



PACIFIC CREST HOME INSPECTIONS

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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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08/13/2026



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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

www.PacificCrestHomeInspections.com

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property.

Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation**

recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of

the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN)= I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP)= This item, component or unit is not in this home or building.

Annotation (A)= One of the following conditions exist:

Observation Item, **Attention Item** or **Safety Concern**

Definition of Annotation Item

Observation Item = May include one or more of the following conditions:

1. Items that are cosmetic in nature or that are attributed to normal wear and/or age.
2. Items that should be monitored and may require repair.
3. Items that are functional but may require replacement due to age or condition.

Attention Item = May include one or more of the following conditions:

1. Items that do not function as intended.
2. Items that require further evaluation by qualified professionals in a specific field.
3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions within the Standards of Practice.

Safety Concern = May include the following condition:

1. Items or deficiencies that pose a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be

discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.



ITEMS INSPECTED



OBSERVATION ITEM



ATTENTION ITEM



SAFETY CONCERN

-
-  3.2.1 Built-In Appliances - Ranges and Cooktops: Anti-Tip Bracket Missing
 -  3.7.1 Built-In Appliances - Washer/Dryer: Leak Pan Not Present
 -  4.3.1 Plumbing System - Fixtures and Connected Devices : Corrosion at Supply Hoses
 -  4.4.1 Plumbing System - Tub/Shower Fixtures: Tub Stop Missing
 -  4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Previous Leak
 -  4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Replaced
 -  4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap
 -  4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank
 -  5.1.1 Electrical System - Main and Distribution Panels: Full Panel
 -  5.1.2 Electrical System - Main and Distribution Panels: Panel in Closet
 -  5.5.1 Electrical System - Connected Devices and Fixtures: 220 Three Pronged- Upgrade
 -  5.5.2 Electrical System - Connected Devices and Fixtures: Door Bell – Button Damaged
 -  5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): GFCI Upgrade Recommended
 -  5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection
 -  5.11.1 Electrical System - Carbon Monoxide Detector: Not Mounted
 -  6.2.1 Interiors - Ceilings : Water Staining
 -  6.2.2 Interiors - Ceilings : Stress Fractures
 -  6.2.3 Interiors - Ceilings : Popcorn-Ceiling
 -  6.3.1 Interiors - Walls : Settlement cracks
 -  6.4.1 Interiors - Floor Coverings : Carpet-Old
 -  6.4.2 Interiors - Floor Coverings : Cracked/Chipped Tile
 -  6.4.3 Interiors - Floor Coverings : Carpet Damaged
 -  6.8.1 Interiors - Doors (Representative Number): Door stop
 -  6.9.1 Interiors - Windows (Representative Number): Service windows
 -  9.4.1 Exterior - Doors (Exterior): Service Door
 -  9.4.2 Exterior - Doors (Exterior): Fogged Glass Pane
 -  9.7.1 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Wood Damage
 -  11.1.1 Heating Equipment - Heating Equipment : Heating System-Replaced
 -  12.1.1 Cooling Equipment - Cooling and Air Handler Equipment: A/C Replaced
 -  13.1.1 Chimney, Fireplace, or Stove - Chimneys and Flues (for Fireplaces): Gaps in Fireplace

1: INSPECTION DETAILS

Information

Type Of Building Single Family	Year Built (According to Available Data) 1985	Weather Conditions Sunny
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Outside Temperature (Approximate) 85 Degrees	Number of Levels 2	Property Occupied Yes
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Parties Present

Buyer, Buyer's Agent

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural damage;
2. things that can lead to major defects, such as evidence of active or previous moisture issues;
3. things that may hinder your ability proceed in the transaction; and
4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

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

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

OCCUPIED: YES

Portions of the home were not adequately visible due to occupants personal items, furniture and/or vehicles. We are not permitted to move these items as part of the inspection process. Portions of the inspection were limited as a result. We are not permitted to move these items as part of the inspection process. It is recommended that special care be taken during the final walk-through to determine if latent defects exist prior to close of escrow.

