drywall/plaster seams commonly result from typical movement (wood shrinkage, settlement, seismic activity). Such cracks often recur if

not properly repaired and can be subjective; if further evaluation is desired or disputes arise, consult a qualified specialist.

Floor Coverings

Stains or damage may be hidden by furnishings; the condition of floors beneath coverings is not determined.

Insulated Glass

Seal failure/fogging cannot always be confirmed due to temperature, weather, and lighting. Verify any concerns with the seller/occupant.

Fireplaces

Fireplaces should be cleaned and inspected regularly. Recommend a **Level II chimney inspection** by a licensed chimney specialist prior to close of escrow to evaluate internal components, liners, and clearances. Determining whether a fireplace is “decorative only” is outside the scope of this inspection; verify classification and intended use with the seller and a chimney specialist. Testing for or identifying sources of environmental pollutants or odors (including, but not limited to, lead, mold, allergens, pet, smoke odors or creosote coated wood) is beyond the scope of this inspection. If concerned, arrange for appropriate specialty evaluations and any needed remediation before close of escrow.

Environmental Pollutants & Odors

Testing for—or identifying sources of—environmental pollutants or odors (including, but not limited to, lead, mold, allergens, pet odors, and cigarette smoke) is beyond the scope of this inspection. If concerned, schedule appropriate specialty evaluations and any needed remediation **before close of escrow**.

Bathrooms— Scope & Limitations

This inspection is **visual and non-invasive**. We observe visibly accessible walls, ceilings, floors, cabinets, and closets, and operate a **representative number** of windows, doors, switches, and receptacles. We do not move furnishings or stored items, lift carpets/rugs, or empty cabinets/closets.

We do **not** evaluate window treatments, steam showers, or saunas, and we generally do not always comment on routine cosmetic conditions (e.g., minor wear, paint, caulk, hairline settlement cracks).

Shower pans are not leak-tested as part of this inspection. If leak testing is desired, arrange a test with a licensed pest control (termite) inspector or a **state-licensed plumbing/waterproofing contractor** prior to close of escrow.

Kitchen — Scope & Limitations

Appliances are evaluated for basic, visible functionality only. Units are not disassembled and accessory features are not tested. We do not determine how well a dishwasher cleans or how well an oven/range/microwave cooks, and garbage-disposal blades are not inspected. Age, remaining life, capacities (e.g., BTU, CFM), efficiency, or effectiveness are not determined. Water treatment/purification systems, instant-hot systems, and water softeners are not inspected. Non-built-in appliances including all refrigerators and wine coolers/cellars are excluded from this report.

Laundry Area — Scope & Limitations

This inspection is visual and non-invasive. Laundry appliances (washer/dryer) are **not tested or moved**, and the condition of walls, floors, and connections concealed behind or beneath them is not determined. **Water supply valves and drain standpipes are not operated**; long-idle valves may leak if turned. **Dryer operation and vent airflow are not tested**, and venting is not dismantled, only visible portions are observed. See the **Plumbing** and **Electrical** sections for details on those system components serving the laundry area.

Attic & Insulation — Scope & Limitations

Asbestos/Environmental Materials

This inspection does not determine the presence of asbestos-containing materials or other environmental hazards; laboratory testing is outside the scope.

Access & Safety

Attic evaluation is limited by safe access and visibility. When insulation covers joists or clearance is restricted, portions of the attic may be inaccessible and are inspected only from the hatch or established pathways at the inspector's discretion.

Insulation

Insulation is not touched, moved, or otherwise disturbed. R-values, installation quality, and energy performance are not determined.

Attic Ventilation Controls

Thermostats/temperature sensors, humidistats, and powered attic/exhaust fans are not tested.

HVAC Ducting

Duct layout/design, sizing, efficiency, and effectiveness are not evaluated.

Rodents/Pests

Visible evidence of rodents or other pests is reported when observed; infestations can exist under insulation, within walls, or in concealed areas and may not be visible during a non-invasive inspection. A separate pest inspection is recommended regardless of visible evidence.

Foundation & Site — Scope & Limitations

Structures rely on underlying soils for support; soils can shrink/swell with moisture and move during seismic activity, affecting slabs and finishes. This inspection identifies the foundation type and reports visible deficiencies. Hairline/shrinkage cracks and minor surface deterioration are common and not necessarily structural. Significant cracking, displacement, bowing, or indications of differential movement warrant evaluation by a licensed structural engineer. Exterior grades and roof drainage should direct water away from the foundation. **Access to crawlspace/foundation areas may be limited by low clearance and/or debris; areas not safely accessible are excluded from this inspection.** Conditions beneath floor coverings and behind finished walls or stored items are concealed and not evaluated. Ask the seller about any prior foundation/structural repairs.

Foundation Plumbing — Scope & Limitations

This is a visual, non-invasive review of readily accessible plumbing components. Vent piping and many connections are concealed within walls/ceilings and are not

fully visible; remodels may have missing or altered vents/clean-outs. This is not a code inspection, and the presence, absence, or exact locations of clean-outs are not determined. **Access to plumbing in crawlspaces or other areas may be restricted by low clearance and/or debris; components not safely accessible are not evaluated.**

Underground building drains and the sewer lateral are not visible and their condition is unknown; confirm by arranging a sewer camera inspection by a state-licensed plumber/video sewer specialist—preferably before close of escrow. No warranty or life-expectancy determination is provided.

Pools & Spas — Scope & Limitations

This is a **limited, visual** review of **readily accessible** pool/spa components. **Leaks or seepage are not evaluated.** This is **not** a pool safety inspection. Barriers, alarms, and specialized safety equipment are **not** tested. Recommend evaluation by a **qualified pool/spa inspector or state-licensed pool contractor** for a complete system assessment and any needed corrections **before close of escrow.**

Safety Guidance (General):

Consider multiple layers of protection such as perimeter fencing with self-closing, self-latching gates, door/window exit alarms, approved safety covers, and water-entry alarms. Supervision and secure barriers help protect children, visitors, and pets.

