



KEEN EYE PROPERTY INSPECTIONS

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KEEN EYE HOME INSPECTION REPORT

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10/03/2026



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SUMMARY

Various items on the subject property have been identified that either require maintenance now or in the normal course of ownership. This is only a summary report and it is recommended that the client read the complete full report as additional details and information about the subject property are contained therein. Items listed in the summary report were not operating as intended, health and/or safety concerns or need further evaluation by a professional. When hiring professionals, it is always advisable to use experienced, licensed and qualified tradespeople.

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- ⊖ 11.8.3 Interior, Doors, Windows - Countertops & Cabinets: Cabinets / Hardware Substandard
- 🔧 11.8.4 Interior, Doors, Windows - Countertops & Cabinets: Adjust Cabinet Door(s) or Drawer(s)
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- 🔧 12.2.1 Appliances - Range/Oven/Cooktop: Thermal Image of Range Working

- 🔑 12.2.2 Appliances - Range/Oven/Cooktop: Thermal Image of Oven Working
- ⚠️ 12.2.3 Appliances - Range/Oven/Cooktop: Anti - Tip Bracket Not Installed / Ineffective
- ⊖ 12.5.1 Appliances - Garbage / Food Disposal: Rust at Disposal
- ⊖ 12.5.2 Appliances - Garbage / Food Disposal: Rust In Unit
- ⊖ 13.4.1 Garage / Carport - Vehicle Door(s): Refinishing / Painting Needed
- ⊖ 13.6.1 Garage / Carport - Floor, Walls, Ceiling: Cracking Noted - Patch and Repair

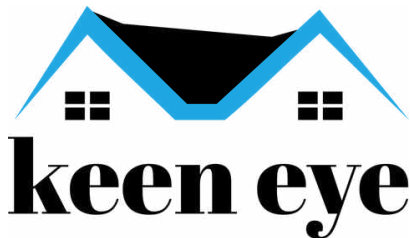
1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP	F
1.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Overview



PROPERTY INSPECTIONS

A property inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI [Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors. This should take place within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs. Further evaluation of repair items could uncover more potential issues than able to be noted from a purely visual inspection of the property. Specialized inspections may reveal issues that our general inspection does not cover. This inspection will not cover any HOA items, will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspector's job is to point out an issue and to give a course of action, which is why we always include a recommendation after the issue. We also write "one or more" comments for your protection. Since we are the generalist, if you have a specialist come out then we recommend they inspect all of the specific items and not just the one we identify in the report.

General: Notes

Note: Read the [Standards of Practice](#) set forth by InterNACHI (International Association of Certified Home Inspectors) for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home/building warranty is recommended.**

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Keen Eye Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: [For the purpose of this report, all directional references \(left, right, front, rear\) are based on when facing the front of the structure as depicted in the cover image above.](#)

Note: The client is advised that a mold inspection / testing is recommended by a qualified specialist. This is especially important if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector or if issues have been disclosed.

HOA Note: HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection and this typically only applies to condo and townhouses. It is unknown what items if any may be a part of an HOA and note that if any item isn't expressly marked as inspected then it is believed to be an HOA item. Inquire with the seller and/or the HOA for more information. If any HOA items were reported on then they were mentioned as a courtesy and were not fully inspected nor were all the HOA items inspected.

General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Attention Required**" or "**Safety Item/Defective**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Observation = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Attention Required = The item, component, or system while perhaps functioning as intended is in need **repair or service**; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or qualified licensed contractor** and are not considered routine maintenance (DIY) items. All "**Attention Required**" items should be evaluated before the close of the contingency period.

Safety Item = The item, component or system poses a **safety concern** to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Items may vary in severity, and require attention from either a **homeowner/handyman** (for example, replacing smoke detector batteries or installing CO detectors), **or a qualified licensed professional**.

-OR-

Defective = The item, component or system is **not functioning** as intended, and requires further evaluation and/or repair by a **specialized, qualified, licensed contractor**. Damage to the structure may occur if left unaddressed. All "**Defective**" items are considered high-priority, and should be evaluated before the close of the contingency period. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

		IN	NI	NP	F
2.1	General	X			

IN = InspectedNI = Not InspectedNP = Not PresentF = Finding

Information

General: In Attendance Client(s), Contractors	General: Building Type Single Family	General: Occupancy Occupied, Furnished
General: Utilities All Utilities On	General: Temperature 90-100 F	General: Weather Conditions Sunny

3: MISC. CONCERNS / COMMENTS

		IN	NI	NP	F
3.1	Misc. Concerns / Comments	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Misc. Concerns / Comments: Occupied and/or Furnished

Areas of the property were obscured or access was obstructed by furniture and/or stored items. The inspector does not move furnishings, personal belongings, carpets or appliances. Any areas not readily accessible are excluded from the inspection. Be aware that hidden damage or problems may be present and special attention should be taken when conducting the final walk through.

Misc. Concerns / Comments: Lead / Asbestos Disclaimer

Homes built before roughly the mid-1980s can contain lead, asbestos, or both. Lead turns up most often in older paint layers and in some plumbing materials, and the EPA does not treat newer paint as sealing off lead paint underneath it. Asbestos was used across a wide range of products, including insulation, exterior siding, and floor and ceiling tile. Federal restrictions arrived in 1978, but existing stock kept being installed for years afterward, so a build date alone does not rule either one out. Both are recognized health hazards.

Testing for lead and asbestos is not part of a home inspection. I do not sample or analyze materials, and if either is mentioned anywhere in this report it is a prompt to investigate further, not a determination that it is present.

Testing and any abatement should be handled by professionals who specialize in that work: an industrial hygienist, a certified testing laboratory, or a licensed abatement contractor.

Misc. Concerns / Comments: Additions and or Alterations Noted

It is believed that additions and or alterations were noted to the original property. Recommend inquiring with the city building department and or seller to verify that permits have been completed for all alterations.

Findings

3.1.1 Misc. Concerns / Comments



Attention Required

RODENT EVIDENCE

Evidence of rodent activity (traps and/or droppings) was found in one or more locations. If present, pests may chew, damage or contaminate insulation, wiring and/or ductwork. Repairs may be needed to seal openings around exterior to prevent pest intrusion. A qualified pest control professional is recommended for further evaluation and removal of any pests or waste material; setting traps and sealing openings as needed.

Recommendation

Contact a qualified pest control specialist.



4: LOTS, GROUNDS, AND EXTERIOR

		IN	NI	NP	F
4.1	Driveways, Sidewalks, Patios	X			X
4.2	Drainage or Grading				X
4.3	Fences / Gates	X			X
4.4	Exterior Walls / Trim	X			X
4.5	Eaves / Soffits	X			X
4.6	Vegetation	X			X
4.7	Patio Cover(s) / Trellis(es)	X			X
4.8	Shed(s)		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Exterior Walls / Trim:
Construction Material
 Wood Frame

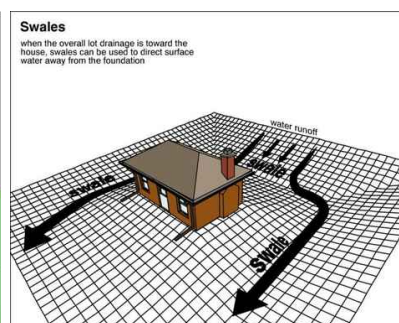
Exterior Walls / Trim: Wall
Covering Material
 Stucco, Wood

Shed(s): Equipment Photo



Drainage or Grading: Grading / Drainage Overview

Grounds surrounding the structure were evaluated to ensure proper rainwater drainage away from the foundation. Ideally, soil should slope downward at least 6 inches over the first 10 feet from the home (a 5% grade). Where a 5% slope is impractical, swales or drainage systems should be installed to direct runoff away from the building, and low or flat areas near the foundation should be backfilled to help prevent moisture intrusion. No significant grading issues were observed during this inspection unless detailed elsewhere in this report.



Limitations

Drainage or Grading

GROUND LIMITATIONS

Grading and lot drainage are evaluated solely based on conditions visible at the time of inspection, without guarantee of future performance. Weather events, such as heavy rain, can reveal issues not apparent during dry conditions, including leaks in gutters or downspouts that direct moisture toward the foundation. Similarly, assessing moisture infiltration through foundation walls or slabs is limited to existing visual evidence and past signs of intrusion. We recommend reviewing the seller's disclosures and asking the current owners about any past moisture issues.

Exterior Walls / Trim

EXTERIOR LIMITATIONS

Readily accessible/visible areas of the exterior were inspected, which excludes areas that were obscured by vegetation, stored items, areas concealed by coverings, siding or trim, and areas that may be difficult to observe due to height.

Shed(s)

BEYOND SCOPE OF INSPECTION

Beyond the scope of this inspection as per the Standards of Practice set forth by InterNACHI (International Association of Certified Home Inspectors).

Findings

4.1.1 Driveways, Sidewalks, Patios



Attention Required

MODERATE TO COMMON CRACKS NOTED

Moderate to common cracks and/or damage was noted in one or more areas. Sealing the cracks properly is recommended to avoid water intrusion which can cause further cracking and/or damage. A qualified handyperson is recommended for repairs.

Recommendation

Contact a qualified handyman.



4.1.2 Driveways, Sidewalks, Patios

TRIPPING HAZARD - OBJECT

An object was installed presenting a trip hazard noted in one or more areas. A qualified professional is recommended to repair as necessary for improved safety.

Recommendation

Contact a qualified professional.



Defective/Safety Hazard



4.1.3 Driveways, Sidewalks, Patios

LOOSE / SETTLED / SEPARATING PAVERS**Defective/Safety Hazard**

Loose, settled, uneven and/or separating pavers/tiles were noted in one or more areas. Trip hazards were present. A qualified professional is recommended to make repairs as needed for improved safety.

Recommendation

Contact a qualified professional.



4.2.1 Drainage or Grading

IMPROPER GRADING / DRAINAGE AWAY FROM STRUCTURE**Attention Required**

The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices.

Recommendation

Contact a qualified professional.



4.3.1 Fences / Gates

WOOD DAMAGE - TERMITE INSPECTION RECOMMENDED



Attention Required

Damaged, soft and or deteriorated wood was noted in one or more areas, which may or may not be termite damage. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified pest control specialist.



4.3.2 Fences / Gates

PAINT / FINISH NEEDED



Observation

Unfinished wood or deteriorated finish was noted in one or more areas. Contacting a qualified tradesperson for repairs is recommended.

Recommendation
Contact a qualified professional.



4.3.3 Fences / Gates

LOOSE, LEANING AND/OR DAMAGED

Attention Required

Fencing was loose, leaning and/or damaged in one or more areas. A qualified professional should evaluate and make repairs or replace sections as necessary.

Recommendation
Contact a qualified professional.



4.3.4 Fences / Gates

GATE ADJUSTMENT RECOMMENDED

Observation

One more gates need adjustment. A qualified handyperson is recommended for repairs.

Recommendation

Contact a qualified handyman.



4.4.1 Exterior Walls / Trim

PAINT / STAIN FAILING

Paint and/or stain was failing / peeling in one or more areas. A qualified painter is recommended for maintenance.

Recommendation

Contact a qualified painting contractor.



Attention Required





4.4.2 Exterior Walls / Trim

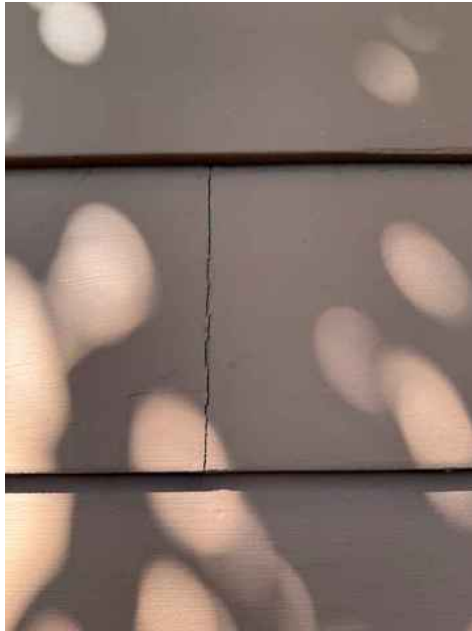
CAULKING/SEALANT NEEDED



Caulk and/or silicone was substandard and/or missing in some areas. A qualified person is recommended to renew or install caulk as necessary. This is a possible water intrusion area and/or rodent intrusion concern. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation

Contact a handyman or DIY project



4.4.3 Exterior Walls / Trim

HOLES / GAPS

Holes or gaps were noted at the exterior siding in one or more areas, which may allow for pest and/or moisture intrusion. A qualified handyperson is recommended to repair as necessary.

Recommendation

Contact a qualified handyman.



Attention Required



4.4.4 Exterior Walls / Trim

UNFINISHED WOOD NOTED

Unfinished wood was noted in one or more areas. A qualified professional is recommended for maintenance.

**Attention Required**

4.5.1 Eaves / Soffits

TERMITE DAMAGE

GARAGE

Damaged, soft and/or deteriorated wood was noted in one or more areas. A qualified pest control professional is recommended for further evaluation and repair.

Recommendation

Contact a qualified pest control specialist.

**Attention Required**

4.6.1 Vegetation

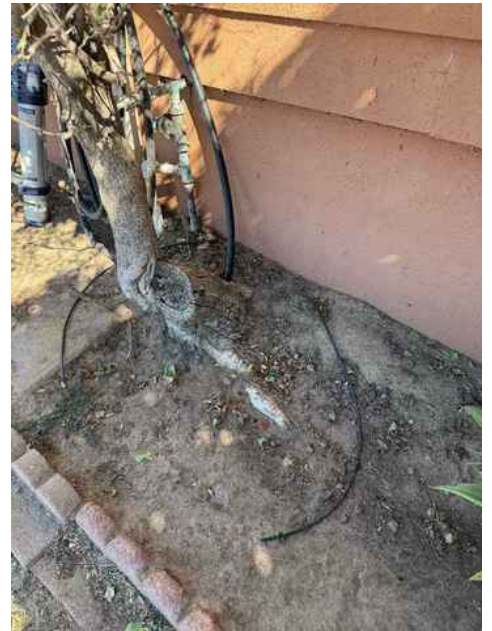
TREE NEAR FOUNDATION

Tree(s) were noted in close proximity to the foundation. Tree roots can cause significant damage to foundations. A qualified tree service contractor is recommended for evaluation and repairs as necessary.

**Attention Required**

Recommendation

Contact a qualified tree service company.



4.6.2 Vegetation

VEGETATION CONTACT / CLEARANCE

Attention Required

Plants are touching or growing tight against the exterior. Vegetation holds moisture against siding and trim and gives insects a bridge onto the structure — both conditions that lead to rot and pest activity.

Cut back or remove growth so there is at least a foot of open air between any planting and the building.

Recommendation

Contact a handyman or DIY project



4.7.1 Patio Cover(s) / Trellis(es)

IMPROPER ATTACHMENT

Attention Required

Improper attachment (based on today's standards) was noted to the structure. A qualified contractor is recommended for upgrades.

