



JOHN ROBINSON'S INSPECTION GROUP

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RESIDENTIAL INSPECTION

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08/18/2026



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Thank you for choosing John Robinson's Inspection Group. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and John Robinson's Inspection Group!******

Very Important Next Steps:

Step 1: **Read the entire inspection report!**

Step 2: Call your inspector immediately at **619-257-5753**, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked **Observation Items**, **Attention Items**, and **Safety Concerns** identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked **Observation Items**, **Attention Items**, and **Safety Concerns** further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD**.

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **John Robinson's Inspection Group** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

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

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

Inspectors working for John Robinson's Inspection Group inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement. Items that are excluded (not inspected) are indicated in the inspection agreement

and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

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

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

******* VERY IMPORTANT*******

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as **Observation Items**, **Attention Items**, or **Safety Concern** in any **System** of this home inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.** These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

SCOPE OF WORK

You have contracted for us, John Robinson's Inspection Group, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

This inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, this general home inspection is completed on-site, at a fraction of the cost and within a few hours. **Consequently, this general home inspection and its report cannot and will not be as comprehensive as that generated by specialists and it is not intended to be.**

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

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

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

Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any

recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and it appeared to be functioning as intended.

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

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

Discovery (D) = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

Discovery Items Defined

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

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

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

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

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

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

Mold:

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. John Robinson's Inspection Group performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at **619-257-5753** or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

Environmental Hazards:

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

Pest:

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:

Pictures included in this report are not meant to represent every defect that has been found. Photographs are a tool to convey our findings and are not intended to enhance those findings or diminish any findings not photographed. There may be **Observation**, **Attention** and **Safety Concern** items that do not have a picture included. We suggest reading the entire report to discover all of the defects that have been reported on. Pictures, if included, represent only the finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Please Note: John Robinson's Inspection Group hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.



ITEMS INSPECTED



OBSERVATION ITEMS



ATTENTION ITEMS



SAFETY CONCERNS

- ⊖ 2.2.1 Built-In Kitchen Appliances - DISHWASHER: Dishwasher - Not Secure
- 🔧 2.3.1 Built-In Kitchen Appliances - GARBAGE DISPOSER: Rust at Blades
- ⊖ 2.5.1 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Exhaust Fan - Flex Vent
- ⊖ 2.5.2 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Duct - Separated
- ⊖ 2.6.1 Built-In Kitchen Appliances - RANGES AND COOKTOPS: Burner Inoperable
- ⊖ 3.2.1 Plumbing System - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM: Galvanized Pipes - Visible
- ⊖ 3.2.2 Plumbing System - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM: Pipes - Excessive Corrosion
- 🔧 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Missing Anti-Siphon Valves
- 🔧 3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow (FYI)
- 🔧 3.4.2 Plumbing System - TUB/SHOWER FIXTURES: Shower Head - Leak
- ⊖ 3.4.3 Plumbing System - TUB/SHOWER FIXTURES: Control Valve - Loose Behind Wall
- 🔧 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Line Scope Recommended
- ⊖ 3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Slow Drain - Sink
- 🔧 3.6.3 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: ABS - Plumbers Tape
- ⊖ 3.6.4 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Cast Iron - In Use (FYI)
- ⊖ 3.6.5 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Cast Iron - Corroded
- ⊖ 3.6.6 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Corrosion at Drainline Below Sink
- ⊖ 3.6.7 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Corrosion at Bathtub Drain
- ⚠️ 3.7.1 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Temperature Too High
- ⚠️ 3.7.2 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Flue - Transite
- 🔧 3.7.3 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Water Heater - Replaced
- ⚠️ 3.7.4 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Improper Water Heater Vent Connector
- ⚠️ 4.1.1 Electrical System - ELECTRICAL GENERAL: The Entire Electrical System Needs to be Further Evaluated
- 🔧 4.3.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Newer Panel
- ⚠️ 4.5.1 Electrical System - SYSTEM GROUNDING AND GROUNDING EQUIPMENT: Panel - Grounds and Neutrals On Same Busbar
- ⚠️ 4.6.1 Electrical System - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Breakers - Don't Match Panel

- ⚠ 4.7.1 Electrical System - BRANCH CIRCUIT CONDUCTORS: Exposed Romex (Unprotected Wiring)
- ⚠ 4.7.2 Electrical System - BRANCH CIRCUIT CONDUCTORS: Unsecured Wire - Crawl Space
- 🔧 4.7.3 Electrical System - BRANCH CIRCUIT CONDUCTORS: Knob-and-Tube Wiring Observed (Appears Abandoned – Verification Recommended)
- ⊖ 4.8.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Doorbell - Inoperable
- 🔧 4.12.1 Electrical System - OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS): None or Not Enough AFCI's
- ⚠ 4.13.1 Electrical System - SMOKE DETECTORS: Smoke Detector - Missing
- ⚠ 4.14.1 Electrical System - CARBON MONOXIDE DETECTORS (Describe number and location): CO Detector - Missing
- ⚠ 5.1.1 Interiors - INTERIOR GENERAL: Lead Paint Possible
- ⚠ 5.1.2 Interiors - INTERIOR GENERAL: Possible Rodent Activity
- ⊖ 5.2.1 Interiors - CEILINGS: Possible Settlement Cracks
- ⊖ 5.2.2 Interiors - CEILINGS: Water Staining - Possible Past/Ongoing Leak
- ⊖ 5.3.1 Interiors - WALLS: Settlement Cracks - Atypical/Extensive
- ⊖ 5.3.2 Interiors - WALLS: Moisture Adjacent to Shower/Tub
- 🔧 5.4.1 Interiors - FLOOR COVERINGS: Aged Flooring
- ⊖ 5.4.2 Interiors - FLOOR COVERINGS: Tile - Multiple Cracked Tiles
- ⚠ 5.5.1 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Possible Rodent Activity in Cabinets
- ⊖ 5.6.1 Interiors - TUB/SHOWER ENCLOSURES: Clean and Re-caulk Tub/Shower
- ⊖ 5.6.2 Interiors - TUB/SHOWER ENCLOSURES: Caulk Pipe Penetrations
- ⊖ 5.6.3 Interiors - TUB/SHOWER ENCLOSURES: Grout - Cracked/Missing
- ⊖ 5.6.4 Interiors - TUB/SHOWER ENCLOSURES: Tile - Multiple Cracked Tiles
- ⊖ 5.6.5 Interiors - TUB/SHOWER ENCLOSURES: Bathtub - Chips/Cracks or Rust
- ⊖ 5.6.6 Interiors - TUB/SHOWER ENCLOSURES: Enclosure - Leaks
- ⊖ 5.8.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Aged Windows with Operational and Structural Issues
- ⊖ 5.9.1 Interiors - TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass - Not Present at Windows & Doors
- ⚠ 5.10.1 Interiors - FIREWALLS: Non-Fire-Rated CrawlSpace Access Door
- 🔧 6.2.1 Attic, Insulation & Ventilation - ATTICS: Attic Access - Not Insulated
- ⚠ 6.2.2 Attic, Insulation & Ventilation - ATTICS: Possible Rodent Activity in Attic
- ⊖ 6.3.1 Attic, Insulation & Ventilation - INSULATION IN ATTIC: Attic - No Insulation
- ⊖ 6.4.1 Attic, Insulation & Ventilation - INSULATION UNDER FLOOR SYSTEM: Floor - Not Insulated
- ⊖ 6.6.1 Attic, Insulation & Ventilation - VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT): Vapor Barrier - Missing



6.7.1 Attic, Insulation & Ventilation - VENTILATION OF ATTIC AND FOUNDATION AREAS: Attic - Missing or Damaged Vent Screens



6.7.2 Attic, Insulation & Ventilation - VENTILATION OF ATTIC AND FOUNDATION AREAS: Foundation - Missing/Damaged Screens



6.8.1 Attic, Insulation & Ventilation - VENTING SYSTEMS (Kitchens, Bathrooms and Laundry): Bathroom - Window Only



7.1.1 Roofing - ROOF GENERAL: The Entire Roofing System Needs to be Further Evaluated



7.2.1 Roofing - ROOF COVERINGS: Vegetation - Leaves/Debris on Roof



7.2.2 Roofing - ROOF COVERINGS: Tile - Cracked or Damaged



7.2.3 Roofing - ROOF COVERINGS: Flat Roof - Pooling/Ponding



7.2.4 Roofing - ROOF COVERINGS: Improperly Installed Flat Roof with Seam Separations



7.3.1 Roofing - ROOFTOP DECK: Drainage - Balcony/Deck Drainage Inadequate



7.3.2 Roofing - ROOFTOP DECK: Unsuitable Rooftop Deck Material and Construction



7.5.1 Roofing - FLASHINGS & ROOF PENETRATIONS: Sealant - Failing or Improper



7.5.2 Roofing - FLASHINGS & ROOF PENETRATIONS: Flashing - Missing



7.5.3 Roofing - FLASHINGS & ROOF PENETRATIONS: Roof to Wall/Eave Gap - Daylight Visible



7.6.1 Roofing - ROOF DRAINAGE SYSTEMS: Downspout - Improper Termination Location



7.6.2 Roofing - ROOF DRAINAGE SYSTEMS: Gutters and Downspouts Require Service



7.6.3 Roofing - ROOF DRAINAGE SYSTEMS: Downspout - Disconnected



7.6.4 Roofing - ROOF DRAINAGE SYSTEMS: Downspout - Extend



7.6.5 Roofing - ROOF DRAINAGE SYSTEMS: Gaps and Seams at Scupper



8.1.1 Garage - GARAGE GENERAL: Pest Activity



8.2.1 Garage - GARAGE CEILINGS/ROOF FRAMING: Water Staining - Possible Past Roof Leak



8.3.1 Garage - GARAGE WALLS (Including Firewall Separation): Moisture Staining



8.3.2 Garage - GARAGE WALLS (Including Firewall Separation): Firewall - Gaps or Holes



8.3.3 Garage - GARAGE WALLS (Including Firewall Separation): Efflorescence



8.4.1 Garage - GARAGE FLOOR: Floor - Cracks (Typical)



8.6.1 Garage - GARAGE VEHICLE DOOR: Door - Daylight Visible



8.6.2 Garage - GARAGE VEHICLE DOOR: Garage Door Malfunction



9.2.1 Exterior - WALL CLADDING, TRIM AND FLASHING: Gaps - Siding



9.2.2 Exterior - WALL CLADDING, TRIM AND FLASHING: Paint - Failing, Possible Lead Paint



9.2.3 Exterior - WALL CLADDING, TRIM AND FLASHING: Moisture Damaged Wood



9.2.4 Exterior - WALL CLADDING, TRIM AND FLASHING: Wood Destroying Organism Activity



9.3.1 Exterior - DOORS (Exterior): Door Off Hinge and Damaged



9.4.1 Exterior - WINDOWS (Exterior): Windows Nearing End of Useful Life



9.6.1 Exterior - VEGETATION: Vegetation - Too Close to Building



9.7.1 Exterior - DRAINAGE: Drainage - Unable to Determine if Functional



9.7.2 Exterior - DRAINAGE: Drainage - Drain Blocked



9.8.1 Exterior - HARDSCAPE, WALKWAYS & GRADING: Grading - Hillside Setting



9.8.2 Exterior - HARDSCAPE, WALKWAYS & GRADING: Grading - Negative Slope in Grading

- ⊖ 9.8.3 Exterior - HARDSCAPE, WALKWAYS & GRADING: Grading - Standing Water Possibility
- 🔧 9.8.4 Exterior - HARDSCAPE, WALKWAYS & GRADING: Hardscape - Typical Settlement Cracks
- ⊖ 9.8.5 Exterior - HARDSCAPE, WALKWAYS & GRADING: Cracked and Settled Concrete Steps
- ⊖ 9.8.6 Exterior - HARDSCAPE, WALKWAYS & GRADING: Non-Compliant Steps and Handrails
- ⚠️ 9.10.1 Exterior - DECKS & BALCONIES (ATTACHED): Rails - Missing Handrails or Guardrails
- ⊖ 9.11.1 Exterior - FENCING AND GATES: Fencing - Leaning/Damaged
- ⊖ 10.1.1 Structural Components - STRUCTURAL GENERAL INFORMATION: Structure & Foundation - Needs Further Evaluation
- ⊖ 10.3.1 Structural Components - POSTS, PIERS AND COLUMNS: Posts & Piers - Not Strapped/Braced
- ⊖ 10.3.2 Structural Components - POSTS, PIERS AND COLUMNS: Piers - Excavated Soil Adjacent to Pier
- ⊖ 10.3.3 Structural Components - POSTS, PIERS AND COLUMNS: Piers - Spalling/Deterioration
- ⊖ 10.4.1 Structural Components - FLOORS (Structural): Sloping Floors
- ⊖ 10.4.2 Structural Components - FLOORS (Structural): Subfloor - Moisture Stains Below Plumbing
- ⊖ 10.5.1 Structural Components - WALLS (Structural): Cripple Wall - Not Braced
- 🔧 11.2.1 HVAC - HEATING EQUIPMENT: Thermal Image Showing Mini Split Turned On
- ⊖ 11.2.2 HVAC - HEATING EQUIPMENT: Furnace - Inoperable
- ⊖ 11.2.3 HVAC - HEATING EQUIPMENT: Window/Wall Unit Inop
- ⊖ 11.2.4 HVAC - HEATING EQUIPMENT: Abandoned Floor Furnace
- 🔧 11.8.1 HVAC - COOLING & AIR HANDLER EQUIPMENT: Thermal Image Showing Mini Split Turned On
- ⚠️ 12.1.1 Fireplaces - FIREPLACE GENERAL: Missing Carbon Monoxide Detector
- ⚠️ 12.1.2 Fireplaces - FIREPLACE GENERAL: The Entire Fireplace System Needs to be Further Evaluated
- ⊖ 12.2.1 Fireplaces - CHIMNEYS & FLUES: Clean and Inspect Chimney
- ⊖ 12.2.2 Fireplaces - CHIMNEYS & FLUES: Chimney - Brick Multiple Cracks
- ⚠️ 12.4.1 Fireplaces - WOOD FIREPLACES: Clean Fireplace
- ⚠️ 12.4.2 Fireplaces - WOOD FIREPLACES: Fireplace - Cracks/Gaps

1: INSPECTION DETAILS

Information

Property: Type Single Family Residence	Year: Built 1933	Number of Levels: Levels 1
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Occupied: Is the Home Lived in No	Parties Present: Present Home Inspector(s), Listing Agent	Weather: Conditions Clear, Dry
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Outside Temperature: Air Temperature
80 Degrees

Vacant Property

This property was vacant at the time of inspection. Vacant properties can develop problems that may not occur if the property was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including, but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines that would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a property that has been vacant for an extended period of time.