General Inspection Info

LEAD-BASED PAINT & ASBESTOS

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

General Inspection Info

CONDO/TOWNHOME

This condominium or townhouse inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)		X		
2.2	Main Gas Shut Off Valve (Describe Location)		X		
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

**Main Water Shut-Off Device
(Describe Location):** Main Water
Shut off Location
Condo

**Main Gas Shut Off Valve
(Describe Location):** Main Gas
Shut Off Valve Location
Condo

**Main and Distribution Panels
(Describe Location):** Main Panel
Location
Common Area

**Main and Distribution Panels
(Describe Location):** Distribution
Panel Location
Kitchen Cabinet



Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

Limitations

Main Gas Shut Off Valve (Describe Location)

GAS SHUT OFF - CONDO

The main gas shut off valve appears to be located in the common area. Unable to locate. Advise inquiry with the Home Owners' Association or seller.

Main and Distribution Panels (Describe Location)

CONDO

The main service entrance and main breaker is located in the common area. We do not inspect this equipment as part of the home inspection.

3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher		X		
3.2	Ranges and Cooktops	X			
3.3	Exhaust Fan/Range Hood/Downdraft	X			
3.4	Wall Oven	X			
3.5	Built-In Microwave			X	
3.6	Refrigerator		X		
3.7	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Dishwasher

Maytag

Range

-Gas-, Maytag

Oven

-Gas-, Maytag

Home Warranty

This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can seize due to inactivity(or fail entirely) and latent defects can become apparent once personal items are removed. It is recommended that you obtain and maintain a thorough **Home Warranty** to guard against these unforeseen conditions.

Ranges and Cooktops: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation. This image shows function of the operable range burners.



Wall Oven: Thermal Image Showing Operation

Infrared picture of oven in operation. This image shows function of the operable oven heat source.



Built-In Microwave : Picture of Microwave During Operation

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.

Limitations

General Appliance Information

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Appliance Information

APPLIANCES NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

Dishwasher

DISHWASHER WAS NOT OPERATED

The dishwasher was not operated at the time of the inspection due to stored personal items or general condition of the appliance. Recommend asking the seller to demonstrate operation of the appliance and have further evaluated by a licensed appliance contractor as necessary.

Refrigerator

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

Observations

3.2.1 Ranges and Cooktops

ANTI-TIP BRACKET MISSING

 Safety Concern

The range does not appear to be equipped with a functional anti-tip bracket. This bracket is designed to prevent the oven from falling forward in the event weight is applied to the oven door or a child climbs up the front of the appliance. Recommend installation of an approved anti-tip bracket by a qualified professional.

Recommendation

Contact a qualified professional.



3.7.1 Washer/Dryer

LEAK PAN NOT PRESENT

 Observation Item

A lack of adequate catch pan was noted installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation

Contact a qualified professional.



4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Supply and Distribution System	X			
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures				X
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents				X
4.7	Temperature and Pressure (T&P) Relief Valve	X			
4.8	Water Heater Strapping/Bracing	X			
4.9	Water Pressure				X
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper

Washer Drain Size

2" Diameter

Plumbing Waste

ABS

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

Double Wall Metal

Capacity

TANKLESS

Year Water Heater Was Made

2019

Water Pressure

ADEQUATE

Gas Distribution Piping

Rigid Iron Pipe

Plumbing Drain, Waste and Vent Systems: Cleanout Location

Not Found

Water Heaters, Controls, Flues and Vents: Picture of Water Heater



Water Heaters, Controls, Flues and Vents: Thermal Image Showing Operation

Thermal image showing production of hot water at the sink location.



Plumbing General : Plumbing-General

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

Water Heaters, Controls, Flues and Vents: Tankless Water Heater

This home is equipped with a tankless water heater. These appliances often require frequent, routine maintenance to be performed by a licensed plumbing contractor. If this maintenance is left unperformed, expected life-span of the appliance may be reduced. Recommend asking the sellers for a copy of the maintenance schedule. If documentation can not be provided, it is advised that you consult a licensed plumbing contractor for further evaluation prior to the end of your contingency period.

Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing Water Supply and Distribution System

GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Plumbing Drain, Waste and Vent Systems

CONDO LIMITATION

This inspection is being performed on a condominium. The inspection is limited to the components that are inside the unit only. Plumbing items that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs of the common drainage (sewer) system are the responsibility of the HOA.

Water Pressure

CONDO LIMITATION

The pressure regulator appears to be located in the common area. We do not evaluate this equipment as part of the home inspection. Recommend asking the home owner or home owner's association for the location.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Observations

4.3.1 Fixtures and Connected Devices

CORROSION AT SUPPLY HOSES



Corrosion was noted at the supply houses at one or more fixture location. This may be indicative of previous possible leaks. Advise consulting a licensed plumbing contractor to determine if maintenance or repair is necessary.

Recommendation

Contact a qualified plumbing contractor.



4.4.1 Tub/Shower Fixtures

TUB STOP MISSING

MASTER BATHROOM

The tub stop was noted removed or missing. Recommend installation of a permanent tub stop.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

4.5.1 Plumbing Drain, Waste and Vent Systems

PREVIOUS LEAK

KITCHEN

Evidence of previous possible leaks were noted at the drain line below the sink. Area appeared dry at the time of the inspection. Advise monitoring and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.6.1 Water Heaters, Controls, Flues and Vents

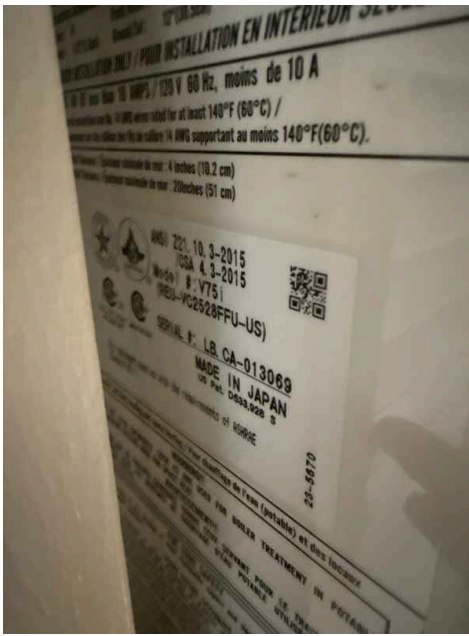
WATER HEATER-REPLACED

The water heater installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed plumbing contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed plumbing contractor or SDG&E for safety.

Recommendation

Contact a qualified plumbing contractor.





4.6.2 Water Heaters, Controls, Flues and Vents



Observation Item

SEDIMENT TRAP

A lack of sediment trap was noted present at the water heater gas supply. This would be standard for water heaters installed 2007 or prior. However, this is recommended for retrofitting with older appliances and is required for any water heater installed after 2008. Advise correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.6.3 Water Heaters, Controls, Flues and Vents



Observation Item

EXPANSION TANK

An expansion tank is not installed at the water heater. This may not have been a required fixture at the time of construction. However, most water heater manufacturers recommend installation when the home's water system is a "closed" system. Recommend consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels				X
5.2	System Grounding and Grounding Equipment	X			
5.3	Overcurrent Devices (Circuit Breakers, Fuses)	X			
5.4	Branch Circuit Conductors	X			
5.5	Connected Devices and Fixtures				X
5.6	Exterior Lighting	X			
5.7	Polarity and Ground of Receptacles	X			
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)				X
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors	X			
5.11	Carbon Monoxide Detector				X
5.12	Cable and Telephone Entrance	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Electrical Service Conductors

Copper

Panel Type

Circuit Breakers

Panel Capacity

100 AMP

Branch Wire 15 and 20 Amp

Copper

Wiring Methods

Romex

Exterior Lighting Control

Standard switched

Main and Distribution Panels:

Type

Sub Panel

Main and Distribution Panels:

Picture of Panels

Pictures of electrical panel(s).



Operation of GFCI (Ground Fault Circuit Interrupters): GFCI INFO

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated.

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Observations

5.1.1 Main and Distribution Panels

FULL PANEL



The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers(if any). We could not inspect the condition of bus bars. It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the bus bar and to determine if repairs or expansion is necessary.

Recommendation

Contact a qualified electrical contractor.