Recommendation

Contact a qualified professional.



4.7.2 Patio Cover(s) / Trellis(es)

NO METAL FLASHING VISIBLE

No metal flashing was noted where the patio cover connects to the house. The flashing is designed to guard against potential water intrusion where the bolts penetrate the house walls. Upgrades are recommended.

Recommendation

Contact a qualified professional.



4.7.3 Patio Cover(s) / Trellis(es)

COVER UNSTABLE & NEEDS ATTENTION

One or more items were unstable and need attention for safety reasons. A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified professional.



Defective/Safety Hazard



4.7.4 Patio Cover(s) / Trellis(es)



Attention Required

TERMITE DAMAGE

Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified pest control specialist.



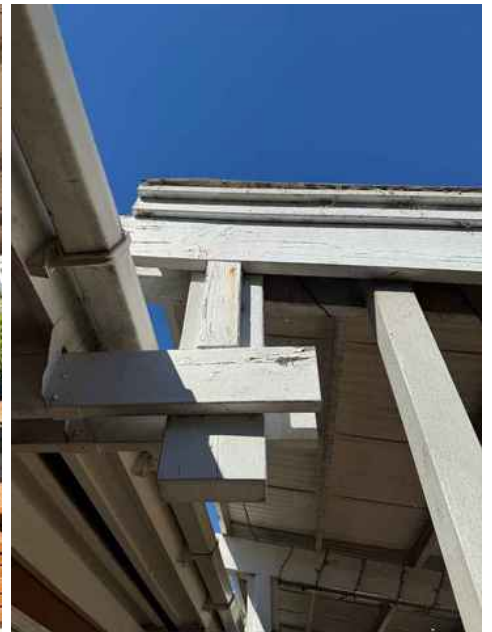
4.7.5 Patio Cover(s) / Trellis(es)



Attention Required

NEEDS PAINTING / MAINTENANCE

Patio cover surfaces were overdue for normal painting / maintenance. A qualified professional is recommended to clean and preserve as necessary.





5: CRAWLSPACE

		IN	NI	NP	F
5.1	Access	X			X
5.2	Foundation	X			X
5.3	Substructure / Framing	X			X
5.4	Insulation/Ventilation	X			X
5.5	Moisture Intrusion	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

Access: How Viewed

Traversed

Foundation: Foundation Type

Crawlspace

Foundation: Foundation / Stem Wall Material

Concrete

Foundation: Footing Material

Not Visible

Substructure / Framing: Sub Floor Material

Plywood, Tongue and Groove

Substructure / Framing: Beam & Joist Material

Wood Floor Joist Noted

Substructure / Framing: Pier/Support Material

Post & pier

Insulation/Ventilation: Ventilation Type

Unconditioned, Vented

Insulation/Ventilation: Insulated

No

Access: Location

Exterior right side, Laundry



Access: Crawl Space Limitations

Components such as joists / beams, and other components such as wiring, piping and/or ducting that are obscured by under floor insulation are excluded from this inspection. The inspector does not determine adequacy of support posts, columns, beams, joists, studs, trusses, etc. The inspector does not know if water will accumulate in the crawl spaces in the future. The inspector attempts to locate all crawl space access points and areas but while under the house determining if all areas were accessible is very difficult and therefore beyond the scope of this inspection. Access points could be obscured or otherwise hidden by furnishings or stored items. The client should ask the property owner where all access points. Note that crawl space areas should be checked at least annually for several reasons.

Limitations

Foundation

FOUNDATION LIMITATIONS

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement but know that earthquake insurance is recommended. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted. Determining if the wood to wood connections are proper or fully bearing is beyond the scope of this inspection. The inspector makes every attempt to look for gaps or loose posts / beams but sometimes this is only visible based on the orientation or the way the inspector is traveling under the house. Metal framing straps are always recommended for improved stability and seismic strength.

Substructure / Framing

BEARING (WOOD TO WOOD CONNECTIONS) NOTICE

Determining if the wood to wood connections are proper or fully bearing is beyond the scope of this inspection. The inspector makes every attempt to look for gaps or loose posts / beams but sometimes this is only visible based on the orientation or the way the inspector is traveling under the house. Metal framing straps are always recommended for improved stability and seismic strength.

Findings

5.1.1 Access

ABANDONED TRANSITE PIPE



Attention Required

The flue for the abandoned heater may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. These flues are typically considered safe if left undisturbed. However, if you have any concerns this should be further evaluated by a qualified professional. Also, if the flue contains asbestos, there may be additional costs to remove and upgrade the flue to metal.

Recommendation

Contact a qualified professional.



5.2.1 Foundation

CRACKING AT STEM-WALL



Attention Required

Settlement cracking noted at the stem-wall. This did not appear to be effecting the overall performance of the home. However, I recommend further review by a qualified/licensed professional.

Recommendation

Contact a qualified professional.





5.2.2 Foundation

SPALLING/DETERIORATION



Attention Required

Spalling/deterioration was noted at the foundation stem walls in one or more location. This is often indicative of age or prolonged moisture issues. Recommend further evaluation by a licensed foundation contractor prior to the end of your contingency period to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



5.2.3 Foundation

PIERS/POSTS NOT STRAPPED



Attention Required

The posts and piers are not strapped or braced. While this condition may have been acceptable at the time of original construction, it does not meet current building standards. Installing metal straps or connectors to secure the posts to the piers could improve the overall stability and longevity of the foundation. Evaluation by a qualified foundation contractor is recommended to review this condition and discuss potential repairs or upgrades.

Recommendation

Contact a foundation contractor.



5.2.4 Foundation

PIER/POST SHIFTED



Attention Required

One or more concrete pier appeared to be shifted beneath it's wood post. A qualified foundation contractor is recommended for further evaluation and repair. Adding metal straps to the pier and post may improve the overall stability and longevity of the home's foundation.



5.2.5 Foundation

POST IN CONTACT WITH GROUND



Wood post is in contact with the grade in one or more areas below the home. This condition is conducive to the attraction of wood destroying organisms and wood rot. A qualified foundation contractor is recommended to evaluate and suggest options for repairs.

Recommendation

Contact a qualified professional.



5.2.6 Foundation

STAINING ON POST



Attention Required

Moisture stains noted at one or more wood post. This is indicative of the crawlspace flooding. Moisture in the crawlspace can cause damage to the structure, attract wood destroying organisms and encourage mold growths. Recommend further evaluation by a licensed grading and drainage contractor and/or a licensed foundation contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.





5.2.7 Foundation

DETERIORATION / CRACKS NOTED

Cracks and or deterioration were noted in one or more areas. Determining the significance of this is beyond the scope of this inspection. Further evaluation is recommended by a qualified contractor.

Recommendation

Contact a foundation contractor.





5.2.8 Foundation

DEBRIS IN CRAWLSPACE

Debris noted in the crawlspace. A qualified person is recommended for removal.

Recommendation

Contact a qualified professional.



Attention Required



5.3.1 Substructure / Framing

ASK OWNER ABOUT REPAIRS

Evidence of prior repairs were found in the crawl space. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).



Attention Required



5.3.2 Substructure / Framing

MOISTURE STAINS NOTED - DRY



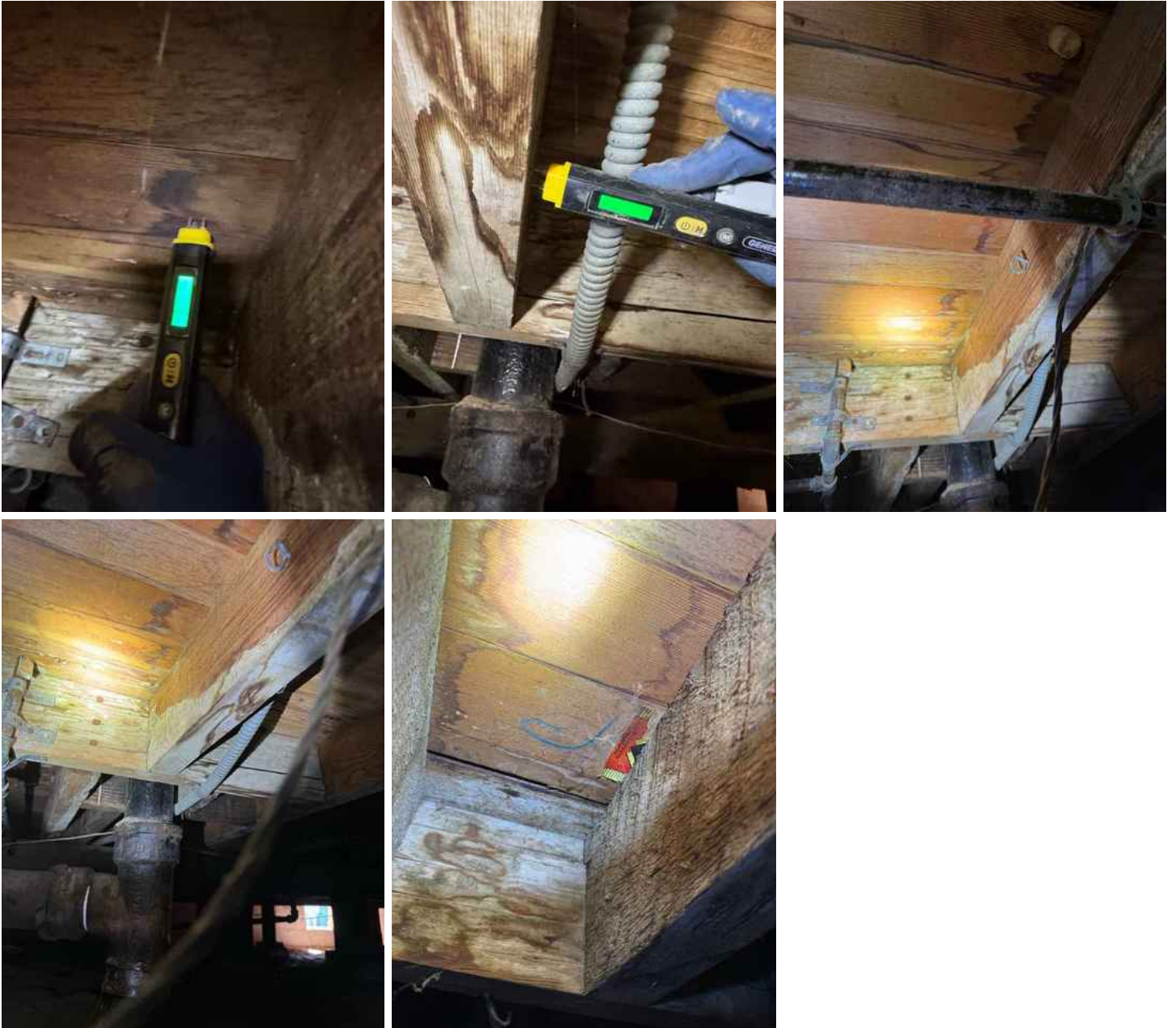
Attention Required

Stains were noted in one or more areas. These should be checked by a pest control professional to see if any damage is present which should be repaired. The area tested dry at the time of the inspection and appears to be from a past issue. Monitoring this area appears necessary to ensure no leaks are present.

Recommendation

Recommend monitoring.





5.3.3 Substructure / Framing

SHIMS NOTED

Shims were noted in one or more areas. Some shimming is typical but excessive shims are sometimes used to improve poor workmanship. Further evaluation may be desired.

Recommendation

Contact a qualified professional.





5.4.1 Insulation/Ventilation

NO INSULATION UNDER FLOOR



No insulation was installed under the floor in the crawl space. A qualified professional is recommended to install insulation for improved energy efficiency and per today's standards. Typically this is R-19 rated fiberglass blanket with the attached facing installed against the warm side (towards living space).

Recommendation

Contact a qualified insulation contractor.

5.5.1 Moisture Intrusion

ACTIVE WATER INTRUSION



What appeared to be active water intrusion was found in one or more areas. From active moisture intrusion and/or a plumbing leak. Hidden damage and/or mold/mildew like substances are possible (areas not accessible to the inspector). A qualified professional is needed for further evaluation and/or repairs.

Recommendation

Contact a qualified professional.



5.5.2 Moisture Intrusion

EFFLORESCENCE NOTED

— Attention Required

White efflorescence (powder substance) on concrete wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. This is typically a result of over watering, poor downspout termination points or improper site drainage. Advise further evaluation and repairs as needed by a qualified foundation contractor, landscape contractor, waterproofing contractor and/or grading and drainage contractor to determine repairs necessary at this time. I also recommend installing gutters if this home is not currently equipped with them.





5.5.3 Moisture Intrusion

CRACKED SOIL NOTED



Attention Required

Cracks were noted in the soil under the house which can be an indication of expansive soil (clay based). This makes it extremely important to get the water away from the structure and further evaluation may be desired.

Recommendation

Contact a qualified professional.





6: ROOF

		IN	NI	NP	F
6.1	General	X			X
6.2	Coverings	X			
6.3	Flashings	X			
6.4	Skylights, Chimneys & Other Roof Penetrations	X			
6.5	Roof Drainage Systems	X			X
6.6	Maintenance / Other	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

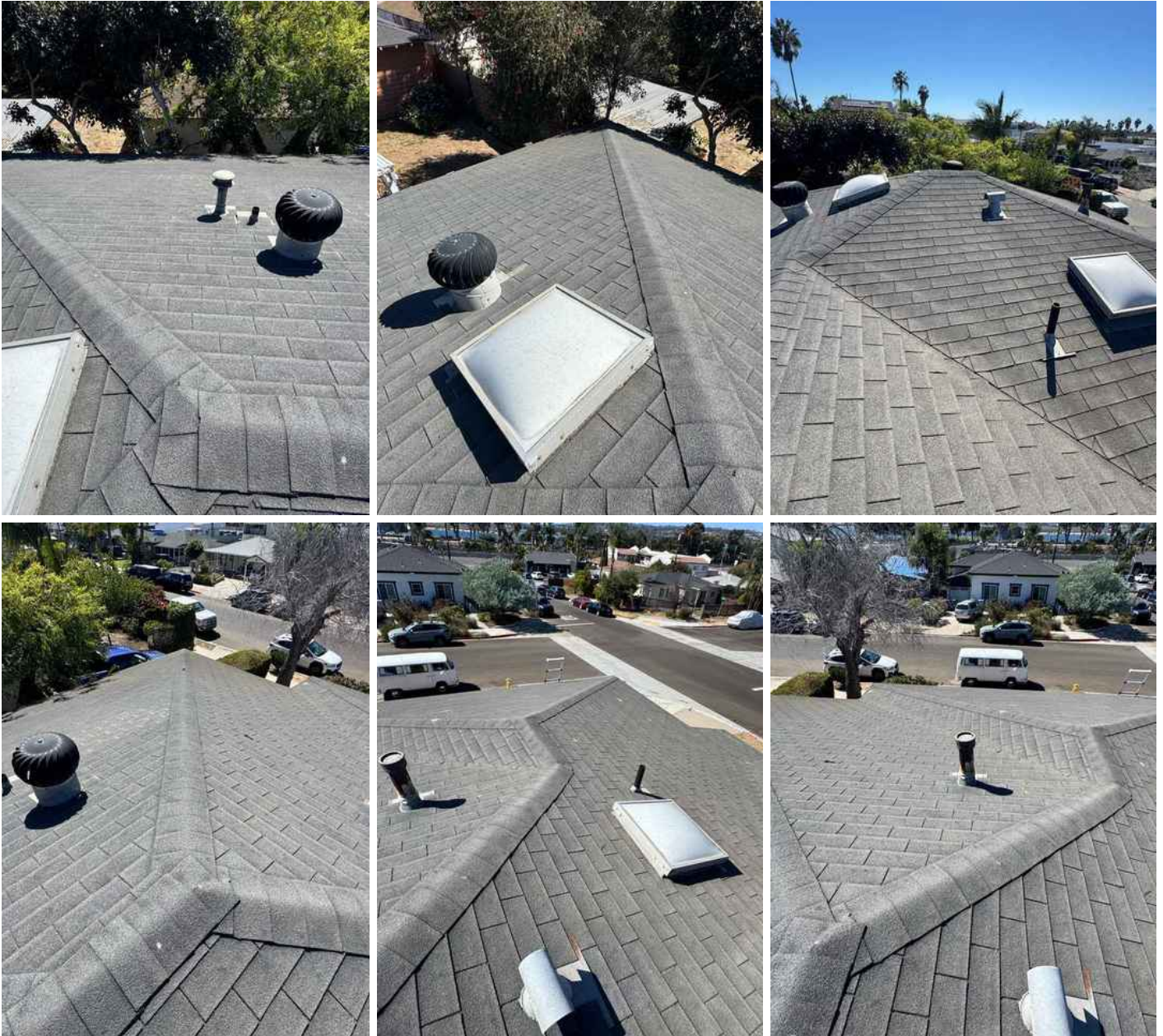
General: Inspection Method
Fully Traversed

General: Roofing Material
Fiberglass Composition Shingles

General: Flashing Material
Metal

General: View of Roof
View of roof.