Fixer-Upper

This home is considered a "fixer-upper" meaning the home and its content is dated and not current with today's standards or expectations; you are buying an older home, not a new one. The home inspection is limited to what can be inspected in regard to the floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of the home. The inspection of the main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating, and electrical are the main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be fully inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

Neglected Property

The property appears to have been neglected meaning obvious damage and need for repairs have been ignored and unresolved, and we will not comment further on the obvious and numerous deficiencies, cosmetic damage, obvious and apparent defects, staining, and wear and tear from the passage of time. However, you should obtain estimates from a licensed general contractor, because the cost of renovation could significantly affect your evaluation of the property.

Pre-listing Inspection

This inspection was performed for the homeowner selling this property and was inspected according to our standards and practices. The comments made in this report were based on the home's condition at the time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes in the same home. Our inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change. It is a pleasure serving you.

Home 93 Years Old or More

This home is over 93 years old, and the home inspector considers this during the inspection. Homes of this age were constructed using building methods, materials, and standards that are significantly different from modern construction practices. It is common for homes of this era to have components and systems that do not meet current safety standards or building codes. This inspection is not a code compliance inspection.

Homes of this age have typically undergone numerous repairs, renovations, and additions over many decades. These modifications may have been completed by different contractors or homeowners with varying levels of workmanship, and in some cases without permits or prior to the existence of permitting requirements. As a result, inconsistencies in construction methods, materials, and overall quality should be expected.

It is common to observe evidence of past repairs, alterations, and deferred maintenance. Structural modifications, electrical upgrades, plumbing changes, and framing alterations may be present and may not reflect modern standards. Conditions such as sloping or uneven floors, out-of-square doorways, and irregular wall or ceiling lines are typical in homes of this age.

Older homes often contain a combination of original and updated systems. Electrical systems may include remnants of outdated wiring methods such as knob-and-tube, even if portions have been modified or abandoned. Plumbing systems may include older materials such as galvanized supply piping and cast iron drain lines, both of which are subject to age-related deterioration. Mechanical systems may have been modified or retrofitted over time.

Environmental concerns are more common in homes of this age. Materials such as lead-based paint, asbestos-containing materials, and other potentially hazardous substances may be present due to the era in which the home was built or renovated.

Moisture intrusion and drainage concerns are also common due to original construction methods, site conditions, or changes made over time. Evidence of past leaks, staining, or repairs may be visible. Determining whether these conditions are active or historical may not always be possible at the time of inspection.

Safety features commonly found in modern homes may be absent or not installed to current standards. This can include stair geometry (rise and run), handrails, guardrails, and other safety-related components. These conditions are typical for homes of this age.

The inspection focuses on identifying systems and components that are not performing their intended function at the time of the inspection. It does not evaluate prior repairs for quality or compliance with modern standards.

Due to the age and complexity of homes of this era, further evaluation by qualified specialists is often recommended when concerns are identified.

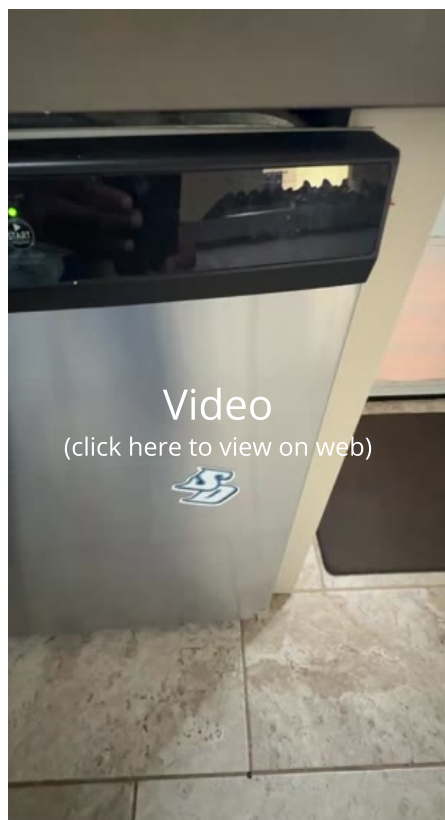
2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER				X
2.3	GARBAGE DISPOSER				X
2.4	BUILT-IN MICROWAVE			X	
2.5	EXHAUST FAN/RANGE HOOD/DOWNDRAFT				X
2.6	RANGES AND COOKTOPS				X
2.7	OVEN	X			
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER		X		
2.10	TRASH COMPACTOR			X	
2.11	CENTRAL VACUUM			X	
2.12	INSTANT HOT WATER DISPENSER			X	
2.13	WINE COOLER			X	
2.14	ICE MAKER			X	
2.15	SAUNA			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

DISHWASHER: Photo/Video Confirming Dishwasher Run



OVEN: Oven Light(s) Functional

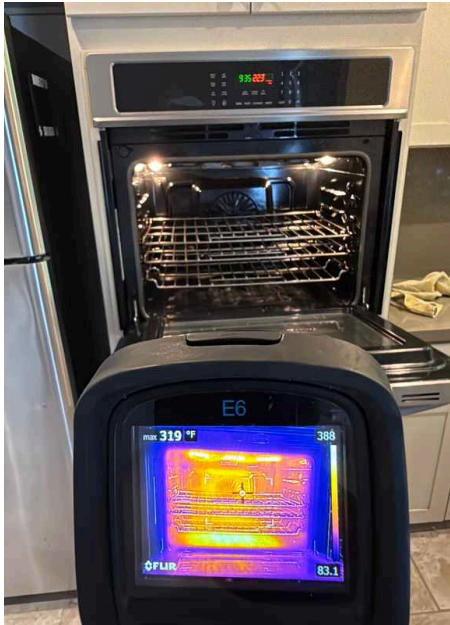


GENERAL INFORMATION: Built-in Appliance Overview

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood, and permanently installed microwave oven. The home inspector is not required to observe clocks, timers, the self-cleaning oven function, thermostats for calibration or automatic operation, or non-built-in appliances like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.

OVEN: Thermal Image Showing Oven Working

Infrared picture of the oven(s) in operation. The unit(s) appeared to be functional at the time of the inspection.



Limitations

GENERAL INFORMATION

APPLIANCES - NOT MOVED

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

GENERAL INFORMATION

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection:

- Refrigerators
- Washers and dryers
- Trash compactors
- Central vacuums
- Instant hot water dispensers
- Wine coolers
- Icemakers

If you have any concerns about the operation and condition of the above-mentioned items, we recommend that you have them further evaluated by a qualified professional before the removal of contingencies to determine if any latent defects exist.

DISHWASHER

DISHWASHER TURNED ON - INSPECTION LIMITED

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 and any possible damages that may result from a leak.

DISHWASHER

DISHWASHER TEST - LIMITED REVIEW

We test the dishwasher by introducing a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. **Please note:** We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

DISHWASHER

HEATING ELEMENT - NOT INSPECTED

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

GARBAGE DISPOSER

EFFICIENCY - NOT INSPECTED

Our inspection of the garbage disposer is to determine that it turns on when power is applied to it, that it is installed properly, and that the unit is not leaking. Determining how efficient a garbage disposer is at functioning or grinding up debris is outside the scope of this inspection. We recommend asking the sellers to demonstrate these capabilities or have them further explored by a qualified appliance repair professional.

REFRIGERATOR

REFRIGERATORS - NOT INSPECTED

Refrigerators are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

REFRIGERATOR

REFRIGERATORS - NOT MOVED

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. **Please note:** Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies.

WASHER/DRYER

LAUNDRY EQUIPMENT - NOT INSPECTED

Clothing washers and dryers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

WASHER/DRYER

FLOOR DRAINS - NOT TESTED

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

INSTANT HOT WATER DISPENSER

INSTANT HOT WATER DISPENSER - NOT INSPECTED

Instant hot water dispensers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

WINE COOLER

WINE COOLERS - NOT INSPECTED

Wine coolers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

ICE MAKER

ICE MAKER - NOT INSPECTED

Ice makers are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

SAUNA

SAUNA - NOT INSPECTED

Saunas are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

Findings

2.2.1 DISHWASHER

 Attention Items

DISHWASHER - NOT SECURE

One or more dishwashers do not appear to be properly secured to the countertop and/or at the cabinet. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

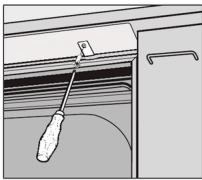
Contact a qualified appliance repair professional.

Installation

8. Secure the dishwasher to the countertop

■ Open the dishwasher door.

If the steam deflector is installed, the mounting bracket holes must align with the slots in the steam deflector.



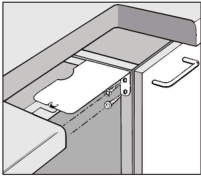
■ Using flat head screws, secure the dishwasher to the countertop by screwing through both the mounting bracket and the steam deflector.

Make certain that the white rubber seal located at the top, outer edge of the dishwasher is tight against the bottom of the countertop. Do not drill any additional holes through any part of the wash cabinet. If in doubt on how to secure the dishwasher, please call Miele's Technical Service Department.

For Corian®, marble or granite countertops, secure the dishwasher to the adjoining cabinets as follows:

A special fixing angle (part # 03 341 080) must be ordered from your Miele dealer or the Miele Technical Service Department.

■ Slide the dishwasher out from under the countertop about 4" (10 cm).



■ Insert the tab of each fixing angle in to the guide hole on top of the dishwasher. Turn the fixing angle right or left so that it is next to the adjoining cabinetry.

■ Push the dishwasher back into its opening. Align and fasten it to the adjacent cabinets using 2 screws for each fixing angle.

20

2.3.1 GARBAGE DISPOSER

 Observation Items

RUST AT BLADES

The unit(s) is operable. However, the blades and/or cutting plates appeared to be rusting. This unit may have a limited lifespan. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified appliance repair professional.

2.5.1 EXHAUST FAN/RANGE HOOD/DOWNDRAFT



Attention Items

EXHAUST FAN - FLEX VENT

A flexible vent was noted at the exhaust fan/range hood. This is not to today's standards. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified appliance repair professional.



2.5.2 EXHAUST FAN/RANGE HOOD/DOWNDRAFT



Attention Items

DUCT - SEPARATED

The kitchen exhaust fan vent piping appeared to be separated in one or more areas. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified appliance repair professional.



2.6.1 RANGES AND COOKTOPS



Attention Items

BURNER INOPERABLE

One or more burners did not appear to be functional at the time of the inspection. Unable to determine the exact cause. We recommend further evaluation by a licensed appliance contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified appliance repair professional.