5.1.2 Main and Distribution Panels

PANEL IN CLOSET

The electrical panel is located in a closet. This may have been acceptable at the time of construction, but is considered incorrect by today's building standards. Advise further review and correction by a licensed electrician as necessary.

Recommendation

Contact a qualified professional.



Attention Item



5.5.1 Connected Devices and Fixtures

220 THREE PRONGED- UPGRADE

There is a three prong 220 volt receptacle in the laundry. Many new dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the circuit and receptacle. This should be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Observation Item



5.5.2 Connected Devices and Fixtures

DOOR BELL – BUTTON DAMAGED



Observation Item

The doorbell button was noted damaged at the time of the inspection. This does not appear to impact operation. Advise repair as necessary.

Recommendation
Contact a qualified professional.



5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)

⚠ Attention Item

GFCI UPGRADE RECOMMENDED

This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [GFCI Requirements](#)

Recommendation
Contact a qualified electrical contractor.

5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

🔧 Observation Item

LACK OF ADEQUATE PROTECTION

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation
Contact a qualified electrical contractor.

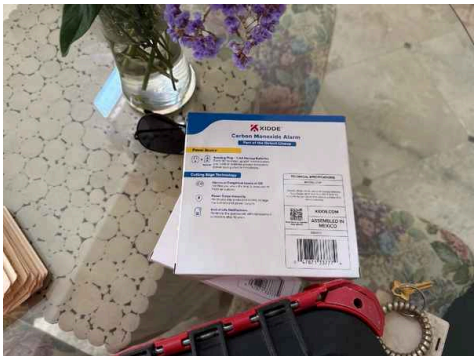
5.11.1 Carbon Monoxide Detector

🔧 Observation Item

NOT MOUNTED

A carbon monoxide detector was present, but not mounted. Advise correction by a qualified person.

Recommendation
Contact a qualified professional.



6: INTERIORS

		IN	NI	NP	A
6.1	Interior General	X			
6.2	Ceilings				X
6.3	Walls				X
6.4	Floor Coverings				X
6.5	Steps, Stairways, Balconies and Railings	X			
6.6	Counters and a Representative Number of Cabinets	X			
6.7	Tub/Shower Enclosure	X			
6.8	Doors (Representative Number)				X
6.9	Windows (Representative Number)				X
6.10	Attic			X	
6.11	Room Additions/Modifications			X	

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Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Covering(s)

Carpet, Tile

Interior Doors

Wood

Cabinetry

Wood

Kitchen Countertop

Corian

Windows

Aluminum, Double Pane

Limitations

Interior General

GENERAL LIMITATIONS

The interior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, equipment or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior General

GENERAL LIMITATIONS CONT.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Observations

6.2.1 Ceilings

WATER STAINING

LIVING ROOM, LOFT CLOSET

Moisture stain noted on the walls/ceiling in one or more areas. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified plumbing contractor.



Living Room



Loft Closet

6.2.2 Ceilings

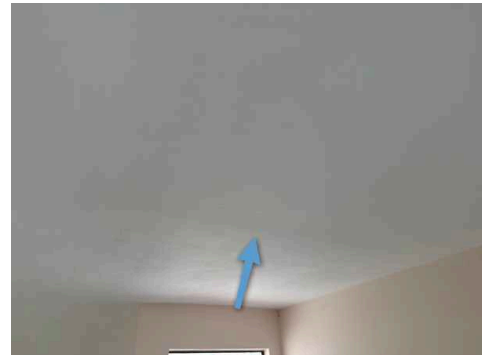
STRESS FRACTURES

VARIOUS LOCATIONS

The ceiling appears to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

Recommendation

Contact a qualified professional.



Loft

6.2.3 Ceilings

POPCORN-CEILING

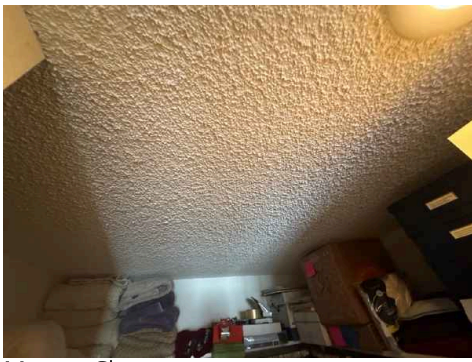
MASTER CLOSET, LOFT

Acoustic texture, also known as "popcorn", was present at the ceiling. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.