Limitations

General

ROOF LIMITATIONS

This is a general condition report on the roof condition and materials. The home inspector is a generalist and for a more detailed report, the client may wish to hire a qualified licensed roofing contractor for a roof certification and/or a leak-tight warranty. Skylight(s), flashings and roof(s) are not water tested for leaks. As part of your ongoing annual maintenance, a roof inspection is recommended.

Findings

6.1.1 General

MULTIPLE ISSUES NOTED



Defective/Safety Hazard

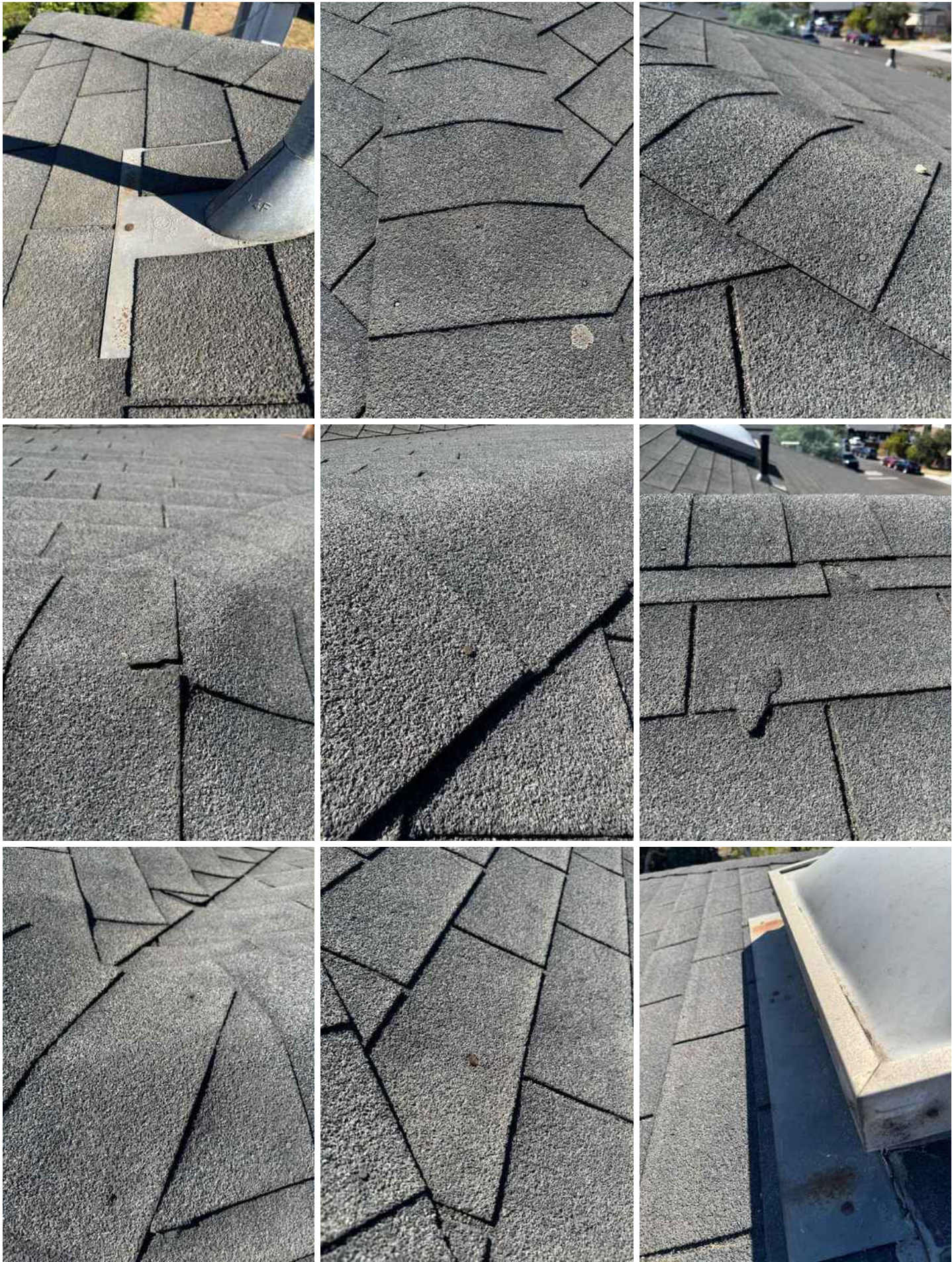
Multiple issues were noted on the roof. A qualified tradesperson is recommended for further evaluation of the entire roof and to make repairs as needed. The inspector noted the following issues that need repair.

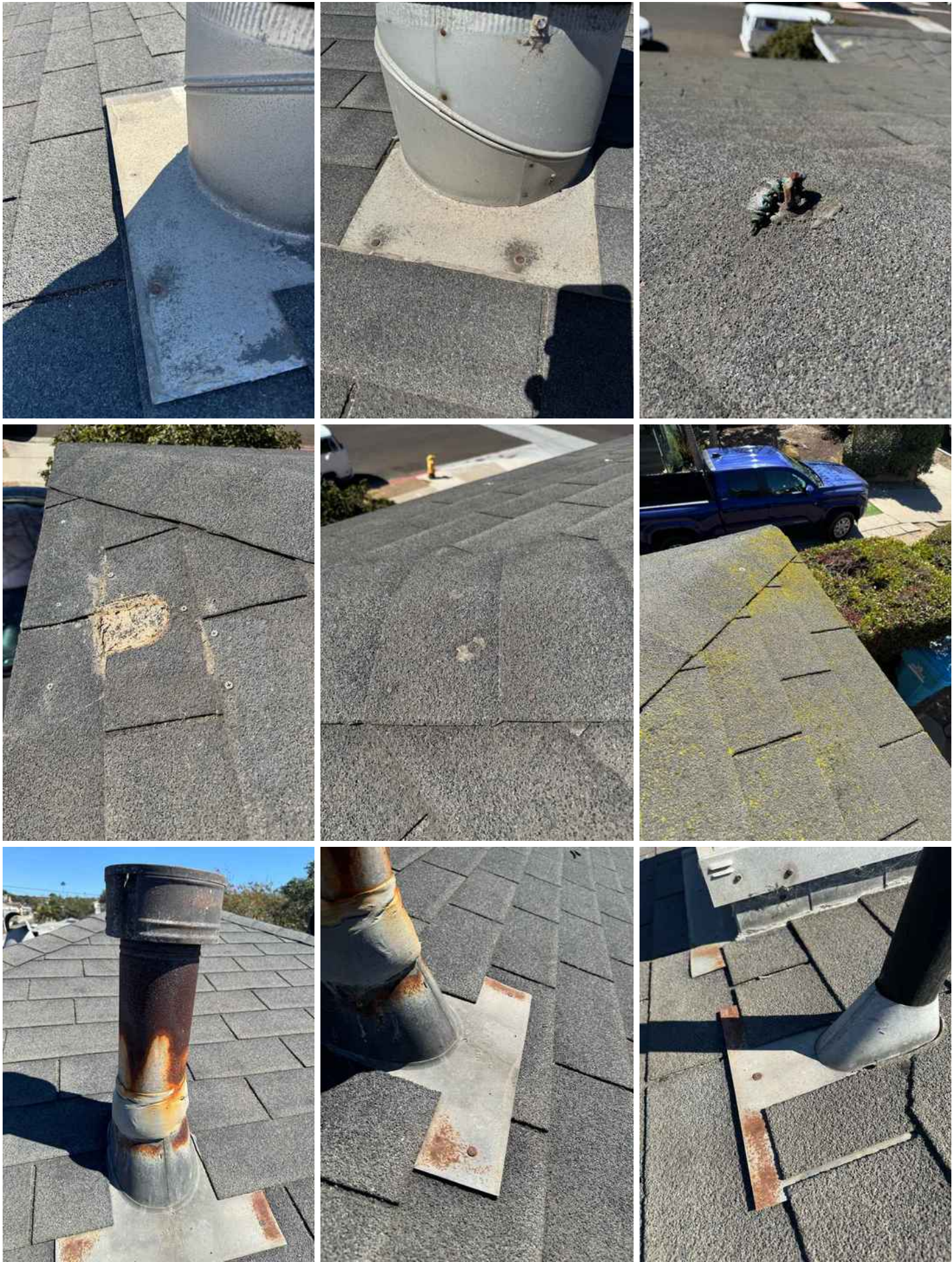
1. Damaged and lifted shingles noted at multiple areas of the roof.
2. Improper roof penetrations and exposed fasteners throughout.
3. Roof penetrations in need of maintenance. Soft spots near one or more roof penetrations.
4. Flashing not properly installed at roof to wall. Lifted and rusting flashing.
5. Vinyl gutters in need of maintenance. Heavily back up.
6. Trees / vegetation in proximity of roof. Routine maintenance is advised.
7. Moss growth of roof.
8. Leaves / debris on roof.
9. Partial Gutters noted for roofing system.

Recommendation

Contact a qualified professional.









6.5.1 Roof Drainage Systems



Attention Required

PARTIAL GUTTERS NOTED

A partial gutter system was noted. A qualified professional is recommended to add full gutters for improved drainage.

Recommendation

Contact a qualified professional.



6.5.2 Roof Drainage Systems



Attention Required

PLASTIC / VINYL GUTTERS - SUBSTANDARD

Plastic or vinyl gutters are not recommended because they have a short life span. The gutters were damaged, separated and/or substandard.

Recommendation

Contact a handyman or DIY project



6.5.3 Roof Drainage Systems



Attention Required

ROUTING

The routing of the gutter drains appears to be assisting in the dampness noted in the front unit crawl space. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



7: ATTIC INSULATION & VENTILATION

		IN	NI	NP	F
7.1	Access	X			X
7.2	Structure, Framing & Sheathing	X			X
7.3	Insulation, Ventilation, and Exhaust	X			X
7.4	Moisture Intrusion	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

Access: Access Location(s)

Hallway



Access: How Viewed

Partially Traversed



Structure, Framing & Sheathing: Types

Rafters, Plywood Sheathing

Insulation, Ventilation, and Exhaust: Insulation Type

Batts/Blankets, Blown-in

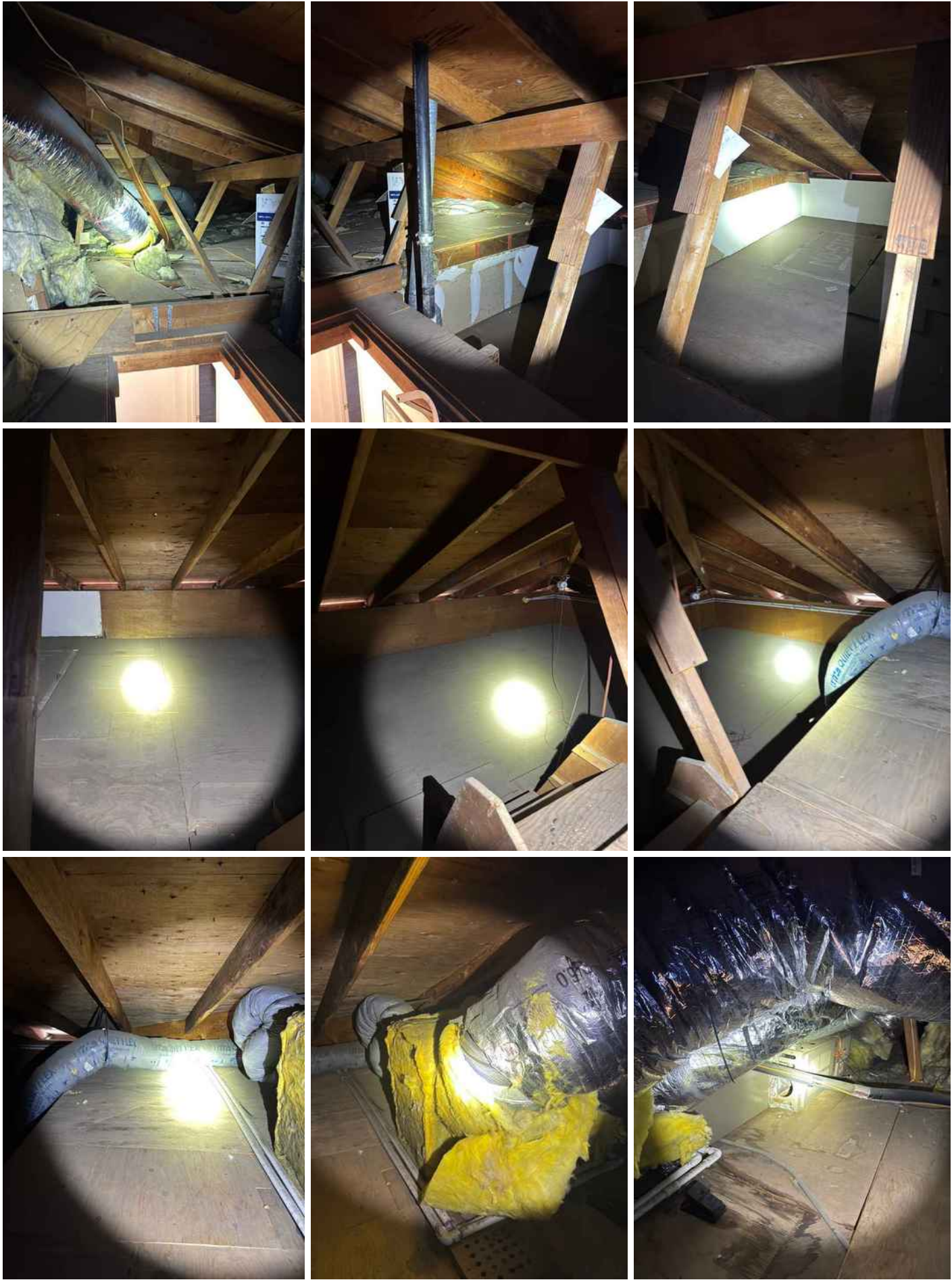
Insulation, Ventilation, and Exhaust: Approx. Insulation Depth