3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM				X
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES				X
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, FLUES AND VENTS				X
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
3.9	WATER HEATER STRAPPING AND BRACING	X			
3.10	RECIRCULATING PUMPS			X	
3.11	MAIN WATER SHUT-OFF DEVICE (Describe Location)	X			
3.12	WATER PRESSURE & REGULATOR	X			
3.13	GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks)	X			
3.14	MAIN GAS SHUT OFF VALVE (Describe Location)	X			
3.15	WATER FILTER/SOFTENER			X	
3.16	FIRE SPRINKLERS/CONTROLS			X	
3.17	SOLAR WATER HEATER			X	
3.18	SEWER EJECTOR PUMP			X	
3.19	SUMP PUMP			X	
3.20	STEAM SHOWER			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper, Galvanized

Washer Drain Size

Unknown/Not Visible

Plumbing Waste

Partially Visible, ABS, Cast Iron

Number of Water Heaters

One

Water Heater Fuel Source

Natural Gas

Water Heater Flue Pipe Material

Metal Single Wall Rigid, Transite

Manufacturer

Bradford-White

Capacity

30 Gallons

Year Water Heater Was Made

2026

Gas Distribution Piping

Rigid Iron Pipe

Water Filter/Softner

None

Fire Sprinklers

None

Solar Water Heater

None

Sewer Ejection Pump

None

Sump Pump

None

Steam Shower

None

WATER HEATERS, CONTROLS, FLUES AND VENTS: Picture of Water Heater(s)

Picture of water heater(s).



MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location

Left Side of the Building



WATER PRESSURE & REGULATOR: Water Pressure
40-45 psi

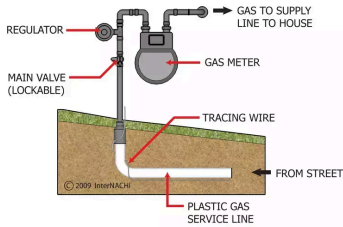
GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks): Fuel Storage System Location

At Meter

MAIN GAS SHUT OFF VALVE (Describe Location): Main Gas Shut-Off Location

Front of building

GAS SERVICE LINE AND OUTDOOR METER



PLUMBING GENERAL: Plumbing Overview

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, since most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

PLUMBING GENERAL: Completed House - Plumbing Concealed

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space, and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

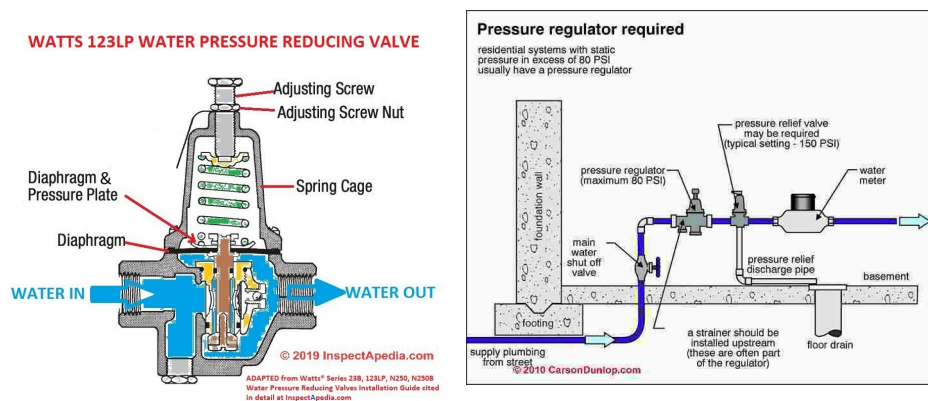
WATER HEATERS, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water

Infrared image(s) showing the water heater(s) producing hot water at the time of the inspection.



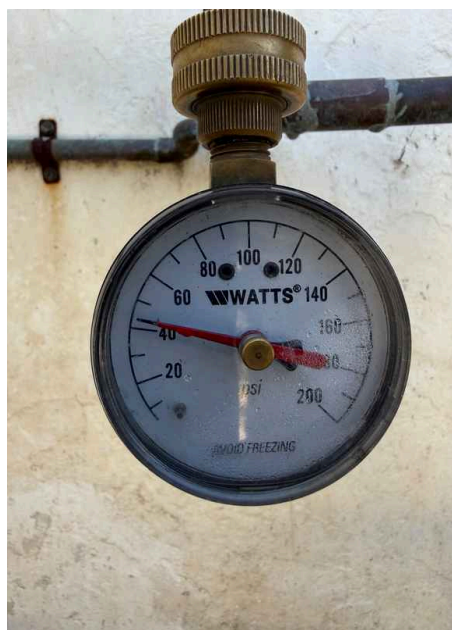
WATER PRESSURE & REGULATOR: Picture of Pressure Regulator

Picture of the water pressure regulator. Adjustments to your water pressure can be made here. Recommend water pressure for residential properties is 40-80 PSI.



WATER PRESSURE & REGULATOR: Picture of Water Pressure

Picture of water pressure taken at the time of inspection. Recommend water pressure for residential properties is 40-80 PSI. Water pressure is tested at an exterior hose bib and may not always be reflective of the internal water pressure due to the placement of the water pressure regulator, especially if the home is on a well.



Limitations

PLUMBING GENERAL

PLUMBING INSPECTION LIMITATIONS

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: private wells; septic systems; determining if a home is on public or a private sewer system; water filter/softeners; bidets; determining if fixtures are low-flow, or have been converted for use with propane; hot water recirculating pumps; solar water heaters; sump and sewer ejection pumps; steam showers; back-flow prevention valves. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

GENERAL PLUMBING LIMITATIONS

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

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

BACKFLOW VALVES - NOT INSPECTED

Backflow prevention valves are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

PRIVATE WELLS - NOT INSPECTED

Private wells are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

FIXTURES AND CONNECTED DEVICES

LOW FLOW AT FIXTURES - NOT DETERMINED

Please be advised that determining if a plumbing fixtures flow is low/inadequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

FIXTURES AND CONNECTED DEVICES**BIDETS - NOT INSPECTED**

Bidets are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

PUBLIC OR PRIVATE SEWER

Determining if a home is on a public or a private sewer system is outside the scope of this inspection. We recommend asking the sellers, checking city/county records, and/or having this further evaluated by a licensed plumbing contractor.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

SEPTIC TANKS - NOT INSPECTED

This inspection does not access or inspect any septic tanks, or determine their location. Septic tanks are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

GAS STORAGE AND DISTRIBUTION SYSTEMS (Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines, and/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 plumbing contractor before the removal of contingencies to determine if any latent defects exist.

WATER FILTER/SOFTENER

WATER FILTER - NOT INSPECTED

Water filtration systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

FIRE SPRINKLERS/CONTROLS

FIRE SPRINKLERS - NOT INSPECTED

Fire sprinkler systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

SOLAR WATER HEATER

SOLAR WATER HEATER - NOT INSPECTED

Solar water heaters are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

SEWER EJECTOR PUMP

SEWER EJECTOR PUMP - NOT INSPECTED

Sewer waste ejector pumps are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

SUMP PUMP

SUMP PUMP - NOT INSPECTED

Sump pumps are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

Findings

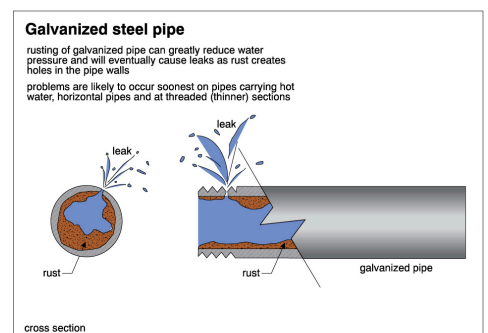
3.2.1 PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

Attention Items**GALVANIZED PIPES - VISIBLE**

Galvanized steel pipes are installed in this home at one or more locations. These pipes are known to become clogged with rust which reduces flow and can cause leaks to develop. Galvanized pipes will also fail over time. You may notice rusty water flowing from faucets that have not been used for a while. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.2.2 PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

Attention Items**PIPES - EXCESSIVE CORROSION**

Excessive corrosion was noted at one or more sections of the supply piping. This condition can be indicative of a previous leak. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.3.1 FIXTURES AND CONNECTED DEVICES

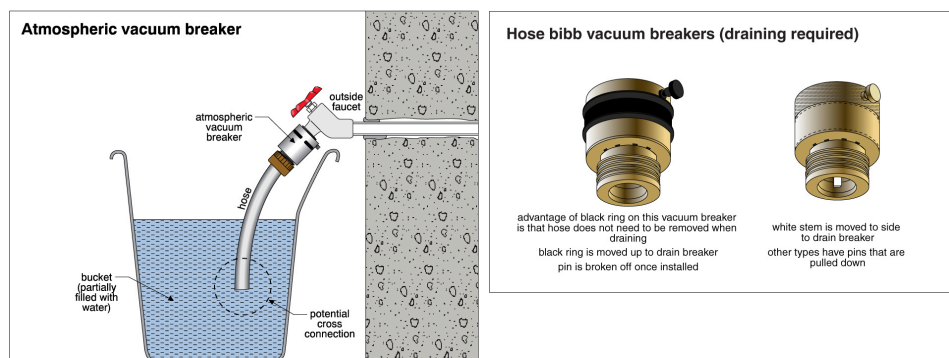
MISSING ANTI-SIPHON VALVES



One or more hose bib(s) appeared to be missing their anti-siphon device. This condition can allow cross-contamination of your home's potable water supply which can prove to be a health safety concern. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.4.1 TUB/SHOWER FIXTURES

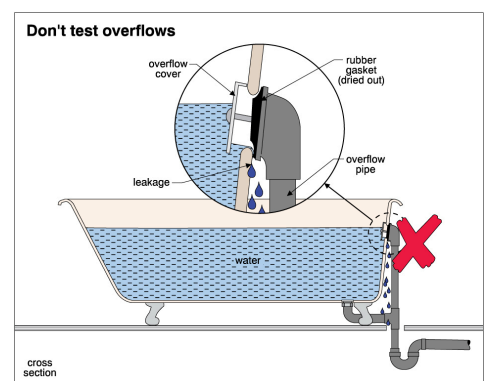
DRAIN OVERFLOW (FYI)



The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumber before the end of your contingency period to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.4.2 TUB/SHOWER FIXTURES

SHOWER HEAD - LEAK



One or more shower heads leaked at the fitting or other areas while in use. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

3.4.3 TUB/SHOWER FIXTURES

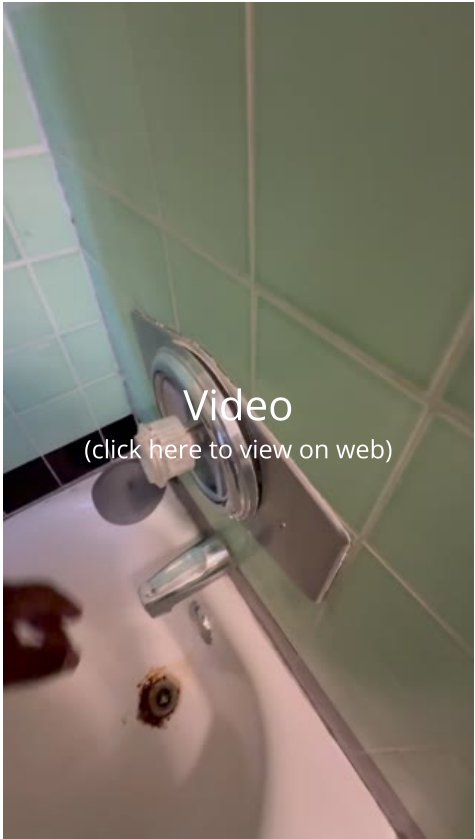
CONTROL VALVE - LOOSE BEHIND WALL

 Attention Items

One or more tub/shower fixtures appear to be loose behind the wall at one or more bathrooms. These fixtures move when operated. This condition can place stress on the lines in the wall and allow leaks to develop in the wall. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please Note:** Determining if damage exists behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified plumbing contractor.



3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

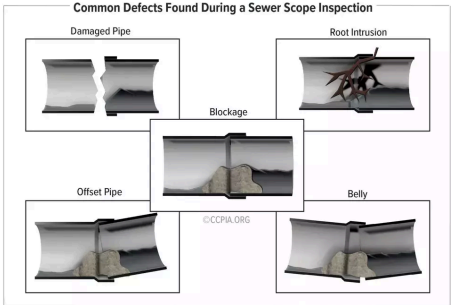
DRAIN LINE SCOPE RECOMMENDED

 Observation Items

Our inspection of the drain waste lines is limited to running water down each sink, tub, and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. New construction homes are not exempt from drain line issues, latent defects and construction debris may be present and undetectable at the time of inspection. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.

Recommendation

Contact a qualified plumbing contractor.



3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

SLOW DRAIN - SINK

EXAMPLE NOTED AT HALL BATHROOM

 Attention Items

Slow drainage was noted at one or more sinks at the time of the inspection. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

3.6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

ABS - PLUMBERS TAPE



Observation Items

ABS waste pipes are not typically supported with plumber's tape (galvanized steel tape). This type of installation is considered unconventional by today's plumbing standards. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

3.6.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

CAST IRON - IN USE (FYI)



Attention Items

Original cast iron plumbing was noted as still in use at one or more locations. These lines rust from the inside out and fail over time. The life remaining can only be determined by a licensed plumbing contractor using a video camera scope. This is especially important to determine the condition of the main drain line between the house and the street. We recommend video scoping and further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

3.6.5 PLUMBING DRAIN, WASTE AND 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. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



Attention Items



Example Noted at Crawlspace

3.6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

CORROSION AT DRAINLINE BELOW SINK

Attention Items

Corrosion noted at the drain line below the sink. This is indicative of age, wear and leaks that have sealed themselves. Recommend further evaluation by a licensed plumber to determine repairs necessary at this time and to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.