Recommendation

Contact a qualified environmental contractor





Master Closet



Loft Closet

6.3.1 Walls



Observation Item

SETTLEMENT CRACKS

MASTER BEDROOM

The walls appear to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

Recommendation

Contact a qualified professional.



Master Bedroom

6.4.1 Floor Coverings



Attention Item

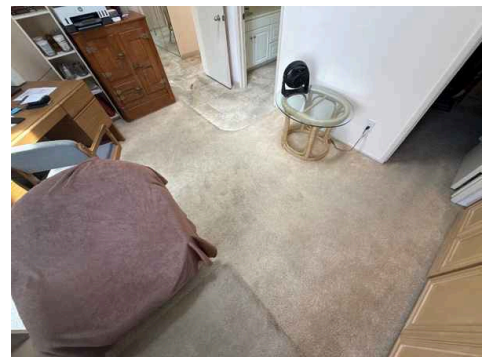
CARPET-OLD

MASTER BEDROOM

The carpeted flooring appeared to be approaching the end of it's useful life. Recommend further evaluation by a licensed flooring contractor.

Recommendation

Contact a qualified professional.



Master Bedroom

6.4.2 Floor Coverings



Attention Item

CRACKED/CHIPPED TILE

MASTER BATHROOM

Cracked, chipped or damaged tile(s) noted at the flooring. Advise further evaluation and repair by a licensed flooring contractor as needed.

Recommendation

Contact a qualified flooring contractor



Master Bathroom

6.4.3 Floor Coverings

CARPET DAMAGED

LOFT

Damaged was noted at the carpet in areas. Advise correction by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Attention Item



Loft

6.8.1 Doors (Representative Number)

DOOR STOP

VARIOUS LOCATIONS

One or more door stop is missing/damaged. Advise repair to prevent damage to the adjacent wall.

Recommendation

Contact a qualified professional.



Observation Item



Master Bedroom

6.9.1 Windows (Representative Number)

SERVICE WINDOWS

The window tracks and hardware need to be cleaned and/or serviced to function properly and/or smoothly. Recommend further evaluation by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Observation Item

7: INSULATION AND VENTILATION

		IN	NI	NP	A
7.1	Insulation in Attic		X		
7.2	Insulation Under Floor System		X		
7.3	Vapor Retarders (On Ground, In Crawlspace or Basement)		X		
7.4	Ventilation of Attic and Foundation Areas	X			
7.5	Ventilation Systems (Kitchens, Baths and Laundry)	X			
7.6	Ventilation Fans and Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Attic Insulation

Unknown/Not Visible

Floor System Insulation

Unknown/Not Visible

Ventilation

Unknown/Not Visible

Exhaust Fans

Fan

Dryer Power Source

220 Electric

Dryer Vent

Flexible Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8: ROOFING

		IN	NI	NP	A
8.1	Roof General		X		
8.2	Roof Coverings		X		
8.3	Flashings, Skylights and Roof Penetrations		X		
8.4	Roof Sheathing (As observable from attic)		X		
8.5	Roof Drainage Systems		X		

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Limitations

Roof General

CONDO-EXCLUSION

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

9: EXTERIOR

		IN	NI	NP	A
9.1	Exterior General Information		X		
9.2	Wall Cladding, Flashing and Trim		X		
9.3	Windows		X		
9.4	Doors (Exterior)		X		X
9.5	Eaves, Soffits and Fascia		X		
9.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)		X		
9.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings		X		X
9.8	Tempered Glass at Doors/Windows	X			
9.9	Fencing and Gates		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Limitations