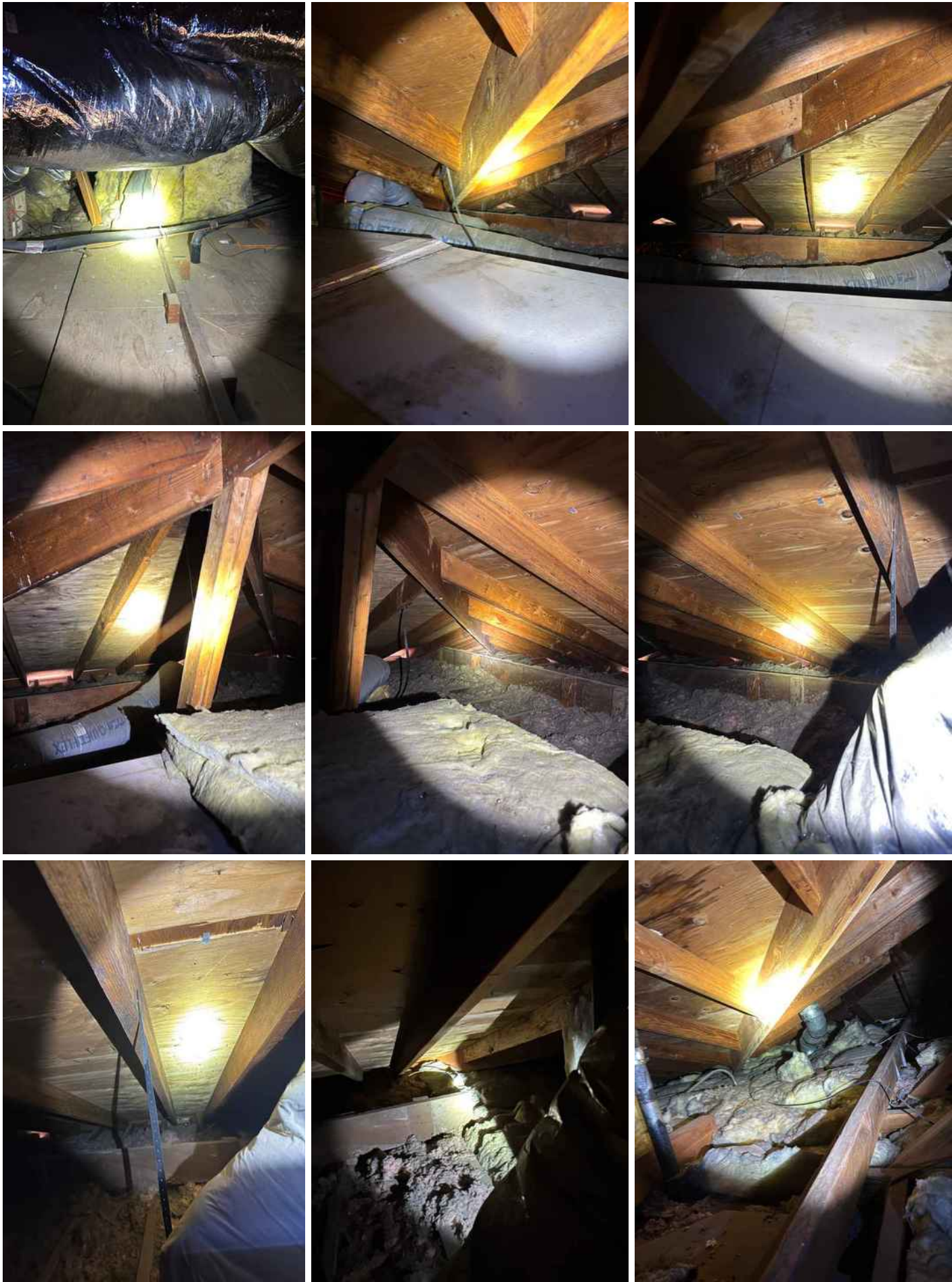
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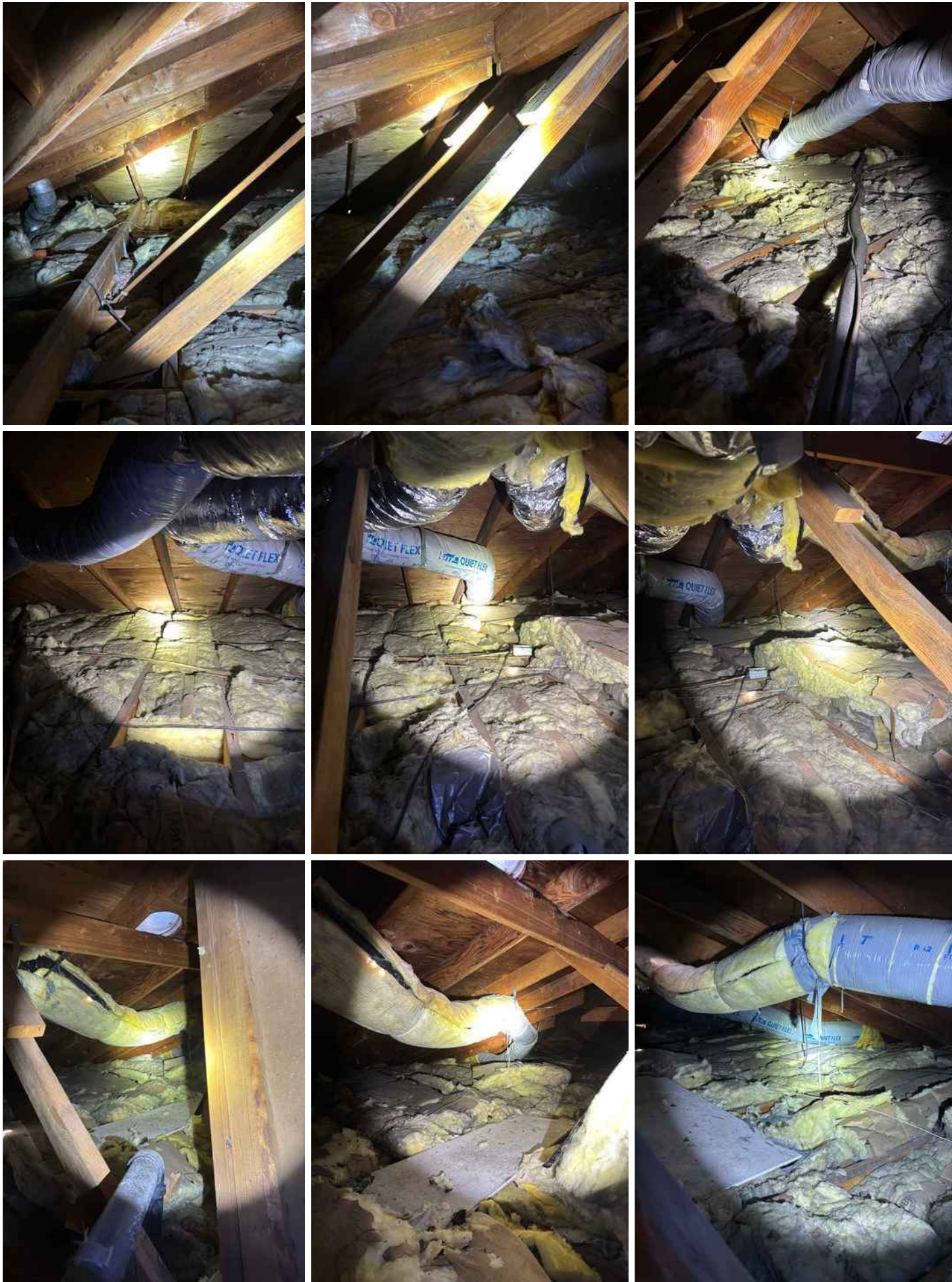
Insulation, Ventilation, and Exhaust: Ventilation Type

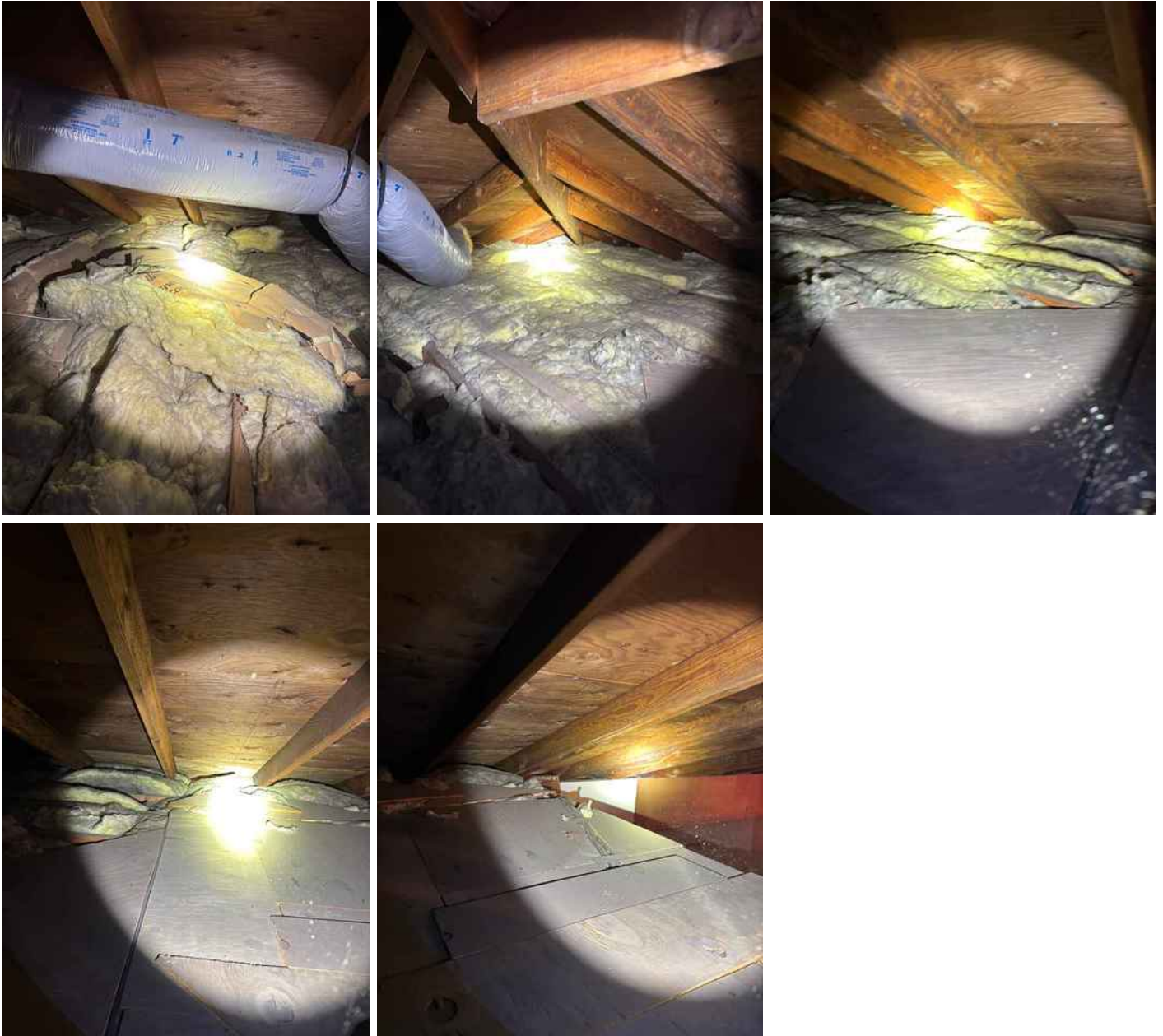
Soffit / Eave vents, Turbines

Access: Attic Views









Limitations

Access

ATTIC LIMITATIONS

Areas that could not be traversed or viewed clearly due to lack of access, areas covered with insulation or obscured by limited height, areas or components obscured by stored items are beyond the scope of this inspection. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. The inspector is not an engineer and does not determine the adequacy of roof structure components such as rafters, trusses or ceiling beams, or their spacing / sizing.

Insulation, Ventilation, and Exhaust

INSULATION/VENTILATION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. Only the visible areas of insulation and ventilation were inspected. Wall insulation type and value could not be verified. 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).

Findings

7.1.1 Access

RODENT ACTIVITY NOTED



Defective/Safety Hazard

Evidence of rodent activity (traps and/or droppings) was found in one or more locations. If present, pests may chew, damage or contaminate insulation, wiring and/or ductwork. Repairs may be needed to seal openings around exterior to prevent pest intrusion. A qualified pest control professional is recommended for further evaluation and removal of any pests or waste material; setting traps and sealing openings as needed.

Recommendation

Contact a qualified pest control specialist.



7.2.1 Structure, Framing & Sheathing

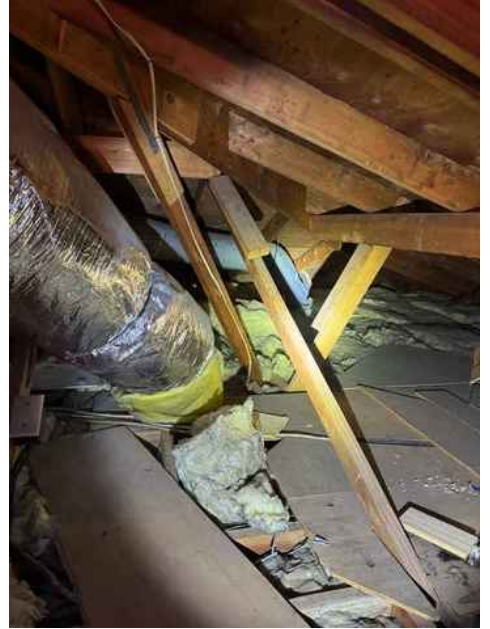
ADDED FRAMING NOTED

Attention Required

Added/altered framing was noted in one or more areas. It is unknown if these alterations were permitted and inspected. Inquire with the seller for more information. A qualified professional should be considered for further evaluation.