3.6.7 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

CORROSION AT BATHTUB DRAIN

The drain/waste piping and connections at the underside of the hall bathtub exhibited significant corrosion, oxidation, and heavy mineral buildup, consistent with prolonged moisture exposure and/or past or ongoing leakage. The extent of deterioration raises concern regarding the reliability and remaining service life of the affected plumbing components. Moisture staining and deterioration were also visible at adjacent materials.

Recommend further evaluation by a licensed plumbing contractor and repair or replacement of the deteriorated drain/waste components as necessary. Any surrounding materials found to be moisture damaged should also be evaluated and repaired as needed.

Recommendation

Contact a qualified plumbing contractor.



Attention Items



3.7.1 WATER HEATERS, CONTROLS, FLUES AND VENTS

TEMPERATURE TOO HIGH

Safety Concerns

The water temperature appeared to be too high. Having the temperature set above 120 degrees is considered a scalding hazard. This is typically easily adjusted at the water heater. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

3.7.2 WATER HEATERS, CONTROLS, FLUES AND VENTS

FLUE - TRANSITE

Safety Concerns

One or more water heater flue pipes appear to be transite. This material was known to contain asbestos. These flues are typically considered safe if left undisturbed. Testing for asbestos is beyond the scope of this standard home inspection. However, if you have any concerns this should be further evaluated by a licensed environmental contractor or a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified environmental contractor



Example Noted at Crawlspace



This additional pipe was also noted to have Tran in the crawlspace, but no longer appears to be in use

3.7.3 WATER HEATERS, CONTROLS, FLUES AND VENTS

WATER HEATER - REPLACED



Observation Items

One or more water heaters installed in this home do not appear to be original. Recommend asking the seller for documentation showing that this unit was installed by a licensed plumbing contractor per the manufacturer's installation requirements. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

3.7.4 WATER HEATERS, CONTROLS, FLUES AND VENTS

IMPROPER WATER HEATER VENT CONNECTOR



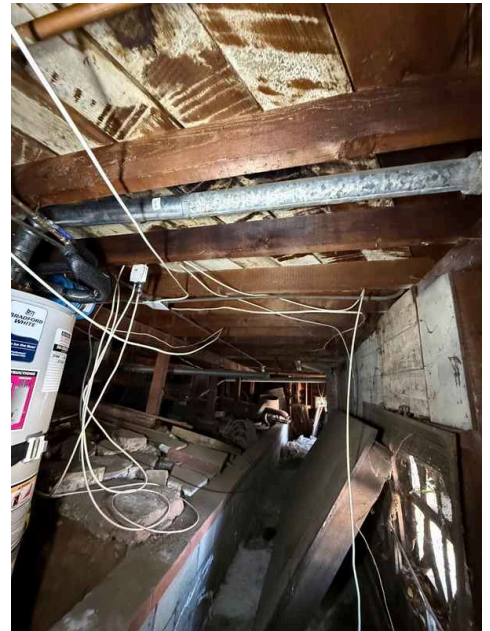
Safety Concerns

The water heater is vented through a single-wall metal vent connector that extends through the crawlspace before connecting to the existing vent system. Single-wall vent connectors are generally not permitted to extend through or be located within concealed spaces such as crawlspaces. Portions of the vent connector also appeared to have inadequate clearance from combustible wood framing. Improper venting can result in excessive heating of nearby combustible materials and/or improper discharge of combustion gases.

Recommend further evaluation and correction of the water heater venting system by a qualified licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	ELECTRICAL GENERAL				X
4.2	OVERHEAD SERVICE ENTRANCE CONDUCTORS	X			
4.3	MAIN AND DISTRIBUTION PANELS				X
4.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
4.5	SYSTEM GROUNDING AND GROUNDING EQUIPMENT				X
4.6	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X
4.7	BRANCH CIRCUIT CONDUCTORS				X
4.8	FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
4.9	EXTERIOR LIGHTING	X			
4.10	POLARITY AND GROUNDING OF RECEPTACLES	X			
4.11	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES	X			
4.12	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)				X
4.13	SMOKE DETECTORS				X
4.14	CARBON MONOXIDE DETECTORS (Describe number and location)				X
4.15	CABLE AND TELEPHONE ENTRANCE		X		
4.16	SOLAR			X	
4.17	GENERATORS			X	
4.18	SECURITY SYSTEMS		X	X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Electrical Panels

One

Panel Type

Main Panel

Panel Manufacturer

EATON

Overcurrent Protection Type

Circuit Breakers

Panel Capacity

100 AMP

Service Conductors

Overhead Service

Branch Wire 15 and 20 Amp

Partially Visible, Copper

Wiring Methods

Conduit, Romex

Exterior Lighting Control

Standard Switched

Solar

None

Generator

None

Security System

Not Inspected, Unknown

OVERHEAD SERVICE ENTRANCE CONDUCTORS: Photo of Service Entry Wires

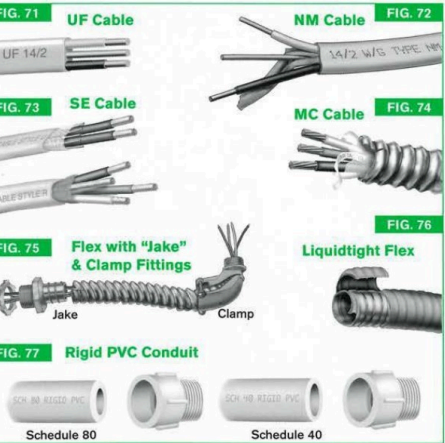


LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location
Rear of the Building

LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location
None

BRANCH CIRCUIT CONDUCTORS: Wiring Types

Throughout the electrical portion of your report, various labels/types of wiring will be discussed. For your convenience, we have attached a table with common definitions to give you a visual aid to better understand.



SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home if necessary. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of the bedrooms.

Limitations

ELECTRICAL GENERAL
ELECTRICAL INSPECTION LIMITATIONS

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: solar panels and ancillary equipment; intercoms; security systems; generators and backup power systems; cable, television, and data systems; buried/not visible service entry wires; sensor lights; inaccessible systems and components; determining the age of equipment; code compliance. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

BRANCH CIRCUIT CONDUCTORS

ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork, or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring 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 removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING

DAYLIGHT - LIMITED VISIBILITY

Due to sunlight and the position of one or more lights, we were unable to determine their operation. We recommend asking the sellers to demonstrate that the lights are functional. If you have concerns we recommend that you have the exterior lights evaluated by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING

SENSOR LIGHTS - NOT TESTED

Sensor lights are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

EXTERIOR LIGHTING

LANDSCAPE LIGHTING - NOT TESTED

Landscape lights are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

We recommend asking the sellers to demonstrate that all exterior landscape lighting is functional. If any part is not functional, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

CABLE AND TELEPHONE ENTRANCE

CABLE TELEVISION DATA WIRES - NOT INSPECTED

Cable, television, and data wires are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

SOLAR

SOLAR PV SYSTEM - NOT INSPECTED

Solar-powered systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choice before the removal of contingencies.

GENERATORS

GENERATOR - NOT INSPECTED

Generators are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

SECURITY SYSTEMS

SECURITY SYSTEM - NOT INSPECTED

Security systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

Findings

4.1.1 ELECTRICAL GENERAL

THE ENTIRE ELECTRICAL SYSTEM NEEDS TO BE FURTHER EVALUATED

**Safety Concerns**

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist's further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist's inspection or further evaluation.

Due to a number of defects discovered during our inspection of this home's electrical system, we recommend further evaluation by licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.

4.3.1 MAIN AND DISTRIBUTION PANELS

NEWER PANEL

A newer electrical service panel and other recently installed mechanical components were observed.

Recommend verification that the electrical service upgrade was completed under the appropriate permits and that all associated grounding, bonding, and service installation requirements were completed in accordance with current accepted electrical standards.

Recommendation

Contact a qualified electrical contractor.

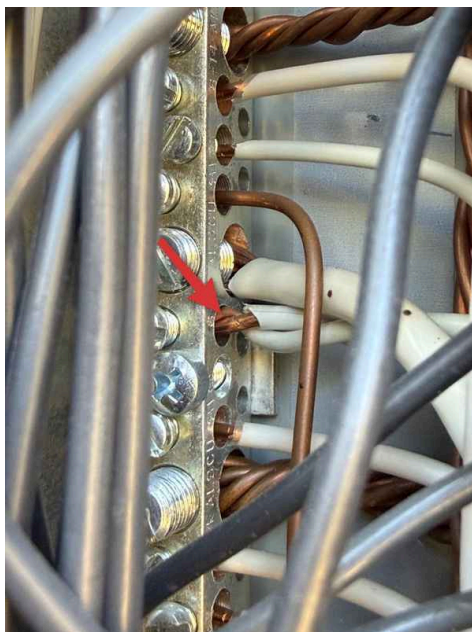
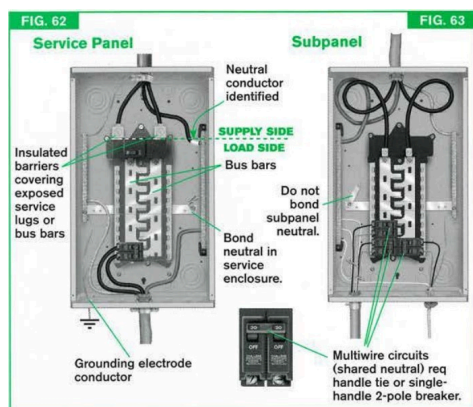
4.5.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT

PANEL - GROUNDS AND NEUTRALS ON SAME BUSBAR

The neutral and ground wires in the distribution panel are connected to the same busbar. While this may have been acceptable at the time of installation, it is no longer to today's electrical standards. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



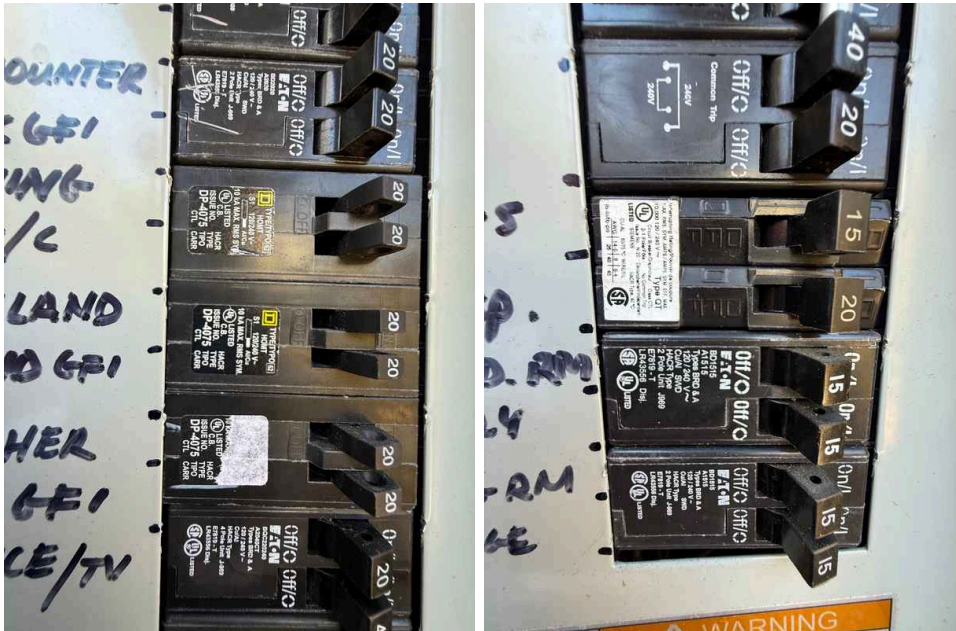
4.6.1 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

BREAKERS - DON'T MATCH PANEL

One or more breaker(s) in the electrical panel did not appear to match the panel manufacturer. This condition can promote potential electrical defects and possible safety concerns. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



4.7.1 BRANCH CIRCUIT CONDUCTORS

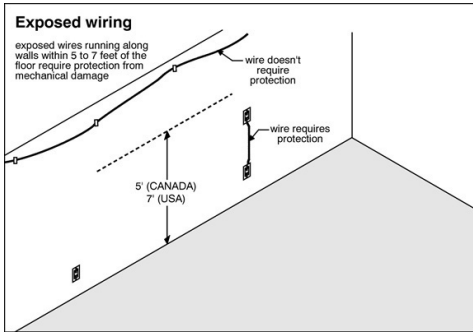
EXPOSED ROMEX (UNPROTECTED WIRING)

 Safety Concerns

Exposed Romex-type wiring was noted at one or more locations. This is a safety concern if used where it could be subject to physical damage (below 7 feet and/or unprotected outdoors). Exposed Romex wire is typically in attics, crawl spaces, and in walls, which is allowed in today's building practices. In most other areas such as the garage, outside, and inside the home's accessible areas, the wiring should be in conduit for protection. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



4.7.2 BRANCH CIRCUIT CONDUCTORS

UNSECURED WIRE - CRAWL SPACE

 Safety Concerns

Sections of the wiring in the crawl space are unsecured. Wiring is required to be properly secured and off the ground for safety. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.