Exterior General Information

CONDO

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

Observations

9.4.1 Doors (Exterior)

SERVICE DOOR

LOFT

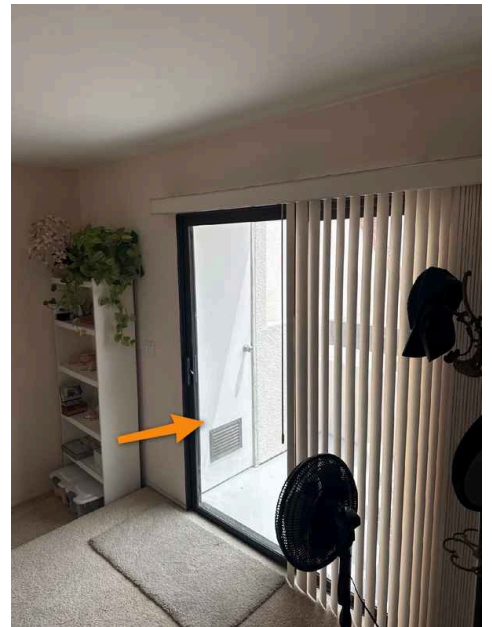
The exterior door did not operate smoothly when tested. Advise necessary servicing by a licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Item



Loft

9.4.2 Doors (Exterior)



Attention Item

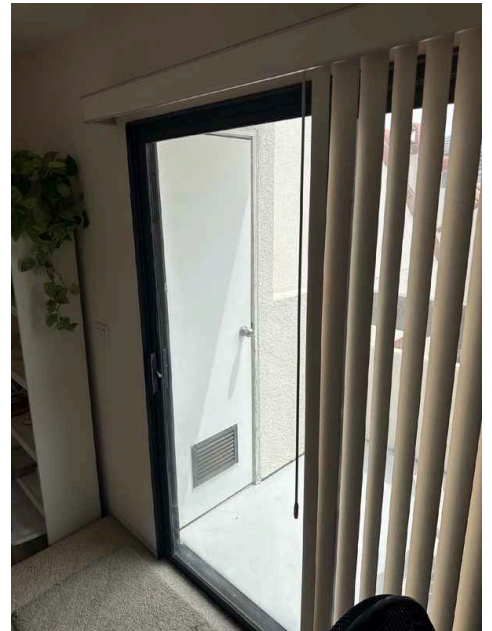
FOGGED GLASS PANE

LOFT

One or more fogged window pane was note at the exterior door. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these doors. Recommend further evaluation by a licensed door contractor to determine repairs needed at this time.

Recommendation

Contact a qualified door repair/installation contractor.



Loft

9.7.1 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings



Attention Item

WOOD DAMAGE

LIVING ROOM BALCONY

Evidence of wood damage/possible wood destroying organisms noted. Recommend further evaluation by a licensed termite inspector.

Recommendation

Contact a qualified pest control specialist.



10: STRUCTURAL COMPONENTS

		IN	NI	NP	A
10.1	Structural General Information		X		
10.2	Walls (Structural)		X		
10.3	Foundations, Basements and Crawlspaces		X		
10.4	Floors (Structural)		X		
10.5	Ceilings (structural)		X		
10.6	Roof Structure and Attic		X		
10.7	Presence of Foundation Bolts		X		

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Limitations

Structural General Information

CONDO-EXCLUSION

This inspection is being performed on a condominium or townhome. A condo/townhome inspection is limited to the interior space only, and does not include the structural components or foundation in any way. Please contact the HOA for information regarding the condition of the structure and foundation, repair history, or any other structural concerns.

Foundations, Basements and Crawlspaces

LIMITED INSPECTION DUE TO OBSTRUCTIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Presence of Foundation Bolts

HOME LIKELY BOLTED

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evaluation by a licensed foundation contractor to confirm.

11: HEATING EQUIPMENT

		IN	NI	NP	A
11.1	Heating Equipment				X
11.2	Normal Operating Controls	X			
11.3	Automatic Safety Controls	X			
11.4	Presence of Installed Heat Source in Each Room	X			
11.5	Flue(s) for Heating Equipment	X			
11.6	Distribution Systems (HVAC Ducting and Related Equipment)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Heat Type

Forced Air

Energy Source

Natural gas

Number of Heat Systems (excluding wood)

One

Heat System Brand

TRANE

Ductwork

Insulated

Filter Type

Disposable

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Central Air Manufacturer

TRANE

Number of AC Only Units

One

Heating Equipment : Picture of Heating Equipment

Picture of heating equipment.