Recommendation

Contact a qualified professional.



7.2.2 Structure, Framing & Sheathing

OLD HOUSE FRAMING NOTED

Attention Required

The roof/attic framing appears consistent with the construction methods of the home's era. While the framing does not meet modern standards no evidence of significant structural failure was observed at the time of inspection. Some modifications and reinforcements may have been noted, which are common in older homes. Monitoring is recommended, and consultation with a qualified professional may be beneficial if future renovations or load changes are planned.

Recommendation

Contact a qualified professional.

7.3.1 Insulation, Ventilation, and Exhaust

INSULATION MISSING**Attention Required**

Attic insulation at one or more areas was missing. HVAC costs will likely be higher due to reduced energy efficiency. A qualified professional is recommended for installation and/or replacement of insulation as needed.

Recommendation

Contact a qualified insulation contractor.



7.3.2 Insulation, Ventilation, and Exhaust

SUBSTANDARD AND MISSING INSULATION**Attention Required**

Attic insulation at one or more areas was substandard (insufficient based on today's standards) and missing. HVAC costs will likely be higher due to reduced energy efficiency. A qualified professional is recommended to install or upgrade insulation as needed.

Recommendation

Contact a qualified insulation contractor.



7.3.3 Insulation, Ventilation, and Exhaust

INSULATION FACING EXPOSED**Defective/Safety Hazard**

Fiberglass batt insulation in the attic is installed with the paper facing exposed rather than turned toward the living space below.

The facing is generally flammable and is intended to be covered. It also acts as a vapour retarder, and on this side it can hold moisture in the assembly rather than letting it dry, which over time can support fungal growth or insect activity.

Recommendation: have a qualified insulation contractor reinstall the batts to the manufacturer's instructions, with the facing toward the conditioned space.

Insulation conceals the framing beneath it, so I was not able to assess the structure there. Have it examined when the insulation is lifted.

Recommendation

Contact a qualified professional.



7.3.4 Insulation, Ventilation, and Exhaust

VENT SCREENS DAMAGED

One or more vent screens over attic vents and/or mechanical vents designed to keep rodents out were damaged. A qualified person is recommended to repair as needed.

Recommendation

Contact a qualified handyman.



Attention Required



7.3.5 Insulation, Ventilation, and Exhaust

BATHROOM VENT IMPROPER TERMINATION

Bathroom fan vents into the attic at a roof vent at one or more areas. This condition can cause moisture issues. A qualified professional is recommended to make repairs to terminate exhaust fan at the exterior (roof/sidewall) to a dedicated vent assembly.

Recommendation

Contact a qualified professional.



Attention Required



7.4.1 Moisture Intrusion

STAINS NOTED

Due to the age of the house and it having undergone roof surface change, stains were observed in the attic. It is not possible to determine which, if any, may be active roofing leaks. The consultation with a roofing contractor may be desired to verify that the roof is not actively leaking. It is beyond the scope of a visual inspection to determine if each individual area is watertight.

Recommendation

Contact a qualified roofing professional.



Attention Required



8: PLUMBING

		IN	NI	NP	F
8.1	Excluded Items	X			
8.2	Service	X			
8.3	Supply Lines / Hose Bibs	X			X
8.4	Drain, Waste, & Vent Systems	X			X
8.5	Water Heater(s)	X			X
8.6	Sinks / Fixtures	X			X
8.7	Bathtubs / Showers	X			X
8.8	Toilets	X			X
8.9	Laundry	X			X
8.10	Exhaust Fans / Ventilation	X			X
8.11	Fuel Systems	X			X
8.12	Irrigation		X		
8.13	Caulking	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

Service: Water Meter Location

By Street

Service: Water Service Type

Public

Service: Water Service Material

Copper

Service: Water Shut-Off Location

Exterior Front

Service: Pressure Regulator Present

Yes

Service: Sewer Type

Public


Supply Lines / Hose Bibs:
Materials

Copper

Drain, Waste, & Vent Systems:
Waste and Vent Materials

ABS, Cast Iron, Clay, Cured-in-Place Pipe (CIPP)

Drain, Waste, & Vent Systems:
Clean-out Location(s)

Exterior, Crawl space

Water Heater(s): Estimated Mfg. Year 2012	Water Heater(s): Energy Source / Type Tank	Water Heater(s): Capacity 40 Gallons
Water Heater(s): Location Laundry	Laundry: Information 120 Volts, Dryer Present (not tested), Clothes Washer Present (not tested), Gas	Laundry: Dryer Vent Located
Exhaust Fans / Ventilation: Type Window, Exhaust fan	Fuel Systems: Fuel Service Type Natural Gas	Fuel Systems: Main Gas Shut-off Location Exterior Front



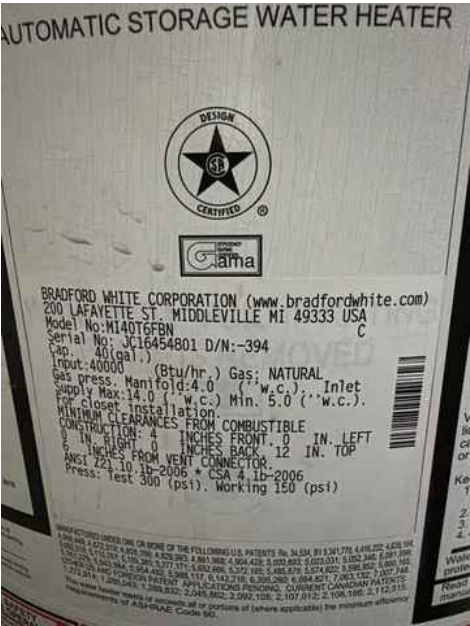
Service: Water Pressure

70-80 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.



Water Heater(s): Equipment Photo



Toilets : Bidet/Urinal Not Inspected

Bidets/urinals are beyond the scope of this inspection as per the Standards of Practice set forth by InterNACHI (International Association of Certified Home Inspectors).



Fuel Systems: Fuel Supply Piping Type

Steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

Irrigation: Irrigation System - Not Inspected

This property has an in-ground irrigation system. Sprinkler systems are a specialty item and fall outside a home inspection, so nothing in this report should be read as an evaluation of the system's condition, coverage, or controller programming. Three things are worth attending to when you first run it. Watch where the heads throw: spray hitting siding, or landing close enough to the foundation to keep that soil saturated, causes problems over time, and heads doing either should be adjusted, swapped, or capped. Have a plumber confirm there is a functioning backflow preventer where the system ties into the house supply, since that device is what keeps irrigation water from being drawn back into your drinking water. Finally, have an irrigation contractor run each zone and check for leaks, broken or blocked heads, and controller faults, and repair what they find.



Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

Not included in this inspection:

Water supply and treatment — private or shared wells and their equipment; pressure boosting systems; softeners, conditioners and filtration equipment; backflow prevention devices.

Waste and drainage — private sewage disposal systems; sewer mains, side lines and laterals; gray water systems; trap primers; incinerating and composting toilets; overflow drains serving tubs and sinks.

Fixtures and appliances — hot tubs and spas; saunas and steam generators; heated towel racks; automatic soap dispensers; air compressors; fire sprinkler systems.

Anything not accessible — irrigation equipment; underground utilities; and plumbing buried in the foundation, concealed inside the structure, or unreachable behind fixtures such as tubs.

Where any of these comes up in this report, read it as a passing observation rather than an evaluation, and arrange a separate assessment by a specialist if the item matters to you.

Excluded Items

FIXTURE FLOW / CAPACITY NOT INSPECTED

The fixture(s) flow or capacity (determining if items are low flow based on today's standards or the real estate industry's definition of low flow) is beyond the scope of this inspection as per the industry standards.

Water Heater(s)

WATER HEATER LIMITATIONS

SDG&E offers a complimentary safety check of gas-fired appliances. Arranging one before your contingency period closes is worth doing.

The following sit outside this inspection and were not evaluated for adequacy or completeness: recirculation pumps, solar water heating equipment, energy-saver or Energy Smart controls, and catch pan drains. Anything said about them here is a passing observation only.

I also do not estimate how much service life a water heater has left, judge whether the unit is sized correctly for the house, or carry out checks that would require lighting a pilot or operating a shut-off valve.

Water Heater(s)

RECIRCULATING PUMPS / EXPANSION TANKS NOT INSPECTED

Hot water recirculating pumps and or expansion tanks are outside the scope of a home inspection. Recommend asking seller about this and/or have further evaluated by a qualified plumber to determine if any corrections are needed at this time.



Bathtubs / Showers

BATHTUB/SHOWER LIMITATIONS

Tub overflow drains are beyond the scope of this inspection, as set forth by the [Standards of Practice](#). Determining if shower pans and shower enclosures are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection. The inspection may be limited due to personal belongings.

Laundry

LAUNDRY LIMITATIONS

The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. **Note:** Laundry appliances are beyond the scope of this inspection, as set forth by the Standards of Practice.

Fuel Systems

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.

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Findings

8.3.1 Supply Lines / Hose Bibs



Attention Required

HOSE BIB LEAKED WHILE ON

One or more hose bibs (outside faucets) leaked while on. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. A qualified plumber is recommended to make repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Supply Lines / Hose Bibs

REPIPE NOTED

— Attention Required

There is evidence that portions of the plumbing system have been replaced. However, it could not be determined whether the entire water supply system has been updated, as much of the piping is concealed within walls and ceilings. Buyers are encouraged to request documentation or receipts for any plumbing work performed from the seller, if available. In addition, reviewing city or county permit records may provide more detailed information regarding the extent of the plumbing modifications.

Recommendation

Contact a qualified plumbing contractor.



8.3.3 Supply Lines / Hose Bibs

OLD GALVANIZED WARNING

— Attention Required

A portion or potentially all of the water supply pipes in this structure were constructed using galvanized steel. Given the age of the building and the typical lifespan of 40-60 years for this type of piping, it is probable that replacement will be necessary in the foreseeable future. This may be required due to issues such as the emergence of leaks, diminished water flow resulting from scale buildup within the pipes, and potential rust discoloration in the water supply. It's important to note that determining the precise proportion of the piping that is composed of older galvanized steel is challenging, as a significant portion is concealed within wall, floor, or ceiling voids. It's also worth mentioning that certain insurance providers within the state may decline coverage for properties with galvanized plumbing. We recommend the following actions: 1. Allocate a budget for the eventual replacement of the water supply piping. 2. Regularly monitor these pipes for signs of leaks and any reduction in water flow in the future. 3. Consider the proactive replacement of aging galvanized steel piping as deemed appropriate by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

8.4.1 Drain, Waste, & Vent Systems

CLEAN OUT(S) IN CRAWL SPACE



One or more clean out(s) were located in the crawl space which will be difficult to access / use. Upgrades may be desired.

Recommendation

Contact a qualified professional.



8.4.2 Drain, Waste, & Vent Systems

CAST IRON CORRODED



Cast iron pipes are showing rust and corrosion due to age. They appear to be at the end of their useful life. A qualified plumbing contractor is recommended to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.



8.4.3 Drain, Waste, & Vent Systems

TRANSITE VENT (KNOWN TO CONTAIN ASBESTOS)

A Transite vent pipe was noted. Transite is a brand name of a vent which is known to contain asbestos but is fine in its current state. Removal of the Transite is recommended for added safety. A vent cap was missing which can let water into the structure. Correction is recommended.

Recommendation

Contact a qualified professional.



Attention Required



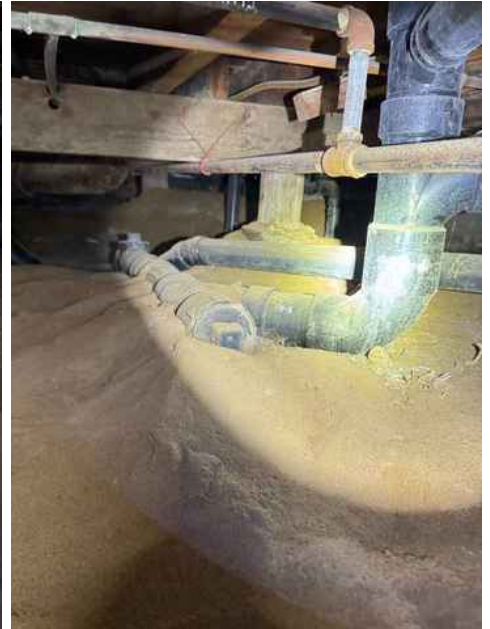
8.4.4 Drain, Waste, & Vent Systems

RE-PIPED DRAIN NOTED

There is evidence that part of the plumbing drain system was re-piped (newer lines noted or capped lines). Asking seller about this and/or have further evaluated by a qualified plumber to determine if any corrections are needed at this time is recommended.



Attention Required



8.5.1 Water Heater(s)

NO CATCH PAN INSTALLED



Attention Required

The water heater sits without a pan and exterior drain beneath it. A pan and drain line carry water away when the tank leaks, weeps at a fitting, or is emptied for service, instead of letting it run across the floor and into whatever is nearby.

Recommendation: have a qualified plumber install a pan with a drain routed to the exterior.

Recommendation

Contact a qualified plumbing contractor.



8.5.2 Water Heater(s)

FITTING CORROSION



Attention Required

One or more fittings on the water heater were corroded or rusted. This can indicate past leaks, or that leaks are likely to occur in the future. A qualified plumber is recommended for repair.

Recommendation

Contact a qualified plumbing contractor.



8.5.3 Water Heater(s)

LIFESPAN (8-12 YEARS)

2012

The water heater appeared to be nearing the end of its expected lifespan (8-12 years). Budgeting for replacement of the water heater is recommended.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



8.5.4 Water Heater(s)

UNUSUALLY HIGH TEMPERATURE NOTED

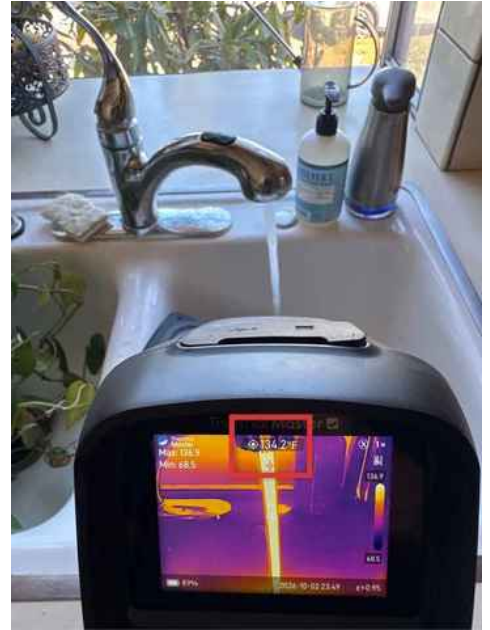
The water temperature observed during the inspection exceeded the recommended safe limit of 125°F, which presents a scalding hazard, especially for children and elderly occupants. To enhance safety, it is recommended to adjust the water heater control to a lower temperature. This adjustment can be easily made by turning the control knob on the water heater.