4.7.3 BRANCH CIRCUIT CONDUCTORS



Observation Items

KNOB-AND-TUBE WIRING OBSERVED (APPEARS ABANDONED - VERIFICATION RECOMMENDED)

Knob-and-tube wiring was observed in the home. Much of this wiring appears to have been disabled or abandoned; however, this inspection does not include an extensive evaluation of all concealed wiring. It is possible that portions of the knob-and-tube system may still be active.

Due to the age and potential safety concerns associated with this type of wiring, recommend further evaluation by a licensed electrical contractor to confirm that all knob-and-tube wiring has been properly disconnected and is no longer in use, and to make any necessary repairs or upgrades for safety.

Recommendation

Contact a qualified electrical contractor.



4.8.1 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Attention Items

DOORBELL - INOPERABLE

The doorbell appeared to be inoperable. We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.

4.12.1 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)



Observation Items

NONE OR NOT ENOUGH AFCI'S

The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. An AFCI is a breaker, usually installed in the electrical panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.

We recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.

4.13.1 SMOKE DETECTORS

SMOKE DETECTOR - MISSING

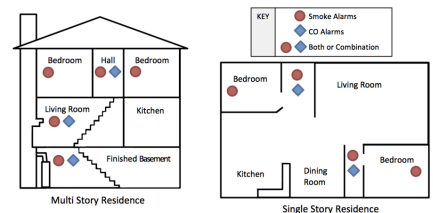


Safety Concerns

One or more smoke detectors are not installed in all required areas. We recommend having additional smoke detectors installed by a qualified professional to comply with [current fire and safety standards](#) and regulations prior to occupying the home.

Recommendation

Contact a qualified professional.



4.14.1 CARBON MONOXIDE DETECTORS (Describe number and location)

CO DETECTOR - MISSING

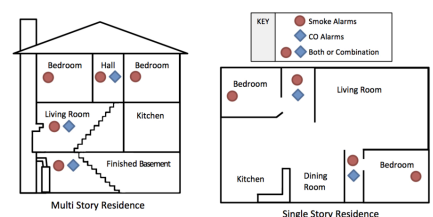


Safety Concerns

A carbon monoxide detector did not appear to be installed in one or more required areas. We recommend installing additional carbon monoxide detectors to comply with [current fire and safety standards](#) and regulations prior to occupying the home.

Recommendation

Contact a handyman or DIY project



5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL				X
5.2	CEILINGS				X
5.3	WALLS				X
5.4	FLOOR COVERINGS				X
5.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
5.6	TUB/SHOWER ENCLOSURES				X
5.7	DOORS (REPRESENTATIVE NUMBER)	X			
5.8	WINDOWS (REPRESENTATIVE NUMBER)				X
5.9	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS				X
5.10	FIREWALLS				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Ceiling Materials

Plaster

Wall Materials

Plaster

Floor Coverings

Tile, Wood

Interior Doors

Wood

Cabinetry

Wood, Aged

Kitchen Countertop

Quartz

Windows

Vinyl, Wood, - Mixed Double &
Single Pane -, Aged

Elevator

None

TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass Info

Tempered or toughened glass is a type of safety glass processed by controlled heat or chemical treatments to increase its strength compared with normal glass. Tempering puts the outer surfaces into compression and the interior into tension. Such stresses cause the glass, when broken, to shatter into small granular chunks instead of splintering into jagged shards as ordinary annealed glass does. The granular chunks are less likely to cause injury.

According to the IRC, all glass panels in fixed, sliding, swinging, operable, or bifold doors should have tempered glass or laminated glass installed. Any glass that is within 24 inches of a doorway must be made of tempered glass if the bottom edge of the glass is 60 inches or less above the walking surface. The rule does not apply if the glass is decorative or if the glass opening is smaller than 3 inches.

All glass in any bathroom or wet area such as showers, bathtubs, hot tubs, steam rooms, whirlpools, saunas, spa decks, and swimming pools should be made of tempered glass or safety glass if the bottom edge is less than 60 inches above the walkway or standing surface and within 60 inches of the water.

Any glass in walls adjacent to stairs, landings, and ramps should be made of tempered glass if the glass is within 5 feet of the top or bottom of the stairs and the bottom edge of the glass is 60 inches or less above the walking surface. Glass stair rails and baluster panels must be made of tempered glass.

Any fixed or movable window that is bigger than 9 square feet should be made of tempered glass. This applies if the bottom edge of the glass is less than 18 inches above the floor and the top edge is over 36 inches from the floor.

Limitations

INTERIOR GENERAL

INTERIOR INSPECTION LIMITATIONS

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

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: elevators; chair lifts. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

WINDOWS (REPRESENTATIVE NUMBER)

WINDOW COVERINGS - NOT INSPECTED

Window coverings are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

WINDOWS (REPRESENTATIVE NUMBER)

DIRTY WINDOWS - LIMITATION

One or more windows in the home appeared to be dirty and in need of general cleaning and/or servicing. This condition obstructed visibility and limited our inspection of the hermetic seals. We recommend professional cleaning and examination by a licensed window contractor to determine if latent defects exist.

WINDOWS (REPRESENTATIVE NUMBER)

INACCESSIBLE WINDOWS - LIMITATION

We inspect a representative number of accessible windows during the course of any inspection. Your inspector is not required to, nor do they, use a ladder to evaluate any window that is not readily accessible from the inspector's reach. Any evaluation of a window that is not readily accessible is limited to what the inspector can visibly observe at the time of inspection. If any windows were not accessible or blocked by cabinetry, furniture, or other obstructions at the time of the inspection, these windows will not be inspected. If you have any concerns about the condition of any inaccessible window we recommend that you have a full evaluation of the windows conducted by a licensed window contractor **BEFORE THE REMOVAL OF CONTINGENCIES** once the obstructions have been removed to determine if any latent defects exist.

Findings

5.1.1 INTERIOR GENERAL

LEAD PAINT POSSIBLE



Due to the age of the home, the paint may contain lead. Our company does not test for lead-based paints, but it was used for exterior/interior paint until being banned in 1978. Lead paint is known to be poisonous. Paint that is in good condition can typically be painted over, however, if the paint is chipping or flaking it should be removed by a qualified painting professional.

Recommendation

Contact a qualified painting contractor.

5.1.2 INTERIOR GENERAL

POSSIBLE RODENT ACTIVITY

Possible rodent droppings, evidence of possible rodent activity, and/or possible rodent proofing were noted in one or more areas. If present, pests/rodents may chew, damage or contaminate components with their urine and feces. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any rodent infestation. An exterminator should evaluate the entire house including the attic spaces, crawl spaces and the exterior prior to the removal of contingencies. We recommend further evaluation by a licensed pest control professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified pest control specialist.

5.2.1 CEILINGS

POSSIBLE SETTLEMENT CRACKS

The ceilings appear to have cracks in one or more areas. The cause can vary from typical to major structural settlement, impact damage, and possibly water intrusion. Determining if this is a recent or past settlement crack is not part of this standard inspection. We recommend further evaluation by a licensed drywall contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified drywall contractor.

5.2.2 CEILINGS

WATER STAINING - POSSIBLE PAST/ONGOING LEAK

Moisture stains were noted on the ceilings. This could be indicative of previous or ongoing leaks. The area appeared dry at the time of the inspection. We recommend further evaluation by a licensed plumbing contractor and/or restoration contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified roofing professional.



Example Noted at Master Bedroom Closet

5.3.1 WALLS

SETTLEMENT CRACKS - ATYPICAL/EXTENSIVE

The walls appear to have atypical and/or extensive cracks in one or more areas. The cause can vary from typical to major structural settlement, impact damage, and water intrusion. Determining if this is a recent or past settlement crack is not part of this standard inspection. We recommend further evaluation by a licensed structural engineer or contractor before the removal of contingencies to determine the most likely cause, discover any related and latent defects, and determine what repairs are needed at this time.

Recommendation

Contact a qualified structural engineer.

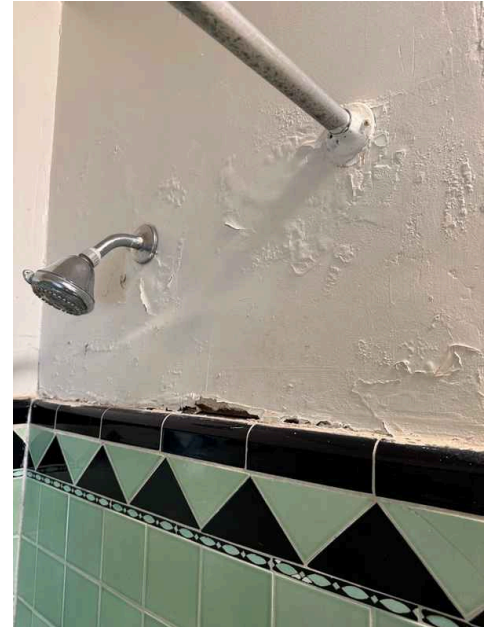
5.3.2 WALLS

MOISTURE ADJACENT TO SHOWER/TUB

An elevated level of moisture was detected at the wall adjacent to the shower/tub. This can be caused by water leaking through the grout, pipe penetrations, enclosure walls, and/or the door assembly. There may be moisture damage behind the shower/tub walls which is not visible and cannot be identified without destructive testing, which is beyond the scope of this standard home inspection. We recommend further evaluation by a licensed restoration contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



5.4.1 FLOOR COVERINGS

AGED FLOORING

The floor coverings show signs of age/use. If you are concerned with the condition of the flooring, a licensed flooring contractor should be contacted to give estimates on the replacement cost. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified flooring contractor

5.4.2 FLOOR COVERINGS

TILE - MULTIPLE CRACKED TILES

Multiple cracked tiles were noted in one or more locations. This can be due to several causes, including but not limited to structural movement. We are unable to determine the exact cause. We recommend further evaluation by a licensed foundation and tile contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a foundation contractor.

5.5.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS



Safety Concerns

POSSIBLE RODENT ACTIVITY IN CABINETS

Material which may be rodent droppings, possible rodent activity, and/or possible rodent proofing noted in the cabinets. If present, pests/rodents may chew, damage or contaminate components with their urine and feces. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any rodent infestation. We recommend consulting with a professional pest exterminator for a complete review and removal of any pests. An exterminator should evaluate the entire house including the attic spaces, crawl spaces, and the exterior prior to the removal of contingencies.

Recommendation

Contact a qualified pest control specialist.



Example Noted at Kitchen

5.6.1 TUB/SHOWER ENCLOSURES



Attention Items

CLEAN AND RE-CAULK TUB/SHOWER

One or more tubs and/or shower enclosures need to be cleaned and re-caulked to prevent moisture intrusion. The caulking has signs of organic growth and possible gaps due to decomposition. This condition is conducive to moisture intrusion. We recommend further evaluation by a qualified professional to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls is beyond the scope of this standard home inspection.

Recommendation

Contact a handyman or DIY project

5.6.2 TUB/SHOWER ENCLOSURES



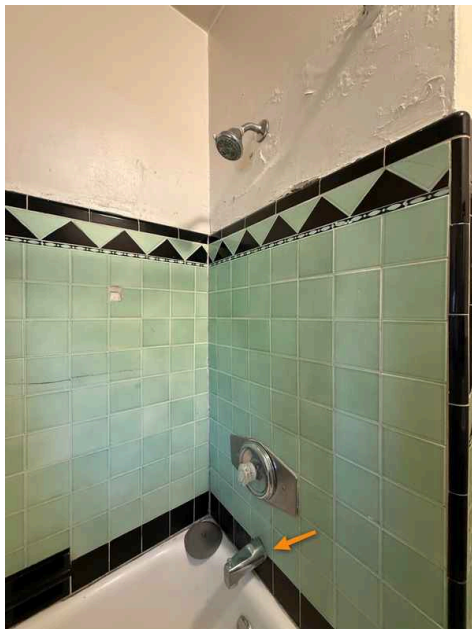
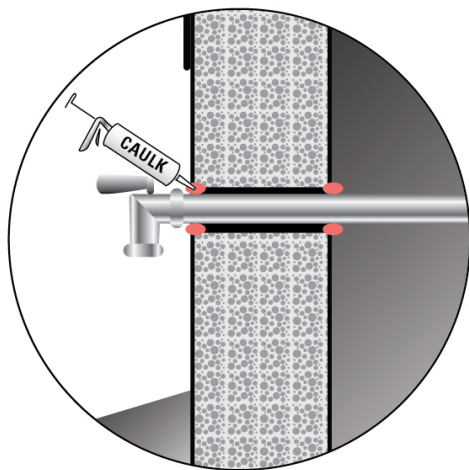
Attention Items

CAULK PIPE PENETRATIONS

Missing or failed caulking was noted around the pipe penetrations in one or more tub and shower enclosures. This condition is conducive to moisture intrusion and moisture-related damage, as well as wood-destroying organisms. We recommend further evaluation by a qualified professional to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

Recommendation

Contact a handyman or DIY project



Example Noted at Hall Bathroom

5.6.3 TUB/SHOWER ENCLOSURES

GROUT - CRACKED/MISSING

EXAMPLE NOTED AT BOTH BATHROOMS

Cracked and/or missing grout was noted at the shower and/or tub enclosure in one or more locations. These gaps are a moisture intrusion issue. Water can make its way in and loosen the remaining grout and mortar that bonds the tile and maintains a water-tight surface. We recommend further evaluation by a licensed tile contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Attention Items

5.6.4 TUB/SHOWER ENCLOSURES

TILE - MULTIPLE CRACKED TILES

Multiple cracked tiles were noted in one or more shower or tub walls. This can be due to several causes, including but not limited to structural movement. We are unable to determine the exact cause. We recommend further evaluation by a licensed foundation and tile contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

Recommendation

Contact a foundation contractor.