Normal Operating Controls : Type

Thermostat



Automatic Safety Controls : Type

Safety switch

Presence of Installed Heat Source in Each Room: Type

In wall, In ceiling

Heating Equipment : Thermal Image Showing Operation

The furnace turned on and produced heat at the time of the inspection.



Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Observations

11.1.1 Heating Equipment

HEATING SYSTEM-REPLACED

 Observation Item

The heating system installed in this home is not original. The furnace(s) appeared serviceable at the time of inspection. However, we recommend asking the sellers for documentation showing that the unit(s) was installed by a licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified HVAC professional.

12: COOLING EQUIPMENT

		IN	NI	NP	A
12.1	Cooling and Air Handler Equipment				X
12.2	Normal Operating Controls	X			
12.3	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Cooling and Air Handler

Equipment: System Information

For HVAC system information, please refer to Heating Equipment.

Cooling and Air Handler Equipment: Thermal Image Showing Operation

The AC appeared to turn on and produce cold air at the time of the inspection.



Limitations

Cooling and Air Handler Equipment

CONDENSATION DRAIN NOT VISIBLE

The AC primary condensation drain appeared to terminate to an approve location. I was unable to verify the condition of the entire span of the drain line due to wall cladding and other finishes. You may wish to have this further evaluated by a licensed HVAC contractor to determine if maintenance is needed at this time.

Cooling and Air Handler Equipment

AC CONDENSERS (CONDO)

I was unable to determine proper access to the AC condensing unit. We do not access the roof as part of the inspection of the condominium. My review of this equipment was limited due to this condition. Advise further evaluation by a licensed HVAC contractor as necessary to determine if corrections are needed at this time.

Observations

A/C REPLACED

The A/C installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified HVAC professional.

13: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	A
13.1	Chimneys and Flues (for Fireplaces)				X
13.2	Gas/LP(Propane) Fire Logs and Fireplaces	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Types of Fireplaces

Gas log

Limitations

Gas/LP(Propane) Fire Logs and Fireplaces

GAS LINE NOT FULLY VISIBLE

Note: Gas leaks below the finished grade (underground) or between the walls or behind the fireplace hearths or any concealed area cannot be detected and are not evaluated as part of the inspection process.

Gas/LP(Propane) Fire Logs and Fireplaces

FIREPLACE NOT IGNITED

Note: If the fireplace is equipped with a gas log or gas lighter with the pilot light turned off, the Standards of Practice prevent the inspector from lighting and operating these fixtures. It is recommended that the pilot be lit and the fireplace operation be verified with the current owner prior to closing to ensure proper operation.

Observations

13.1.1 Chimneys and Flues (for Fireplaces)

GAPS IN FIREPLACE

Gaps were noted in the fireplace at the time of the inspection. Recommend consulting a licensed fireplace contractor for necessary repairs.

Recommendation

Contact a qualified fireplace contractor.



14: GENERAL PICTURES

Information

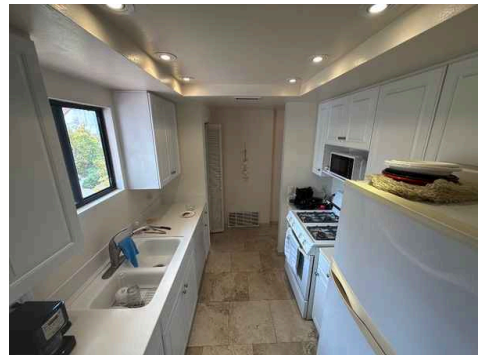
Laundry Room



Complementary Photos

The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

Kitchen



Dining Area



Living Room



Loft



Master Bedroom



Master Bathroom



Rear Yard



STANDARDS OF PRACTICE

Inspection Details

Please refer to the Home Inspection [Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Built-In Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:

Dishwasher, Range, Cook Top, Oven; Trash Compactor; Garbage Disposal; Ventilation Equipment or Range Hood; and Permanently installed Microwave Oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.