Recommendation

Contact a handyman or DIY project



Defective/Safety Hazard



8.5.5 Water Heater(s)

GAS SMELL NOTED

A gas smell was noted at the time of the inspection. This is a safety concern and the local utility company is highly recommended for a safety inspection.

Recommendation

Contact your local utility company



Defective/Safety Hazard



8.5.6 Water Heater(s)

VENT PIPE NOT PROPERLY SECURED

The water heater flue pipe did not appear to be properly secure or missing screws. Each joint should be secured with 3 appropriate screws. A qualified professional is recommended for repairs.

Recommendation

Contact a qualified handyman.



Defective/Safety Hazard



8.6.1 Sinks / Fixtures

DRAIN STOPPER ISSUE

HALL BATHROOM, PRIMARY BATHROOM

One or more sink drain stops were inoperable, missing, difficult to operate and/or ineffective. A qualified handyperson is recommended for repair.

Recommendation

Contact a qualified plumbing contractor.



Observation



8.6.2 Sinks / Fixtures

CORROSION / DAMAGE - ANGLE STOPS

HALL BATHROOM, PRIMARY BATHROOM



Attention Required

Some of the angle stops, shut off valves or supply lines under the sinks or behind the toilets appear to be corroding, damaged, or have mineral deposits or rust. This is indicative of a previous leak that has sealed itself. Monitoring this situation is recommended. A qualified plumbing contractor is recommended for further evaluation and repairs.

Recommendation

Contact a qualified professional.



8.6.3 Sinks / Fixtures

CORROSION / DAMAGE - DRAIN LINES

HALL BATHROOM

Corrosion and/or damage was found at drain lines and/or fittings under one or more sinks. This can indicate past leaks, or that leaks are likely to occur in the future. A qualified plumbing contractor is recommended for repairs.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



8.6.4 Sinks / Fixtures

FLEXIBLE PIPE

HALL BATHROOM, PRIMARY BATHROOM

Ribbed, flexible drain piping was noted in one or more locations. This type of pipe is used as a temporary fix and is prone to clogging/trapping debris. A qualified plumbing contractor is recommended to replace these flexible pipes with smooth wall pipes as needed.



Attention Required

Recommendation

Contact a qualified plumbing contractor.



8.6.5 Sinks / Fixtures

WORN / BLEMISHED / DETERIORATED

⊖ Attention Required

The sink was worn, blemished and/or deteriorated. A qualified professional is recommended for repairs.

Recommendation

Contact a qualified professional.



8.6.6 Sinks / Fixtures

SUBSTANDARD DRAIN REPAIR

HALL BATHROOM

⊖ Attention Required

Substandard repairs were noted at the sink drains in one or more locations (tape, sealant, or other non-standard components). A qualified plumber is recommended to make repairs according to standard building practices.

Recommendation

Contact a qualified plumbing contractor.



8.6.7 Sinks / Fixtures

RUSTED SINK(S)

KITCHEN

Rust noted at one or more sinks. This is indicative of age, use and/or previous leaks. A qualified professional is recommended to make repairs as needed.

Recommendation

Contact a qualified professional.



8.6.8 Sinks / Fixtures

OLD ANGLE STOP(S)

Old or original angle stops are installed at some or all sinks and toilets. We recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.



Recommendation

Contact a qualified plumbing contractor.



8.7.1 Bathtubs / Showers

**DRAINED SLOWLY / CLOGGED -
BATHTUB**

HALL BATHROOM

The bathtub drained slowly or was clogged. A qualified professional is recommended to clear the drain and/or make repairs as necessary.

Recommendation

Contact a qualified professional.



Attention Required



8.7.2 Bathtubs / Showers

VALVE LEAK

HALL BATHROOM

A shower handle/valve was leaking. A qualified contractor is recommended to evaluate and make repairs.

Recommendation

Contact a qualified professional.



Attention Required



8.7.3 Bathtubs / Showers

GAP OR NO CAULK BEHIND SPOUT / HANDLES / MIXING VALVE

HALL BATHROOM, PRIMARY BATHROOM

A gap and/or missing caulking was noted around the bathtub spout and/or showerhead. This gap poses a risk of water entering the wall structure behind the wall. A qualified professional is recommended to make repairs to seal gap(s) as needed.

Recommendation

Contact a handyman or DIY project



Attention Required



8.7.4 Bathtubs / Showers

VALVE HANDLE COVER SUBSTANDARD

PRIMARY BATHROOM



Attention Required

One or more bathtub and/or shower valve handle covers were loose, damaged and/or missing. A qualified handyperson is recommended for repair or replacement.

Recommendation

Contact a handyman or DIY project



8.7.5 Bathtubs / Showers

ENCLOSURE LEAKS

PRIMARY BATHROOM

The shower enclosure appears to leak when the water supply is turned on. A qualified professional is recommended for further evaluation and repairs/modifications.

Recommendation

Contact a qualified general contractor.



8.7.6 Bathtubs / Showers

RE-CAULK SHOWER/TUB ENCLOSURE

HALL BATHROOM, PRIMARY BATHROOM

The tub/shower enclosures need to be cleaned and re-caulked to prevent moisture intrusion beyond the shower enclosure walls.



Recommendation

Contact a qualified professional.



8.7.7 Bathtubs / Showers

SHOWER HEAD CONNECTION LEAKS

HALL BATHROOM

The shower head was leaking at a connection. A qualified professional is recommended to make repairs.

Recommendation

Contact a qualified professional.



Attention Required



8.7.8 Bathtubs / Showers



Attention Required

RUST AT TUB

Rust and corrosion was noted at the tub. A qualified professional is recommended for repairs to prevent continued deterioration.

Recommendation

Contact a qualified professional.



8.8.1 Toilets



Attention Required

TOILET LOOSE

HALL BATHROOM, PRIMARY BATHROOM

Toilet was noted as being loose where it attached to the floor. Leaks can occur. As the inspector cannot determine the condition of the wax ring underneath which seals the toilet, it is recommended that a qualified contractor remove the toilet(s) for further evaluation and repair if deemed necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



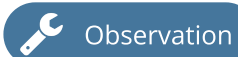
8.8.2 Toilets

CLEARANCE UNUSUALLY TIGHT

The clearances around one or more toilets were unusually tight. Alterations may be desired.

Recommendation

Contact a qualified professional.



8.9.1 Laundry

NO CATCH PAN

The laundry connection sits above finished living space, or somewhere an overflow would reach finished areas, and there is no pan or pan drain underneath. A pan catches water from a leaking hose, an overflow, or a drain backup and directs it away from the finished space below.

Recommendation: ask a qualified contractor about fitting a pan. A dedicated drain line to the exterior is not always practical depending on the layout; where it is not, a battery-powered water alarm placed in the pan is an inexpensive alternative.

Recommendation

Contact a qualified professional.





8.9.2 Laundry

DRYER DUCT AND/OR VENT NEEDS CLEANING



Attention Required

The dryer exhaust duct and/or vent assembly appeared to be in the need of cleaning. This condition may reduce air flow which could become a fire hazard. A qualified professional is recommended for cleaning this duct now and as necessary in the future.

Recommendation

Contact a qualified professional.



8.9.3 Laundry

DRAINS TO SINK



Attention Required

The clothes washing machine did not have a standpipe and drained to the laundry sink. This is sometimes typical in older homes, however, modern building standards require a 2 inch standpipe to discharge into. Client should evaluate their needs and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



8.10.1 Exhaust Fans / Ventilation

BATHROOM FAN VENT TERMINATES IN ATTIC

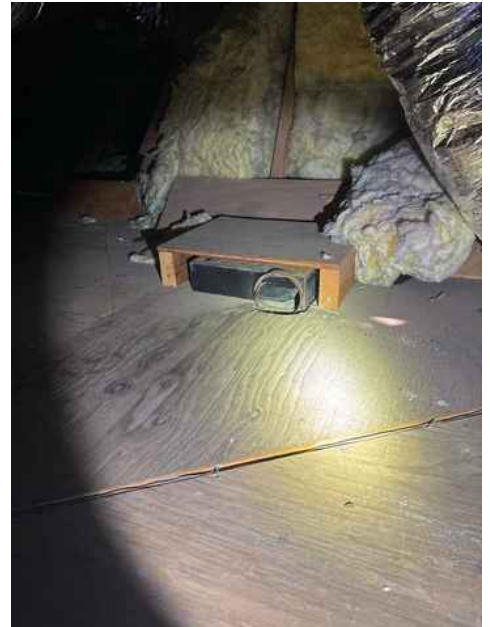


Attention Required

Bathroom(s) exhaust fan is venting into the attic space in one or more areas. This can cause moisture damage. A qualified professional is recommended to vent fan to exterior.

Recommendation

Contact a qualified professional.



8.10.2 Exhaust Fans / Ventilation

EXHAUST FAN MISSING



Observation

LAUNDRY AREA

One or more exhaust fans were missing. Today's building standards require exhaust fans in all wet locations. Consideration should be given to having qualified professional install fans where needed.

Recommendation

Contact a qualified professional.



8.10.3 Exhaust Fans / Ventilation

CLEAN BATHROOM VENT



Exhaust vent cover grill was dirty. This condition can result in restricted air flow. A qualified handyperson is recommended to clean vent covers as needed.



8.11.1 Fuel Systems

RE PIPING NOTED



A re-pipe or alterations of the gas lines were noted. Inquire with the seller for more information.

Recommendation

Contact a qualified professional.



8.13.1 Caulking

SILICONE SEALANT NEEDED

KITCHEN, HALL BATHROOM

Sealant around one or more sinks, counter tops, shower/tub areas is aged, deteriorating, and/or shows signs of mildew buildup. Recommend resealing by a qualified handyperson to help prevent moisture intrusion and maintain a sanitary condition.

Recommendation

Contact a handyman or DIY project



Attention Required





9: ELECTRICAL

		IN	NI	NP	F
9.1	Excluded Items	X			
9.2	Service	X			
9.3	Electrical Panel(s)	X			X
9.4	Breakers & Panel Wiring	X			X
9.5	GFCI / AFCI Protection	X			X
9.6	Electrical Wiring	X			X
9.7	Outlets / Switches / Lighting / Fans	X			X
9.8	Smoke Detectors / CO Alarms / Door Bell	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Entrance Conductor Material
Metal Bars

Electrical Panel(s): Main Disconnect Rating
100 Amps



Electrical Panel(s): Main Panel Location
Exterior, Front

Electrical Panel(s): Sub Panel Location(s)
N/A

Electrical Panel(s): Panel Capacity
125 Amps

Breakers & Panel Wiring: Over Protection Devices
Breakers

GFCI / AFCI Protection: GFCI Reset **Electrical Wiring : Wiring Type**
Location(s) Non Metallic Sheathed, Copper
Bathrooms, Exterior



Service: Information

120-240 Voltage, 1 phase 3 wire Voltage, System Ground via Ground Rod



Service: Old Panel Warning

This electric panel appears older. Aside from any visual deficiencies noted elsewhere in this report, it may be prudent to consider updating this panel to a more modern panel that allows room for expansion and modern breaker (GFCI/AFCI) protection. Client should consult with a qualified electrician regarding cost.

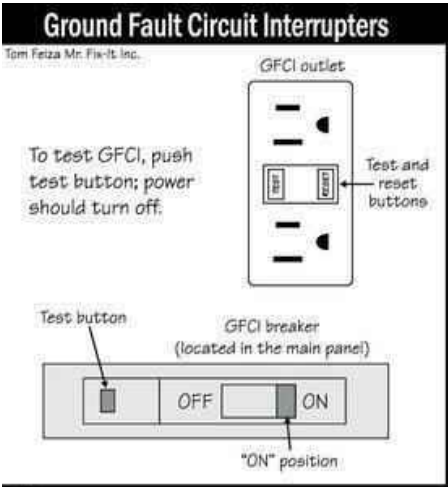
Electrical Panel(s): Panel Equipment Photographs



GFCI / AFCI Protection: GFCI Protection Present

Partial

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior and garage outlets, and "wet areas" to prevent electrical shock. There is a small reset / test button on the receptacle and/or breaker. To reset a receptacle, the button must be pressed. For a breaker the device must be fully turned off, then back on.

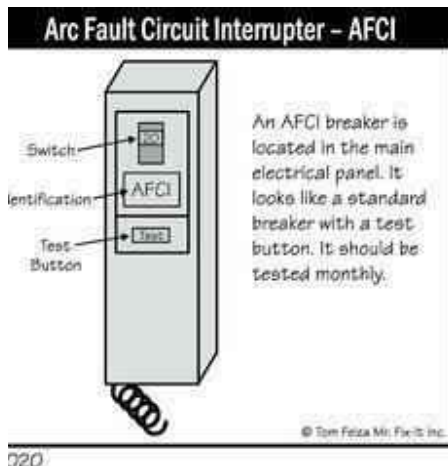


078

GFCI / AFCI Protection: AFCI Protection Present

No

An **Arc Fault Circuit Interrupter (AFCI)** is a **circuit breaker** that breaks the circuit when it detects an **electric arc** in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



Smoke Detectors / CO Alarms / Door Bell: Smoke Detectors in All Required Locations

No

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) in All Required Locations

Yes

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Limitations

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

Parts of the electrical system fall outside this inspection: wiring that is concealed or otherwise inaccessible, underground utilities and equipment, low-voltage lighting and any lighting run on timers or sensors, alarm systems, security cameras, generators, and intercom or audio systems.

Where any of these come up in this report, treat it as a passing observation rather than an evaluation, and arrange a further review by the appropriate specialist if the item matters to you.

Excluded Items

LOW VOLTAGE LIGHTING NOT INSPECTED

Low voltage lighting is beyond the scope of the inspection. Consideration should be given to having the system further evaluated by a qualified professional.

Breakers & Panel Wiring

LABELING ACCURACY NOT VERIFIED

Inspectors do not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest verifying the labeling by manually operating the breakers.

Electrical Wiring

WIRING 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.

Smoke Detectors / CO Alarms / Door Bell

DETERMINING IF DETECTORS HARDWIRED

Determining if the units are hardwired is beyond the scope of this inspections.

Findings

9.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Observation

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

9.3.1 Electrical Panel(s)

CHALLENGER PANEL

Defective/Safety Hazard

Challenger panels built and installed in the 1980s and 1990s were found to have an issue where overheating under normal conditions occurred at the metal "bus bar." We recommend consulting with a licensed electrician for further information.

Recommendation

Contact a qualified electrical contractor.



9.3.2 Electrical Panel(s)



Attention Required

TERMITE DROPPINGS NOTED

What appeared to be termite droppings were noted in one or more areas. These could be from prior activity. A qualified pest control professional is recommended for further evaluation.

Recommendation

Contact a qualified professional.