Compliance & Owner Responsibility:

This report does **not** determine compliance with building codes or safety ordinances. Requirements vary by jurisdiction and may change. It is the **buyer/owner's responsibility** to research and confirm applicable requirements with

the local authority having jurisdiction (AHJ), and to obtain any required permits, inspections, and upgrades.

ADDITIONAL VENDORS AND PROFESSIONALS: *If a licensed professional is present to evaluate the anyone of these systems listed above, we defer to that professional's findings and recommendations.*

Asbestos & Hazardous Materials — Scope & Limitations

This inspection does not test for, identify, or certify the presence or absence of asbestos-containing materials (ACM) or other environmental hazards. Only sampling and analysis by an accredited laboratory can confirm asbestos. Materials that may contain asbestos include, but are not limited to, asbestos-cement ("transite") flues or piping, duct/pipe insulation and tapes, sprayed or "popcorn" ceiling textures, floor tiles and mastics, ceiling tiles, joint compounds, roofing and siding shingles, and vermiculite insulation.

If suspect materials are present, damaged, friable, or if renovation/repair work is planned, consult a state-licensed asbestos specialist for survey, sampling, and management recommendations (encapsulation, enclosure, or abatement) in accordance with applicable regulations. Do not disturb suspect materials. This inspection does not provide air monitoring/clearance testing, cost estimates, or compliance determinations under EPA/OSHA/AHERA or local requirements; some jurisdictions require a pre-renovation asbestos survey—verify with local authorities.

Lead-Based Paint

This inspection does not test for, identify, or certify the presence of lead-based paint (LBP). Homes built before 1978 may contain LBP on painted surfaces (walls, trim, windows/doors, cabinetry, exterior siding, railings). Only testing by an EPA- or state-certified lead inspector/risk assessor (XRF and/or laboratory analysis) can confirm lead or evaluate exposure risks (dust, soil, water). Do not sand, cut, or otherwise disturb suspect paint without following EPA RRP (Renovation, Repair & Painting) requirements. If renovation is planned—or deteriorated/peeling paint is present—consult a certified professional for testing and safe work practices; consider water testing where lead plumbing or fixtures are suspected.

Creosote (Chimney Residues) & Creosote-Treated Wood

This inspection does not test for, quantify, or certify creosote.

Fireplaces/Chimneys: Wood burning produces creosote deposits that can accumulate in flues and appliances, posing a fire hazard. Deposits may not be fully visible without specialized tools. Recommend a Level II chimney inspection and cleaning by a licensed chimney specialist; follow their repair/liner recommendations.

Creosote-treated wood (preservative): Older timbers, ties, or posts may be treated with coal-tar creosote and can emit strong odors or vapors. Presence, concentration, and exposure risks are not determined in this inspection. Do not cut or sand suspect wood. If exposure/odor concerns exist, consult an industrial hygienist or environmental specialist for assessment and management options (encapsulation, removal, or ventilation improvements) in accordance with local regulations.

MOLD / MICROBIAL

This is **NOT** a mold inspection. If concerned about mold, moisture, or indoor

air quality, consult a qualified environmental specialist for testing and recommendations. Remodeling can expose concealed conditions once finishes are opened; budget accordingly.



CHRIS RIPPY INSPECTIONS



Inspection Agreement

This Agreement is between you, the Client, and us (Chris Rippy Inspections), pertaining to this inspection report:

The terms below govern this Agreement.

1. Preferred methods of payment:

- ZELLE® – Chris Rippy Inspections – 310-889-8191
- Check (written to CHRIS RIPPY INSPECTIONS)
- Cash
- Credit card (3% processing fee applies).
- If a different payment option is needed, please contact our office at inspector.cri@gmail.com.

2. Scope of Inspection

We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

3. Standards of Practice (SOP)

Unless otherwise noted, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

4. Environmental Hazards

We will NOT test for the presence of radon, mold, asbestos, lead paint, soil contamination, or other environmental hazards or violations. We will not test for compliance with building codes.

5. Report Ownership and Use

You will be the sole owner of the report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs.

and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. Limitation of Liability and Damages

You waive any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of the home/building. California law provides that we may not include any limitation on the amount of damages in this agreement for any alleged failure to comply with Section 7196 of the California Business and Professional Code. As to other claims, we assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In those other cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You acknowledge that these liquidated damages are not a penalty, but that we intend them to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

7. Licensing and Occupations

We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located.

8. Claims

If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. Venue

You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses, and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. Severability and Entire Agreement

If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. You will have no cause of action against us after one year from the date of the

inspection.

11. Report Delivery

We are unable to provide a written report until the full payment and signed contract have been received. Reports can take 24 - 72 hours to receive. All reports will be emailed to all parties as requested.

12. Interpretation

If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

13. Multiple Clients

If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

14. Re-Inspections

For all re-inspections, a re-inspection can be performed at an additional cost of no less than \$150 and up to half the cost of the original inspection fee. The purpose of a re-inspection is solely to determine if defined work has been completed on a home. Re-inspections are NOT intended to determine if work has been completed to any degree of code compliance or craftsmanship.

Please note that our re-inspections of repairs are not a pass or fail evaluation but merely an assessment of the items repaired, following the same Standards of Practice and limitations stated in this contract. We strongly encourage that all repairs be performed by a state-licensed professional and that proper documentation of these repairs be provided to the buyer once completed. It is not the responsibility of the inspector to verify or validate such documentation.

Client Acknowledgment:

By receiving this report, you acknowledge and agree to these terms.