Attention Items

5.6.5 TUB/SHOWER ENCLOSURES

BATHTUB - CHIPS/CRACKS OR RUST



Attention Items

Chips, cracks, and/or signs of rusting were noted at one or more bathtubs. If unchecked, this physical damage can grow and accelerate leading to possible moisture-related damage. We recommend further evaluation by a qualified professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



5.6.6 TUB/SHOWER ENCLOSURES

ENCLOSURE - LEAKS

MASTER BATHROOM

One or more shower enclosure leaks while in use. This can lead to moisture-related damage in the surrounding area. We recommend further evaluation by a qualified professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the enclosure walls is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



5.8.1 WINDOWS (REPRESENTATIVE NUMBER)

AGED WINDOWS WITH OPERATIONAL AND STRUCTURAL ISSUES

Multiple windows throughout the home are aged and exhibit significant deficiencies. Several windows do not open and close properly, indicating mechanical failure or frame warping. Moisture-damaged wood framing and sills have compromised structural integrity, and missing hardware suggests neglected maintenance. These windows have reached the end of their useful life and require professional evaluation and replacement to restore proper function, security, and energy efficiency.

Recommendation

Contact a qualified window repair/installation contractor.



5.9.1 TEMPERED GLASS PRESENT AT DOORS AND WINDOWS

TEMPERED GLASS - NOT PRESENT AT WINDOWS & DOORS

Tempered glass was noted missing at one or more doors and windows. This is a potential for injury. Tempered glass is a type of glass that breaks into smaller non-cutting pieces. We recommend further evaluation by licensed window or door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified window repair/installation contractor.



5.10.1 FIREWALLS

**NON-FIRE-RATED CRAWLSPACE ACCESS DOOR**

GARAGE

The crawlspace access door located in the garage does not appear to be fire-rated and does not self-close and self-latch as required by current fire safety standards. This missing or non-compliant door creates a potential fire safety issue by allowing flames and smoke to spread between the crawlspace and living areas. A licensed and qualified general contractor should evaluate the door assembly and install a fire-rated, self-closing and self-latching door to meet current safety requirements.

Recommendation

Contact a qualified professional.

6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
6.1	ATTIC, INSULATION & VENTILATION GENERAL	X			
6.2	ATTICS				X
6.3	INSULATION IN ATTIC				X
6.4	INSULATION UNDER FLOOR SYSTEM				X
6.5	WALL INSULATION		X		
6.6	VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)				X
6.7	VENTILATION OF ATTIC AND FOUNDATION AREAS				X
6.8	VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Attic Info

Partially Accessible

Method Used to Observe Attic

From Entry

Attic Insulation

None

Approximate Depth of Attic Insulation

None

Wall Insulation

Unknown/Not Visible

Floor System Insulation

None

Attic Ventilation

None Found

Exhaust Fans (Kitchen, Bath, Laundry)

Window

Dryer Power Source

Gas Connection

Dryer Vent

None

Limitations

ATTIC, INSULATION & VENTILATION GENERAL

INSULATION AND VENTILATION INSPECTION LIMITATIONS

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

ATTICS

ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation, and/or forced air handling components, some areas of an attic are not visible and cannot not be fully inspected. We cannot report on systems and components within these spaces.

INSULATION IN ATTIC

ATTIC INSULATION INSPECTION LIMITATIONS

The insulation and ventilation of the home were inspected and reported on in accordance with InterNACHI's standards of practice. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspector is not required to: enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard; move, touch or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; determine the adequacy of ventilation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

WALL INSULATION

LIMITED INSPECTION - FINISHED WALLS

Due to wall coverings, stored personal items/property, and/or other obstructions, none or not all portions of the wall insulation were visible. In a finished home, none of the wall insulation should be visibly observable. Our review of the home's insulation is limited. You may wish to have this further explored by a licensed insulation contractor to determine if any latent defects exist.

Findings

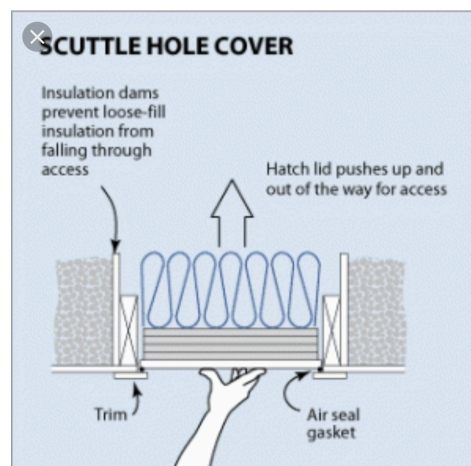
6.2.1 ATTICS

**Observation Items****ATTIC ACCESS - NOT INSULATED**

Missing insulation was noted at one or more attic access panels at the time of the inspection. This condition will lead to heat/cooling loss and wasted energy. We recommend further evaluation by a handyman/DIY before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a handyman or DIY project



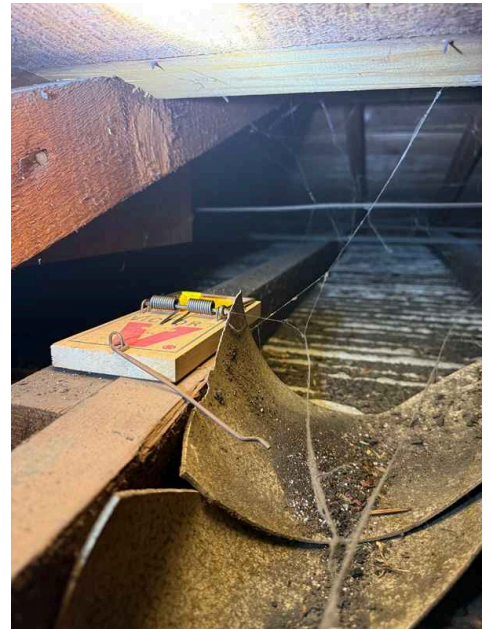
6.2.2 ATTICS

**Safety Concerns****POSSIBLE RODENT ACTIVITY IN ATTIC**

Material which may be rodent droppings, possible rodent activity, and/or possible rodent proofing noted in one or more areas of the attic space. If present, pests/rodents may chew, damage or contaminate components with their urine and feces. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#). Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any rodent infestation. An exterminator should evaluate the entire house including the attic spaces, crawl spaces, and the exterior prior to the removal of contingencies. We recommend further evaluation by a licensed pest control professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified pest control specialist.



6.3.1 INSULATION IN ATTIC

ATTIC - NO INSULATION



A lack of adequate insulation coverage was noted in the attic space(s). This condition reduces the efficiency of the HVAC system and can reduce the comfort level of the home. We recommend further evaluation by a licensed insulation contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified insulation contractor.

6.4.1 INSULATION UNDER FLOOR SYSTEM

FLOOR - NOT INSULATED



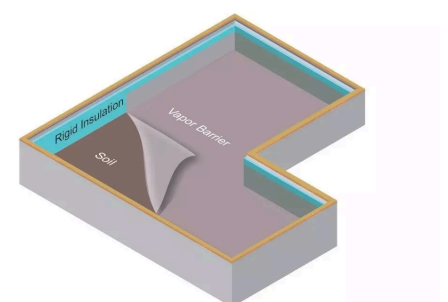
The floor system is not insulated in one or more areas. Heat loss can occur more in this home than in one that is properly insulated. This is typical of older homes. We recommend further evaluation by a licensed insulation contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified insulation contractor.

6.6.1 VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)

VAPOR BARRIER - MISSING



The crawl space is not equipped with a vapor barrier. This is typical for older homes. A vapor barrier is any material used for damp proofing, typically plastic sheets, that resist the diffusion of moisture from the dirt below your home. This is important to keep the crawl space dry. A dry crawlspace will help forestall moisture-related issues, like the attraction of wood-destroying organisms, wood rot, and the attraction of organic growths and pests. We recommend further evaluation by a licensed insulation contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified professional.

6.7.1 VENTILATION OF ATTIC AND FOUNDATION AREAS



ATTIC - MISSING OR DAMAGED VENT SCREENS

Damaged and/or missing screens were noted at one or more attic vents. This condition can allow pest intrusion. Pest can cause damage in many ways to the home. Recommend further evaluation by a licensed pest control professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified pest control specialist.

6.7.2 VENTILATION OF ATTIC AND FOUNDATION AREAS



FOUNDATION - MISSING/DAMAGED SCREENS

Missing/Damaged screens noted at one or more foundation vents. This condition can allow pest intrusion. Pest can cause damage in many ways to the home. We recommend further evaluation by a licensed pest control professional before the removal of contingencies to determine what repairs are needed at this time, and to determine if any latent defects exist.

Recommendation

Contact a qualified pest control specialist.

6.8.1 VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)



BATHROOM - WINDOW ONLY

One or more bathrooms are noted equipped with a window only for ventilation. This is typical for older homes. You should consider installing a powered vent fan to reduce the probability of moisture-related issues. We recommend further evaluation by a qualified professional before the removal of contingencies to determine what repairs are needed at this time, and to determine if any latent defects exist.

Recommendation

Contact a qualified professional.

7: ROOFING

		IN	NI	NP	D
7.1	ROOF GENERAL				X
7.2	ROOF COVERINGS				X
7.3	ROOFTOP DECK				X
7.4	ROOF SHEATHING (As Observable From Attic)		X		
7.5	FLASHINGS & ROOF PENETRATIONS				X
7.6	ROOF DRAINAGE SYSTEMS				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Roof Covering Material

Modified bitumen, Tile

Roof Sheathing Material

Unknown/Not Visible

Roof Flashing Material

Metal

Skylight Types

None

Roof Covering Observed From

Walked roof

Limitations

STYLES AND MATERIALS

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include, but are not limited to: Premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roofing contractor to determine if latent defects exist.

ROOF GENERAL

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leakproof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOF COVERINGS

INSPECTION LIMITATIONS - ROOF COVERINGS, PENETRATIONS, AND FLASHINGS

For multi-story homes, single-story homes with non-asphaltic coverings, or any roof that is deemed by the inspector to be inaccessible due to a high pitch or lack of access, the inspector will inspect the roof coverings and penetrations from the ground using approved methods. In this case, the inspection of the roof coverings, penetrations, and flashings will be limited to what can be seen from our vantage points. We cannot guarantee that all the roof penetrations/flashings are in good condition. If you have any concerns about the roof coverings, penetrations, and flashings we recommend further evaluation by a licensed roofing contractor or qualified professional before the removal of contingencies to determine if any latent defects exist.

ROOFTOP DECK

FLOOR DRAINS NOT TESTED

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

ROOF SHEATHING (As Observable From Attic)

ATTIC NOT FULLY ACCESSIBLE

The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure, and other components. It is advisable to have this area further explored by a licensed roofing contractor prior to the removal of contingencies to determine if latent defects exist.

FLASHINGS & ROOF PENETRATIONS

WATER TEST NOT PERFORMED

Performing a water test on a roof (spraying water onto the roof for a period of time to determine if it leaks) is outside the scope of this standard home inspection. The inspector inspects the roof in accordance with the Standards of Practice set forth by the Inter-National Association of Certified Home Inspectors (InterNACHI). Because of this limitation, we strongly urge you to consult a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

FLASHINGS & ROOF PENETRATIONS

INSPECTION LIMITATIONS - ROOF COVERINGS, PENETRATIONS, AND FLASHINGS

For multi-story homes, single-story homes with non-asphaltic coverings, or any roof that is deemed by the inspector to be inaccessible due to a high pitch or lack of access, the inspector will inspect the roof coverings and penetrations from the ground using approved methods. In this case, the inspection of the roof coverings, penetrations, and flashings will be limited to what can be seen from our vantage points. We cannot guarantee that all the roof penetrations/flashings are in good condition. If you have any concerns about the roof coverings, penetrations, and flashings we recommend further evaluation by a licensed roofing contractor or qualified professional before the removal of contingencies to determine if any latent defects exist.