9.4.1 Breakers & Panel Wiring



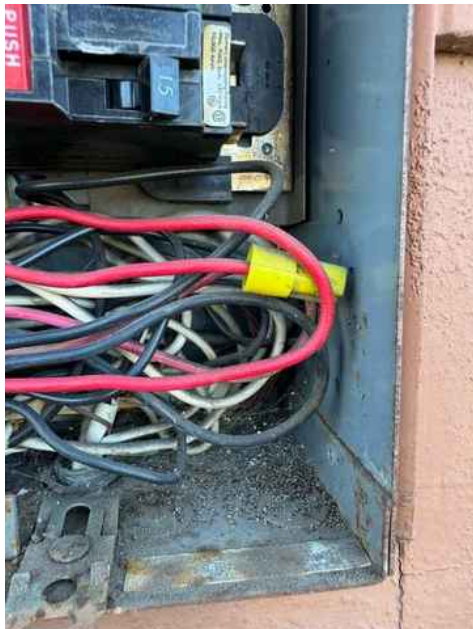
Attention Required

WIRE SPLICE IN PANEL

Wire splices in older panel. Recommend further evaluation and needed repairs by a qualified licensed contractor.

Recommendation

Contact a qualified electrical contractor.



9.5.1 GFCI / AFCI Protection



Defective/Safety Hazard

GFCI ISSUES

HALL BATHROOM

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip / would not reset / still energized when tripped). A qualified electrician is recommended to replace GFCI receptacle(s) as needed.

Recommendation

Contact a qualified electrical contractor.



9.5.2 GFCI / AFCI Protection

RECOMMEND GFCI UPGRADE

KITCHEN

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 professional.



Attention Required



9.5.3 GFCI / AFCI Protection



Attention Required

LIGHT ON GFCI CIRCUIT

One or more light(s) are also on the counter top outlet GFCI circuit. This is an unconventional installation and it is unknown if this has overloaded the circuit. Further evaluation may be desired.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Electrical Wiring



Defective/Safety Hazard

EXPOSED WIRING - SUBJECT TO DAMAGE

Exposed wiring was noted. This is a safety concern if used where it could be subject to physical damage (below 7ft). Exposed wire is normally installed in conduit for protection. A qualified professional is recommended for repairs to protect wire as needed.

Recommendation

Contact a qualified professional.



9.6.2 Electrical Wiring



Attention Required

EXTENSION CORDS USED AS PERMANENT WIRING

Extension cords are being used as permanent wiring. Extension cords are considered temporary. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time for safety.

Recommendation

Contact a qualified professional.



9.6.3 Electrical Wiring

IMPROPER WIRE TERMINATION - NOT LIVE



Observation

Improperly terminated wires were noted in one or more areas, however, these wires did not appear to be live when tested. This is a potential safety concern if they could be switched on. A qualified electrical contractor is recommended for repairs.

Recommendation

Contact a qualified electrical contractor.



9.7.1 Outlets / Switches / Lighting / Fans

COVER PLATE(S) MISSING, LOOSE OR DAMAGED

KITCHEN, LAUNDRY AREA



Defective/Safety Hazard

Cover plate(s) were missing, loose and/or damaged in one or more areas. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. A qualified person is recommended to replace or install cover plates where necessary.

Recommendation

Contact a qualified electrical contractor.



9.7.2 Outlets / Switches / Lighting / Fans

BULB(S) INOPERABLE AND/OR MISSING



A bulb was not functioning or not installed at one or more fixtures. The repair could be as simple as bulb replacement or further repair may be necessary. A qualified professional is recommended to further evaluate as needed.

Recommendation

Contact a qualified professional.





9.7.3 Outlets / Switches / Lighting / Fans

 Defective/Safety Hazard

REVERSE POLARITY

BEDROOM #1

An outlet was reading hot/neutral reversed when tested with an outlet tester at one or more areas. This is a potential safety hazard. A qualified electrician is recommended to repair outlets where needed.

Recommendation

Contact a qualified electrical contractor.



9.7.4 Outlets / Switches / Lighting / Fans

 Attention Required

LOOSE RECEPTACLE

PRIMARY BEDROOM

Junction box for receptacle appeared to be loose in the wall. This can put stress on the circuit wires which should not be moved. A qualified electrician is recommended to secure receptacles where needed.

Recommendation

Contact a qualified professional.



9.7.5 Outlets / Switches / Lighting / Fans

LIGHT FIXTURE DAMAGED

Light fixtures were damaged at one or more areas. A qualified electrician is recommended for repair or replacement as needed.

Recommendation

Contact a qualified electrical contractor.



Attention Required



9.7.6 Outlets / Switches / Lighting / Fans

UNKNOWN SWITCH(ES)

PRIMARY BEDROOM

Unable to determine function of one or more switches. If available, inquire with the seller and/or have a qualified electrician further evaluate.

Recommendation

Contact a qualified electrical contractor.



Observation



9.8.1 Smoke Detectors / CO Alarms / Door Bell

SMOKE DETECTOR(S) MISSING

PRIMARY BEDROOM, BEDROOM #1

Smoke alarms were missing and/or not installed in one or more recommended locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in each hallway leading to bedrooms, in each bedroom, and on each floor). Installing photoelectric-type smoke detectors / alarms is recommended.

Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, installing smoke detectors in each bedroom is recommended for increased safety.

Recommendation

Contact a handyman or DIY project



9.8.2 Smoke Detectors / CO Alarms / Door Bell

**SECURITY SYSTEM CAMERAS**

Security system cameras are beyond the scope of this inspection and were not tested. If available, inquire with the seller in this regard and/or have a qualified professional further evaluate the system.



9.8.3 Smoke Detectors / CO Alarms / Door Bell

**DOORBELL - INOPERABLE**

The doorbell was loose, damaged and/or inoperable. A qualified handyperson is recommended for repair or replacement.

Recommendation

Contact a qualified handyman.



10: HVAC

		IN	NI	NP	F
10.1	General	X			X
10.2	Heating (Forced Air)	X			X
10.3	Air Conditioning	X			X
10.4	Ducts and Registers	X			X
10.5	Filter(s) & Thermostat(s)	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

Heating (Forced Air): Location
Attic

Heating (Forced Air): Estimated Year Mfg.
1993

Air Conditioning: Estimated Year Mfg.
2014

Air Conditioning: Location
Exterior

Air Conditioning: System Type
Split system

Air Conditioning: Condensate Drain Termination Located
Exterior

Filter(s) & Thermostat(s): Filter Location



Heating (Forced Air): Equipment Photos



Heating (Forced Air): Energy source

Natural gas

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Heating (Forced Air): Appears Functional - Thermal Image(s) During Operation

Heat system appears to be in working order.



Heating (Forced Air): Replaced HVAC

The heating unit installed in this home is not original. The unit appeared functional at the time of inspection. However, we recommend asking the sellers for documentation showing that the unit was installed by a licensed HVAC contractor per the manufacturers installation requirements. The documents cannot be produced I recommend this unit further explored by a licensed HVAC contractor for safety.

Air Conditioning: Equipment Photos



Air Conditioning: Replaced HVAC Unit

One or more AC systems installed in this home are not original. Recommend asking the sellers for documentation showing that the unit was installed by a licensed HVAC contractor per the manufacturers installation requirements. If the documentation cannot be produced, it is recommended that this unit be further evaluated by a qualified HVAC contractor for safety.

Air Conditioning: Appears Functional

AC unit appears functional.



Filter(s) & Thermostat(s): Thermostat and Air Filter(s) Disclaimer

Thermostats are not checked for calibration or timed functions. Only the basic functions are tested. The adequacy of the air filter and/or air filter size is beyond the scope of this inspection.



Limitations

General

HVAC LIMITATIONS

This inspection excludes estimating the remaining life of heating or cooling components, determining system suitability, or testing certain aspects of the system. Inspection does not guarantee the integrity of furnace heat exchangers or the absence of clogs or leaks in condensation pans and drain lines. In buildings with furnishings, the presence of a heat source may not be verified in all "live-able" rooms. Testing air conditioners in colder seasons might provide inaccurate results due to system pressures.

Heating (Forced Air)

GAS APPLIANCES - SAFETY INSPECTION RECOMMENDED

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Ducts and Registers

HVAC DUCTING 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 qualified HVAC professional to determine if any latent defects exist.

Findings

10.1.1 General

SERVICE HVAC SYSTEM

Attention Required

The forced-air HVAC system has not been serviced in over a year, or its last service date is unknown. It is recommended to ask the homeowner for the most recent service records. If the system has not been serviced within the past year or if the service history is unclear, an HVAC contractor should inspect, clean, and perform any necessary repairs. For optimal performance and safety, annual servicing is advised moving forward.

Recommendation

Contact a qualified HVAC professional.

10.2.1 Heating (Forced Air)

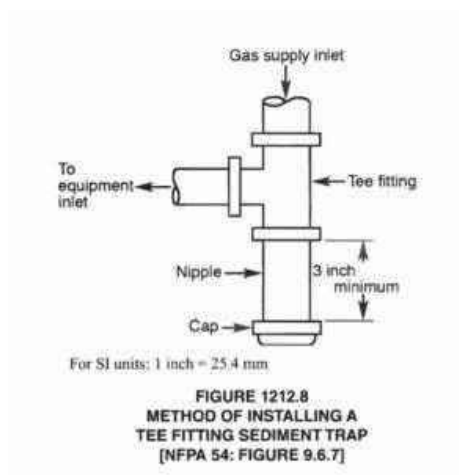
SEDIMENT TRAP MISSING

Attention Required

The furnace is not equipped with a sediment trap. A qualified professional is recommended to install a sediment trap where needed.

Recommendation

Contact a qualified HVAC professional.



Sediment Trap Installation



10.2.2 Heating (Forced Air)

FLEXIBLE GAS LINE INTO UNIT

Defective/Safety Hazard

The flexible gas line passes through the sidewall of the furnace. This soft flex gas line is easily damaged if it contacts the sharp edge of the furnace wall. A qualified HVAC professional is recommended to repair per standard building practices.

Recommendation

Contact a qualified HVAC professional.



10.2.3 Heating (Forced Air)

HORIZONTAL FURNACE - POSSIBLE RECALL

 Defective/Safety Hazard

This home is equipped with a horizontal furnace. Approximately 30,000 horizontal furnaces manufactured by Consolidated Industries, but sold under different brand names, have been subject to recall. Confirming whether this particular unit is included in the recall is beyond the scope of this inspection.

Regardless of recall status, the unit observed is beyond its intended lifespan and is considered obsolete. Replacement or upgrade is strongly recommended. Further evaluation by a qualified HVAC contractor is recommended to verify recall information, assess the system’s condition, and provide recommendations for repair or replacement.

Recommendation
Contact a qualified HVAC professional.



10.2.4 Heating (Forced Air)

WATER STAINS NOTED

Water stains were noted in one or more areas. Recommend confirming that the water intrusion is not active.

Recommendation

Contact a qualified HVAC professional.



Attention Required



10.2.5 Heating (Forced Air)

NEAR OR AT LIFESPAN (FORCED AIR)

The estimated useful life for most forced air furnace(s) is typically 15-20 years, but they often exceed this in Southern California's mild climate. This furnace seems to be nearing or past its lifespan. Consider budgeting for replacement and have a qualified HVAC professional further evaluate the system. A home warranty is also advisable.

Recommendation

Contact a qualified HVAC professional.



Attention Required



10.3.1 Air Conditioning

NO SHROUD (METAL AT WALL)

No shroud (metal assembly at wall) was installed. A qualified professional is recommended for the installation to prevent moisture and/or pest intrusion.

Recommendation

Contact a qualified handyman.



Attention Required



10.3.2 Air Conditioning

PRIMARY / SECONDARY DRAINS RUN TOGETHER



Attention Required

The primary and secondary AC drains were run together. This is supposed to be routed to a conspicuous (readily visible) location so that the occupant knows that there is a problem with the primary drain. Both being run alongside each other can disguise problems in the attic. Recommend repairs be made by a qualified licensed HVAC contractor.

Recommendation

Contact a qualified professional.



10.4.1 Ducts and Registers

INSULATION MISSING / DAMAGED



Attention Required

Insulation at the ducting appear to be missing, damaged or deteriorated. This can result in reduced energy efficiency. A qualified HVAC professional is recommended to make repairs.

Recommendation

Contact a qualified HVAC professional.



10.5.1 Filter(s) & Thermostat(s)



Attention Required

FILTER DIRTY

The heating and/or cooling system's air filters were found dirty at one or more locations. To ensure efficiency, they should be cleaned and/or replaced and appropriately sized. Recommend addressing this by cleaning, repairing, or replacing the filters as necessary.

Recommendation

Recommended DIY Project



11: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	F
11.1	General	X			
11.2	Exterior Doors	X			X
11.3	Interior Doors	X			X
11.4	Windows	X			X
11.5	Ceiling	X			X
11.6	Walls	X			X
11.7	Floors	X			X
11.8	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Windows: Type

Metal, Multi-pane, Sliding, Vinyl,
Single-hung, Single-pane

Limitations

General

INTERIOR LIMITATIONS

National standards of practice state that the inspector is not required to: A) Move any personal items or other obstructions such as but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, debris, water, dirt, or anything else that might restrict the visual inspection. B) Address normal wear and tear items, such as: dents, blemishes, dings, scuffs, nail-pops, hairline cracks or minor damage to walls, floors and ceilings. C) Determining if the doors /windows and or their assemblies are water tight is beyond the scope of this inspection. D) Determining the insulation value and/or the lack of insulation inside walls and/or ceilings.

Windows

OBSCURED/BLOCKED

One or more windows were blocked and obscured by stored items. The inspector was unable to operate or fully evaluate the window(s) as a result.

Windows

DIRTY WINDOWS

Windows were noted dirty and need cleaning in one or more locations. This can make it difficult to see defects. Further evaluation by a qualified window contractor may be desired.

Windows

DOUBLE PANE WINDOWS

Please Note: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Windows

SINGLE PANE WINDOWS

Single pane windows were noted. These windows are not energy efficient and replacement should be considered.

Windows

WINDOW COVERINGS

Windows coverings are beyond the scope of this inspection.

Findings

11.2.1 Exterior Doors



Attention Required

REFINISHING / PAINTING NEEDED

An exterior door is in need of refinishing or painting. A qualified person is recommended to refinish door as needed.

Recommendation

Contact a qualified painting contractor.



11.2.2 Exterior Doors



Attention Required

LOCKING/LATCHING HARDWARE DIFFICULT

Locking and/or latching hardware was difficult to operate and/or damaged in one or more areas. A qualified handyperson is recommended to make adjustments or repairs as needed.

Recommendation

Contact a qualified professional.



11.2.3 Exterior Doors

KEYLESS ENTRY NOTED

Observation

Keyless entry pad was noted at one or more exterior doors. If available, inquire with the seller regarding this hardware or have a qualified professional further evaluate as needed.



11.2.4 Exterior Doors

RECOMMEND REKEYING ALL EXTERIOR DOORS

Rekeying all the exterior doors for improved safety is recommended.

Recommendation

Contact a qualified professional.



Observation

11.3.1 Interior Doors

DIFFICULT TO OPEN / CLOSE

Attention Required

PRIMARY BEDROOM

Interior door(s) were difficult to open or close in one or more areas. A qualified handyperson is recommended to make repairs as needed.