ROOF DRAINAGE SYSTEMS

RAIN GUTTER FUNCTION NOT TESTED - LIMITATION

Our company does not test whether or not gutters are functional. You may wish to have this further explored by a licensed gutter contractor before the removal of contingencies to determine if any latent defects exist.

Findings

7.1.1 ROOF GENERAL

THE ENTIRE ROOFING SYSTEM NEEDS TO BE FURTHER EVALUATED

Attention Items

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist's further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation.

Due to a number of defects discovered during our inspection of this home's roofing system, we recommend further evaluation by licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified roofing professional.

7.2.1 ROOF COVERINGS

VEGETATION - LEAVES/DEBRIS ON ROOF

Attention Items

Excessive leaves and/or debris were noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified roofing professional.



7.2.2 ROOF COVERINGS

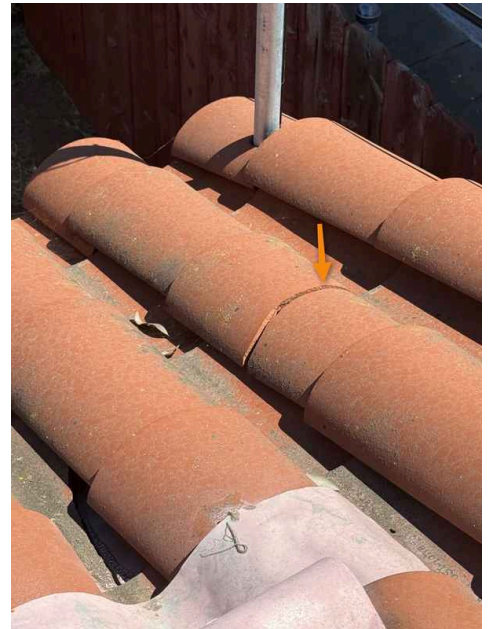
TILE - CRACKED OR DAMAGED

Attention Items

Cracked or damaged tile(s) noted. The roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible, and there may be additional defects. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified roofing professional.



7.2.3 ROOF COVERINGS

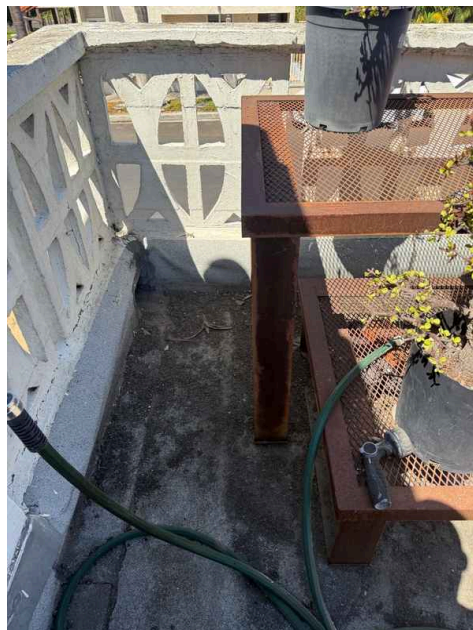
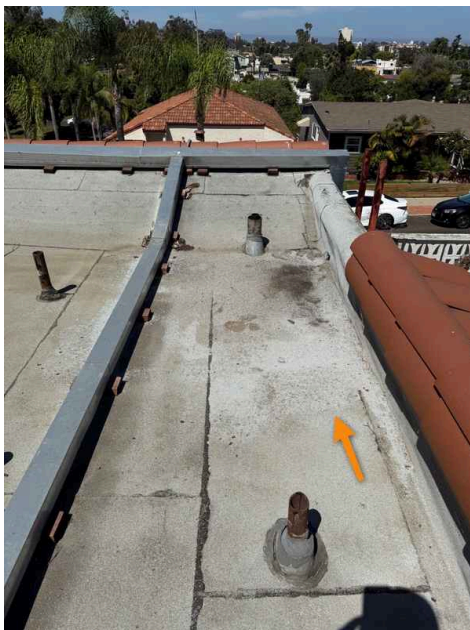
FLAT ROOF - POOLING/PONDING



Evidence of low areas noted on the roof that causes water to pool or collect and not drain properly. This condition can lead to leaks. Pooling is defined as water that remains on a roof for 48 hours after periods of rain. Due to the lack of recent heavy rain, I am unable to determine if pooling will result. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified roofing professional.



Example Noted at Here

7.2.4 ROOF COVERINGS

IMPROPERLY INSTALLED FLAT ROOF WITH SEAM SEPARATIONS

ROOF

The flat roof coverings show signs of improper installation and age-related deterioration, with seam separations exposing nail heads. These compromised seams create potential entry points for water infiltration, which can lead to leaks, interior water damage, and structural deterioration. A licensed roofing contractor should evaluate the extent of damage and determine necessary repairs; roof replacement should be anticipated.

Recommendation

Contact a qualified roofing professional.

7.3.1 ROOFTOP DECK

DRAINAGE - BALCONY/DECK DRAINAGE INADEQUATE

There appeared to be an improper slope and/or inadequate drainage at the rooftop deck in one or more areas. Unable to verify due to lack of heavy rain at the time of the inspection. We recommend further evaluation by a licensed general contractor or licensed deck contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist at this time.

Please note: Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified general contractor.

7.3.2 ROOFTOP DECK

UNSUITABLE ROOFTOP DECK MATERIAL AND CONSTRUCTION

GARAGE ROOF

Sections of the garage roof are being used as decks with modified bitumen roofing material rather than proper decking material. The surface is not rated for foot traffic and poses safety and durability concerns. A deck and/or roofing contractor should evaluate the current installation to determine necessary repairs, upgrades, and whether replacement will be required.

Recommendation

Contact a qualified roofing professional.

7.5.1 FLASHINGS & ROOF PENETRATIONS

SEALANT - FAILING OR IMPROPER

The sealant that has been applied to the roof flashings is separating or failing in one or more areas. Sealant is typically not necessary if the flashings are installed properly. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified roofing professional.



Example Noted Here

7.5.2 FLASHINGS & ROOF PENETRATIONS

FLASHING - MISSING

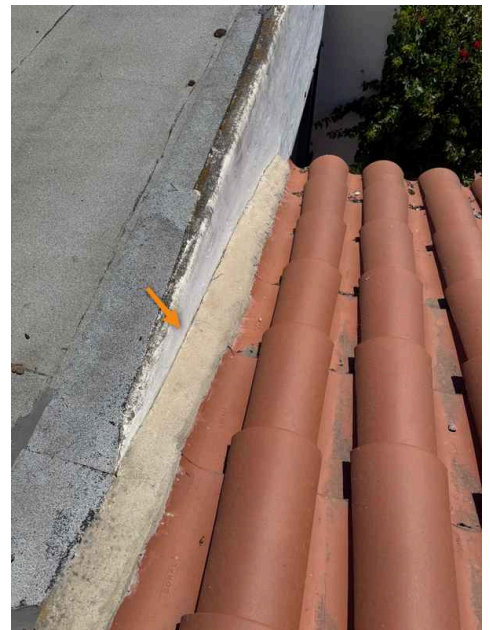
Missing flashings are noted on the roof in one or more areas. This condition can allow moisture intrusion to occur. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified roofing professional.



Attention Items



7.5.3 FLASHINGS & ROOF PENETRATIONS

ROOF TO WALL/EAVE GAP – DAYLIGHT VISIBLE

An open gap was observed at the roof-to-wall and/or roof-to-eave intersection, with visible daylight noted from within the attic space. This condition indicates that the roof edge is not fully sealed or properly closed at this transition.

Open gaps at these locations are common but are not considered best practice, as they may allow wind-driven rain, pests, and debris to enter the attic space. Over time, this can contribute to moisture intrusion and reduced energy efficiency.

Recommend evaluation and correction by a licensed roofing contractor to properly seal the opening using appropriate materials and methods to help prevent moisture intrusion and pest entry.

Recommendation

Contact a qualified roofing professional.



Attention Items



7.6.1 ROOF DRAINAGE SYSTEMS

DOWNSPOUT - IMPROPER TERMINATION LOCATION

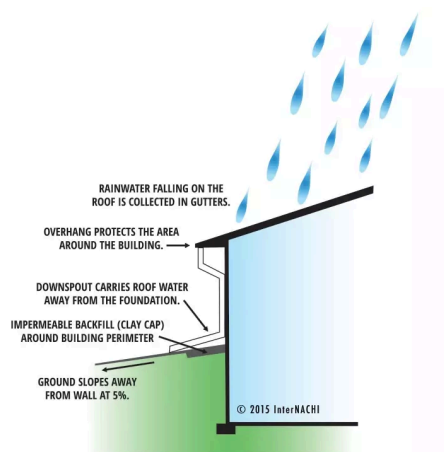
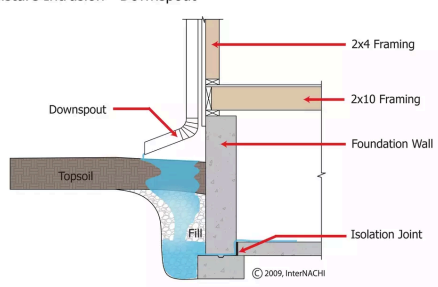


One or more downspouts are improperly terminated. Terminating the downspouts directly next to the home without an elbow/splash block and/or buried drain line, will typically create or accelerate issues with moisture intrusion and/or erosion and can lead to abnormal settlement of the foundation. This is because roof run-off is now concentrated in a specific area. Elbows and/or splash blocks should be installed where possible. Some areas may also require a buried drain line to divert water away from the home properly. We recommend further evaluation by a licensed gutter contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified gutter contractor

Moisture Intrusion - Downspout



7.6.2 ROOF DRAINAGE SYSTEMS

GUTTERS AND DOWNSPOUTS REQUIRE SERVICE



The gutters and downspouts appeared to require service to be fully functional in one or more areas. We recommend further evaluation by a licensed gutter contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified gutter contractor

7.6.3 ROOF DRAINAGE SYSTEMS

DOWNSPOUT - DISCONNECTED

Attention Items

One or more downspouts appeared to be disconnected at the time of the inspection. This condition will cause the drain to discharge at an unapproved location which can lead to advanced moisture damage over time. We recommend further evaluation by a licensed gutter contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified gutter contractor

7.6.4 ROOF DRAINAGE SYSTEMS

DOWNSPOUT - EXTEND

Attention Items

One or more downspouts appeared to be short at the time of the inspection and should be extended to ensure proper function. This condition could cause the drain to discharge at an unapproved location which can lead to advanced moisture damage over time. We recommend further evaluation by a licensed gutter contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified gutter contractor

7.6.5 ROOF DRAINAGE SYSTEMS

GAPS AND SEAMS AT SCUPPER

Attention Items

Gaps and door seams were observed at one or more scupper during roof drainage inspection. These openings create a pathway for water infiltration into the roof structure. Water entering through scupper gaps can cause interior water damage, structural deterioration, and potential mold growth. A licensed roofing contractor should evaluate the scuppers and seal or repair the gaps to prevent water penetration and restore proper roof drainage function.

Recommendation

Contact a qualified roofing professional.



8: GARAGE

		IN	NI	NP	D
8.1	GARAGE GENERAL				X
8.2	GARAGE CEILINGS/ROOF FRAMING				X
8.3	GARAGE WALLS (Including Firewall Separation)				X
8.4	GARAGE FLOOR				X
8.5	GARAGE DOOR OPERATORS			X	
8.6	GARAGE VEHICLE DOOR				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number Of Garage Doors Three	Garage Door Type Three manual	Garage Door Material Metal
Auto-Opener Manufacturer None		

Limitations

GARAGE WALLS (Including Firewall Separation)

WALLS NOT FULLY VISIBLE

Due to occupants personal items/property, not all areas were visible. We were unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

GARAGE FLOOR

FLOOR NOT FULLY VISIBLE

Due to the occupant's personal items/property, not all areas were visible. We were unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during the final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

Findings

8.1.1 GARAGE GENERAL
PEST ACTIVITY

 Safety Concerns

Pests and/or evidence of pest activity noted at one or more locations of the garage. Given the nature of pests, it is possible for them to be present in other parts of the home. Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any pest infestation

For this reason, we recommend further evaluation by a licensed pest inspector before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified pest control specialist.

8.2.1 GARAGE CEILINGS/ROOF FRAMING

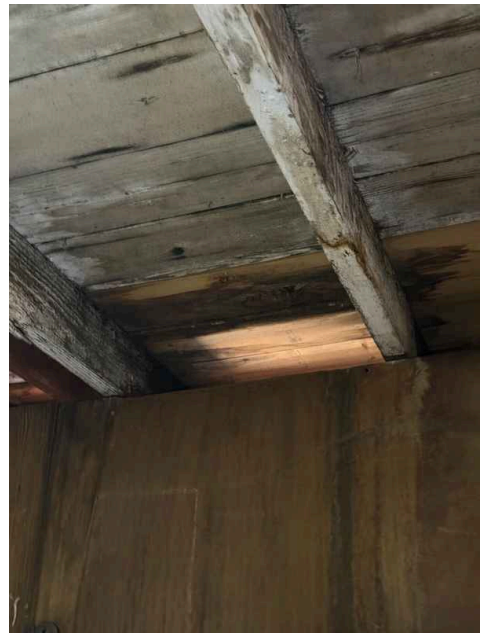


WATER STAINING - POSSIBLE PAST ROOF LEAK

Moisture stains were noted on the ceilings. This could be indicative of previous roof leaks. The area appeared dry at the time of the inspection. We recommend further evaluation by a licensed plumbing contractor and/or restoration contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified roofing professional.