Recommendation

Contact a qualified door repair/installation contractor.



11.3.2 Interior Doors

BINDS IN / DRAGS JAMB

Interior door(s) binded/dragged at the jamb, adjacent door and/or the flooring in one or more areas. The hinge(s) may be loose and need tightening or further repair may be necessary. A qualified professional is recommended for repairs.



Attention Required



11.3.3 Interior Doors

DOOR(S) MISALIGNED / BARELY LATCH

PRIMARY BEDROOM

One or more interior doors were misaligned, barely latched and/or had gaps at jambs. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Attention Required



11.3.4 Interior Doors

DOORSTOP(S) MISSING

Doorstops were missing at one or more areas. A qualified handyperson is recommended to install doorstops where needed.

Recommendation

Contact a handyman or DIY project



11.4.1 Windows

TEMPERED GLASS NOT VERIFIED

MULTIPLE AREAS

Tempered glass could not be verified at one or more windows (this is sometimes difficult to view). Recommend confirming that the glass is tempered. If not then upgrades are recommended for added safety.

Recommendation

Contact a qualified professional.





11.4.2 Windows

SCREEN(S) DAMAGED



Window screens were damaged at one or more areas. A qualified handyperson is recommended to repair or replace screens as needed.



11.4.3 Windows

SCREEN(S) MISSING

PRIMARY BEDROOM



Window screens were missing in one more areas. Installation of windows screens where needed is recommended.

Recommendation

Contact a qualified professional.



11.4.4 Windows

SECURITY BAR WARNING

Security bars were present. These may be an emergency escape hazard if not functioning properly or locked when needing to escape from the dwelling. Guests who may not be familiar with their operation may not know how to use these. Client should evaluate their comfort level with these and take whatever action they deem necessary such as removal, etc.

Recommendation

Contact a qualified general contractor.



Attention Required



11.4.5 Windows

WINDOW TRIM MISSING / LOOSE / DAMAGED

Window trim was missing, loose and/or damaged at one or more windows. A qualified professional is recommended to make repairs as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Attention Required

11.4.6 Windows

DIFFICULT TO LATCH

BEDROOM #2



Attention Required

A window lock was difficult to operate at one or more areas. A qualified professional is recommended for repair or replacement of the locks as needed.

Recommendation

Contact a qualified professional.



11.4.7 Windows

INTERIOR WINDOW TRIM LOOSE

The interior trim / casing for the glazing is loose one or more windows. A qualified window contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



Defective/Safety Hazard



11.5.1 Ceiling

COMMON CRACKS/DETERIORATION NOTED

Common to moderate cracks were present in one or more areas (typical cosmetic damage). A qualified handyperson is recommended to patch, paint and/or make repairs as needed.



Observation

Recommendation

Contact a qualified professional.



11.6.1 Walls

COMMON CRACKS / DETERIORATION NOTED

Observation

Common to moderate cracks were present in one or more wall and/or ceiling areas (typical cosmetic damage). A qualified professional is recommended for paint and/or repairs as needed. Monitoring cracks for signs of further movement and repair as needed.

Recommendation

Contact a handyman or DIY project



11.7.1 Floors

FLOORS NOT LEVEL / SLOPED

Attention Required

Floors in one or more areas were not level. Repairs may be needed to make floors level. A qualified contractor is recommended for further evaluation and repairs to make floor level.

Recommendation

Contact a qualified general contractor.



11.7.2 Floors

LAMINATE GAPS NOTED



Attention Required

One or more gaps were found in laminate flooring joints/seams. This is indicative of improper installation or a thin, lower quality laminate that is prone to movement. Recommend consulting with a qualified flooring contractor for repair/replacement options.

Recommendation

Contact a qualified flooring contractor

11.7.3 Floors

VINYL FLOOR DAMAGE / LIFTING / FAULTY

HALL BATHROOM

Vinyl/linoleum flooring in one or more areas was damaged, lifting and/or faulty. Recommend that a qualified contractor replace or repair flooring as necessary.

Recommendation

Contact a qualified flooring contractor



Attention Required



11.7.4 Floors

WOOD FLOOR DAMAGED



Attention Required

Wood flooring in one or more areas was deteriorated, worn and/or damaged. A qualified professional may be desired for further evaluation and to discuss refinishing or replacement of the floor cover as needed.

Recommendation

Contact a qualified flooring contractor



11.7.5 Floors

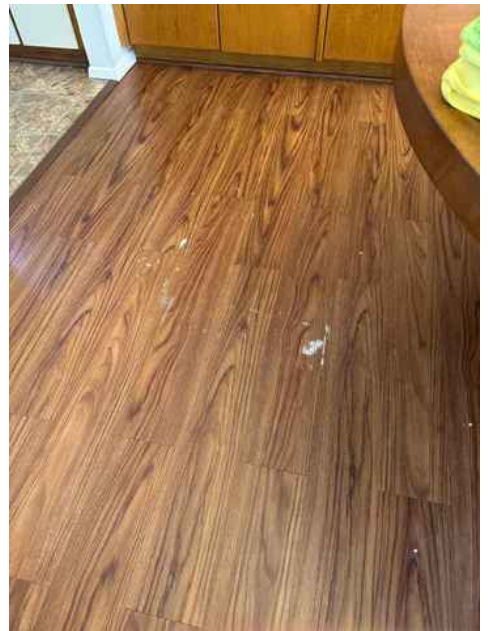
FLOORING STAINED / SOILED

Attention Required

Flooring in one or more areas was stained or soiled. Recommend having flooring professionally cleaned or repaired as necessary.

Recommendation

Contact a qualified cleaning service.



11.7.6 Floors

WOOD / LAMINATE FLOOR GAPPED

Attention Required

The wood and/or laminate floor had gaps at one or more locations. Recommend repairs be made by a qualified flooring contractor.

Recommendation

Contact a qualified flooring contractor



11.7.7 Floors

ACTIVE MOISTURE INTRUSION NOTED

 Defective/Safety Hazard

Elevated moisture readings were obtained at portions of the shower assembly. The shower had not been operated prior to testing. The source and cause of the elevated readings could not be determined during the inspection. Further evaluation by a qualified contractor is recommended to determine the cause and condition of the shower assembly.

*The property was being used as an Airbnb. There were professional cleaners present and the shower mat may have contributed to the elevated reading. Monitor conditions.

Recommendation

Contact a qualified professional.





11.8.1 Countertops & Cabinets

COUNTERTOP DAMAGED

The countertop was damaged in one or more areas. A qualified professional is recommended to make repairs to refinish or replace as needed.

Recommendation

Contact a qualified professional.



Attention Required



11.8.2 Countertops & Cabinets

WATER DAMAGE BELOW SINK

KITCHEN, HALL BATHROOM

Water stains and/or previous moisture damage was found under the sinks in one or more areas. We recommend confirming that any past leaks have been repaired and that concealed areas are thoroughly dried. Further evaluation in the form of mold testing may be desired.

Recommendation

Contact a qualified general contractor.



Attention Required



11.8.3 Countertops & Cabinets

CABINETS / HARDWARE SUBSTANDARD



Attention Required

Cabinets and hardware were substandard, loose, damaged, and/or missing in one or more areas. A qualified professional is recommended for repairs.

Recommendation

Contact a handyman or DIY project





11.8.4 Countertops & Cabinets

ADJUST CABINET DOOR(S) OR DRAWER(S)



Cabinet doors and/or drawers need adjustment in one or more areas. A qualified professional is recommended to make repairs as needed.

Recommendation

Contact a handyman or DIY project



11.8.5 Countertops & Cabinets

CABINET CLEARANCE UNUSUALLY TIGHT



LAUNDRY AREA

The clearances around one or more cabinets were unusually tight. Alterations may be desired.



11.8.6 Countertops & Cabinets

TEMPERED GLASS NOT VERIFIED



Attention Required

Tempered glass could not be verified at one or more areas (this is sometimes difficult to view). Recommend confirming that the glass is tempered. If not then upgrades are recommended for added safety.

Recommendation

Contact a qualified professional.

12: APPLIANCES

		IN	NI	NP	F
12.1	General	X			X
12.2	Range/Oven/Cooktop	X			X
12.3	Exhaust / Ventilation	X			
12.4	Dishwasher	X			
12.5	Garbage / Food Disposal	X			X
12.6	Microwave		X		
12.7	Refrigerator		X		
12.8	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Range / Oven / Cooktop

Energy Source / Supply

Natural Gas

General: Exhaust / Ventilation

Type

Hood

Exhaust / Ventilation: Equipment

Photo



**Garbage / Food Disposal:
Equipment Photo****Refrigerator: Fridge Conveys?**
Unknown**Refrigerator: Fridge Water Supply
Connection**
Unknown**General: 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 home s that are in the transition process. Damage can occur during the moving process. Appliances that are accustomed to frequent operation can seize due to inactivity or may fail entirely; 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 the unforeseen conditions.

Dishwasher: Dishwasher Functional

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit an possible damages that may result from a leak.



Refrigerator: Refrigerator(s) Not Inspected

Refrigerators and wine fridges are beyond the scope of this inspection as per the Standards of Practice set forth by InterNACHI (International Association of Certified Home Inspectors). Fridges are not moved and typically the outlet and/or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.



Washer/Dryer: Washer(s)/Dryer(s) Not Inspected

If present, washer(s) and dryer(s) are beyond the scope of this inspection as per the Standards of Practice set forth by InterNACHI (International Association of Certified Home Inspectors). These items are not moved and frequently the outlet and/or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Limitations

General

APPLIANCE LIMITATIONS

Our inspection does not cover areas behind or beneath built-in appliances, as we do not move, alter, or view through appliances or building materials. Consequently, hidden conditions—such as moisture intrusion, mold, environmental hazards, or wood-destroying organism damage affecting adjacent walls and flooring—cannot be observed or reported.

General

KITCHEN IN USE

The kitchen is currently in use during the inspection and therefore cannot be fully and properly inspected. Further valuation be desired.

Exhaust / Ventilation

TERMINATION POINT NOT VISIBLE

The termination point was not visible and further evaluation may be desired.

Dishwasher

DISHWASHER CYCLE LIMITATIONS

Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Microwave

PORTABLE UNIT - NOT INSPECTED

A portable unit was noted, which is beyond the scope of this inspection. It is unknown if this appliance coveys with the property.



Findings

12.1.1 General

OLD APPLIANCES

Some appliances may not have the same degree of efficiency as a newer model. Also, you should not expect these appliances to last indefinitely.

Recommendation

Contact a qualified professional.



12.2.1 Range/Oven/Cooktop

THERMAL IMAGE OF RANGE WORKING

Infrared picture of range/cooktop in operation. This unit appeared operational.





12.2.2 Range/Oven/Cooktop

THERMAL IMAGE OF OVEN WORKING



Observation

Thermal image of the oven working. This unit appeared functional.



12.2.3 Range/Oven/Cooktop

ANTI - TIP BRACKET NOT INSTALLED / INEFFECTIVE

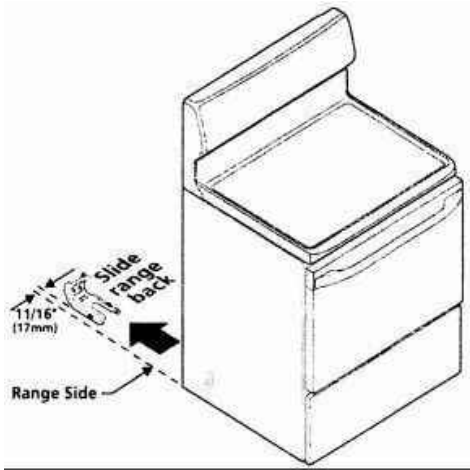


Defective/Safety Hazard

The range did not appear to have an anti-tip bracket installed. These brackets have been sold with all free-standing ranges since 1985. This could pose a safety hazard since the range can tip forward when weight is applied to the open door, such as when a child climbs on it or if heavy objects are dropped on it. Installation of an anti-tip bracket is recommended for added safety.

Recommendation

Contact a qualified professional.



12.5.1 Garbage / Food Disposal



Attention Required

RUST AT DISPOSAL

Rust was present. This is indicative of past leaks. No leaks were noted at the time of inspection. Monitoring this installation and/or have a qualified appliance repair professional further evaluate and repair/replace for preventative maintenance reasons.

Recommendation

Contact a qualified professional.



12.5.2 Garbage / Food Disposal



Attention Required

RUST IN UNIT

Significant rust was noted inside one or more units. Upgrades and or monitoring is recommended.

Recommendation

Contact a handyman or DIY project



13: GARAGE / CARPORT

		IN	NI	NP	F
13.1	General	X			X
13.2	Structure		X		
13.3	Occupant Door(s)		X		
13.4	Vehicle Door(s)		X		X
13.5	Automatic Opener(s)		X		
13.6	Floor, Walls, Ceiling		X		X
13.7	Exterior Door(s)		X		
13.8	Garage Ventilation		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Structure Type

Detached Garage

General: Occupant Door

N/A

General: Vehicle Door

Tilt-up

General: Automatic Opener Safety Devices

Did not test

General: Wall Type

Not inspected

General: Ceiling Type

Not inspected/no access

General: Garage Ventilation

N/A

Automatic Opener(s): Backup Battery Recommended

An opener with a battery back up is highly recommended for improved fire safety in the case of a power outage.

Limitations

General

GARAGE LIMITATIONS

Determining adequacy of firewall ratings is beyond the scope of the inspection. Ventilation requirements vary by municipality.

General

GARAGE(S) NOT INSPECTED

One or more garages were not accessible at the time of the inspection. Further evaluation is recommended before the close of the contingency period.



Vehicle Door(s)

NOTICE

Determining if the spring tension and or balancing is adequate is beyond the scope of this inspection. Only the basic operation was tested. The vehicle door is by far the largest and heaviest moving item in a house and should be used carefully. Regular maintenance is very important.

Floor, Walls, Ceiling

NOT FULLY ACCESSIBLE

One or more areas were not fully accessible. Further evaluation may be desired.

Findings

13.4.1 Vehicle Door(s)

REFINISHING / PAINTING NEEDED



Attention Required

The garage door is in need of refinishing or painting. A qualified professional is recommended to refinish or paint as needed to prevent deterioration.

Recommendation

Contact a qualified professional.



13.6.1 Floor, Walls, Ceiling

CRACKING NOTED - PATCH AND REPAIR**Attention Required**

One or more patched cracks were observed in the concrete slab. These do not currently appear to pose a structural concern. Inquire with the seller regarding cracks and need for maintenance. Continued monitoring is advised, and further evaluation and repair by a qualified professional is recommended if widening is noted.

Recommendation

Contact a qualified professional.



14: COMPLIMENTARY PICTURES

		IN	NI	NP	F
14.1	General	X			
14.2	Interior	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Complementary Photos

These photos have been provided to define areas of the home as indicated in the report. These photos have been provided as a courtesy and are not intended to identify issues/defects.





Interior: Bedroom #2



Interior: Laundry Room



STANDARDS OF PRACTICE