8.3.1 GARAGE WALLS (Including Firewall Separation)

MOISTURE STAINING



Attention Items

Moisture staining/moisture damage noted. This could be indicative of previous leaks and/or due to past moisture intrusion. We recommend further evaluation by a licensed plumbing contractor and/or restoration contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.

8.3.2 GARAGE WALLS (Including Firewall Separation)

FIREWALL - GAPS OR HOLES



Safety Concerns

Gap(s) or hole(s) noted in the firewall at the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated sheetrock must be installed and intact for fire resistive performance. Recommend further evaluation by a licensed drywall contractor and having any gaps/holes patched as necessary at this time for safety.

Recommendation

Contact a qualified drywall contractor.



8.3.3 GARAGE WALLS (Including Firewall Separation)

EFFLORESCENCE



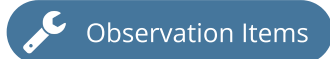
Attention Items

White efflorescence (powder substance) on the garage stem wall indicates moisture is in contact with the masonry. This is typically a result of a lack of adequate rain gutters or sprinklers spraying the home. 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 necessary. Recommend a licensed waterproofing contractor further evaluate to determine corrections possible at this time.

Recommendation

Contact a qualified waterproofing contractor

8.4.1 GARAGE FLOOR



Observation Items

FLOOR - CRACKS (TYPICAL)

Hairline cracks are noted in the garage floor in one or more areas. These are typical. These cracks typically result from shrinkage and uniform movement and are structural in that respect, but the vast majority of them have only a cosmetic significance. You should monitor these cracks and repair/upgrade as needed over time. We recommend further evaluation by a licensed concrete contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified concrete contractor.

8.6.1 GARAGE VEHICLE DOOR



Attention Items

DOOR - DAYLIGHT VISIBLE

Daylight was visible at one or more garage doors. This is a moisture and pest intrusion issue. We recommend further evaluation by a licensed garage door contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified garage door contractor.

8.6.2 GARAGE VEHICLE DOOR



Attention Items

GARAGE DOOR MALFUNCTION

GARAGE

One or more garage door does not open or remain in the raised position when manually lifted.

Daylight was also visible due to the door, not closing fully leaving large gaps at the top and bottom that will allow pest intrusion and water intrusion

This indicates a mechanical failure in the door's balance system or hardware. The door should be evaluated by a professional to identify whether springs, cables, or the opener mechanism require repair or replacement to ensure safe operation.

Recommendation

Contact a qualified professional.

9: EXTERIOR

		IN	NI	NP	D
9.1	EXTERIOR GENERAL INFORMATION	X			
9.2	WALL CLADDING, TRIM AND FLASHING				X
9.3	DOORS (Exterior)				X
9.4	WINDOWS (Exterior)				X
9.5	EAVES, SOFFITS AND FASCIAS	X			
9.6	VEGETATION				X
9.7	DRAINAGE				X
9.8	HARDSCAPE, WALKWAYS & GRADING				X
9.9	RETAINING WALLS	X			
9.10	DECKS & BALCONIES (ATTACHED)				X
9.11	FENCING AND GATES				X
9.12	IRRIGATION SYSTEMS		X		
9.13	ADDITIONAL DETACHED STRUCTURES ON PROPERTY		X		
9.14	PONDS, WATERFALLS, FOUNTAINS			X	
9.15	OUTDOOR KITCHEN, BBQ & FIREPLACES			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

SIDING MATERIAL

Stucco, Wood Trim

EXTERIOR ENTRY DOORS

WOOD, WOOD W/GLASS

APPURTENANCE

SIDEWALK

DRIVEWAY

CONCRETE

Irrigation Systems

Not Inspected, Unknown/Not Visible

Additional Detached Structures On Property

None

Ponds, Waterfalls & Fountains

None

Outdoor Kitchens, BBQ & Fireplace

None

Limitations

EXTERIOR GENERAL INFORMATION

EXTERIOR LIMITATIONS

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

We do not inspect any additional or detached structures and/or buildings or sheds as part of this inspection. We only inspect the main structure/dwelling. Deficiencies may exist with these structures and/or building(s). Our company makes no representation of the condition of these structures or building(s).

We do not have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as a boundary, a structure(s) in the rear and/or side yard appears to encroach on what would be the standard 15-foot setback. Therefore we recommend verifying permits and the certificate of occupancy for this home. We do not endorse or approve any structure built without a permit.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: outdoor kitchens; barbeques; fireplaces; ponds; waterfalls; fountains; irrigations systems; detached structures; outbuildings; sheds. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

EAVES, SOFFITS AND FASCIAS

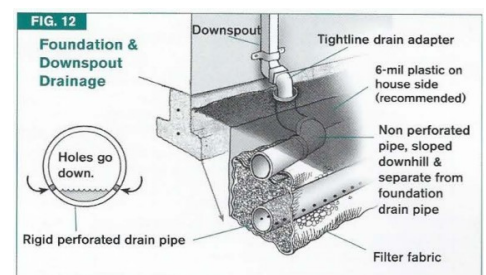
INSPECTED FROM THE GROUND

The inspection of the eaves, soffits, and fascia is limited to what can be seen from the ground and certain vantage points. This is a visual-only inspection, we do not utilize destructive testing like a licensed termite inspector wood to uncover hidden damages. We cannot guarantee that all the members are in good condition and free of wood-destroying organisms. We highly recommend contacting a licensed termite inspector or qualified professional for further evaluation before the removal of contingencies.

DRAINAGE

SUBSURFACE DRAINAGE INSPECTION LIMITATION

We are unable to determine the condition and drainage quality of any subsurface drainage. An inspection is limited to the visible portions accessible at the time of the inspection, we cannot view the inside of a pipe. We recommend further evaluation by a licensed landscape contractor to ensure any drains function properly.



IRRIGATION SYSTEMS

SPRINKLER SYSTEM - NOT INSPECTED

Irrigation systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

ADDITIONAL DETACHED STRUCTURES ON PROPERTY

OUTBUILDINGS/SHEDS - NOT INSPECTED

Outbuildings and/or sheds are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement.

ADDITIONAL DETACHED STRUCTURES ON PROPERTY

ADDITIONAL DETACHED STRUCTURES - NOT INSPECTED

Additional detached structures are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

PONDS, WATERFALLS, FOUNTAINS

WATER FEATURES - NOT INSPECTED

Water feature systems are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

OUTDOOR KITCHEN, BBQ & FIREPLACES

OUTDOOR KITCHEN/BBQ/FIREPLACE - NOT INSPECTED

Outdoor kitchens, Bar-B-Que grills, fire pits, and fireplaces are not inspected, they are excluded from this standard home inspection as covered in your inspection agreement. While deficiencies may exist within these items, our company makes no representation of their condition in our reporting. These items should be evaluated by yourself or a qualified professional of your choosing before the removal of contingencies.

Findings

9.2.1 WALL CLADDING, TRIM AND FLASHING



Attention Items

GAPS - SIDING

Gaps were noted in the siding at one or more locations. This condition is conducive to pest and rodent intrusion and can allow for moisture intrusion and moisture-related damages to develop. These gaps should be sealed to prevent further moisture and/or pest intrusion. We recommend further evaluation by a licensed siding contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls of the siding is outside the scope of this standard home inspection.

Recommendation

Contact a qualified siding specialist.

9.2.2 WALL CLADDING, TRIM AND FLASHING



Safety Concerns

PAINT - FAILING, POSSIBLE LEAD PAINT

The paint on the siding and/or trim is failing in one or more locations. Recommend prep and paint as necessary at this time. **Note:** Due to the age of the home the paint may contain lead. Our company does not test for lead-based paints, but it was used for exterior/interior paint until being banned in 1978. Lead paint is known to be poisonous. Paint that is in good condition can typically be painted over, however, if the paint is chipping or flaking it should be removed by a licensed environmental contractor or qualified professional. We recommend further evaluation by a licensed painting contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls of the siding is outside the scope of this standard home inspection.

Recommendation

Contact a qualified environmental contractor

9.2.3 WALL CLADDING, TRIM AND FLASHING

**MOISTURE DAMAGED WOOD**

Moisture-damaged wood and/or evidence of possible wood-destroying organism activity was noted at one or more locations. We recommend further evaluation by a licensed siding contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind the walls of the siding is outside the scope of this standard home inspection.

Recommendation

Contact a qualified siding specialist.

9.2.4 WALL CLADDING, TRIM AND FLASHING

**WOOD DESTROYING ORGANISM ACTIVITY**

There appeared to be evidence of wood-destroying organism activity and/or moisture-damaged wood noted at the exterior siding in one or more locations. Given the nature of wood-destroying organisms, it is possible for them to be present in other parts of the home. Home inspectors are not licensed termite inspectors and are not qualified to determine the severity of any termite infestation.

For this reason, we recommend further evaluation by a licensed termite inspector before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified pest control specialist.

9.3.1 DOORS (Exterior)

**DOOR OFF HINGE AND DAMAGED**

EXAMPLE NOTED AT GARAGE

An exterior door was found off its hinge with visible damage. This condition was discovered during the exterior doors inspection. A door that is off its hinge creates a security concern and prevents proper closure and operation. The door should be rehung on its hinges and evaluated for damage repair or replacement by a qualified door contractor.

Recommendation

Contact a qualified door repair/installation contractor.

9.4.1 WINDOWS (Exterior)

**WINDOWS NEARING END OF USEFUL LIFE**

The windows appear to be approaching the end of their serviceable lifespan based on visual assessment during inspection. As windows age, they may experience reduced energy efficiency, seal degradation, and increased maintenance needs. A window contractor should evaluate the condition and discuss replacement options or repair strategies to maintain home performance.

Recommendation

Contact a qualified professional.

9.6.1 VEGETATION

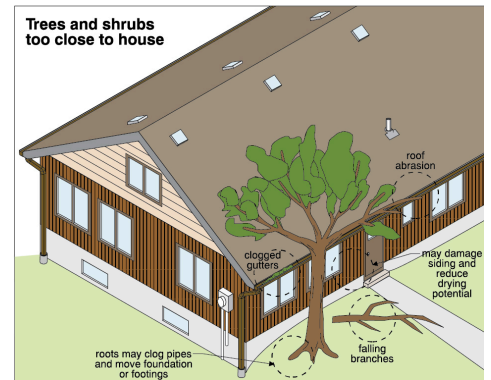
VEGETATION - TOO CLOSE TO BUILDING

Attention Items

Vegetation is growing too close to, and/or is in contact with, the exterior walls. This prevented full access and proper inspection of the entire exterior wall surfaces. This condition is also conducive to moisture-related issues, damage to the siding, and the attraction of wood-destroying organisms and pests, including but not limited to, rodents. We recommend further evaluation by a licensed landscaping contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified landscaping contractor



9.7.1 DRAINAGE

DRAINAGE - UNABLE TO DETERMINE IF FUNCTIONAL

Attention Items

The below-ground drain lines are present.

I am unable to determine if the drains will function properly.

I recommend further evaluation by a licensed landscaping contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified landscaping contractor

9.7.2 DRAINAGE

DRAINAGE - DRAIN BLOCKED

Attention Items

Blocked and/or damaged drain covers were noted at the exterior in one or more areas. This condition can prevent proper drainage and lead to moisture intrusion and/or damage to the structure. We recommend further evaluation by a licensed landscaping contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified landscaping contractor

9.8.1 HARDSCAPE, WALKWAYS & GRADING

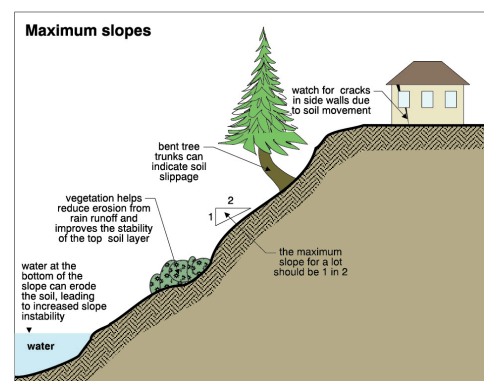
GRADING - HILLSIDE SETTING

Attention Items

This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of this standard home inspection. Home inspectors are generalists and not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the removal of contingencies.

Recommendation

Contact a qualified professional engineer



9.8.2 HARDSCAPE, WALKWAYS & GRADING

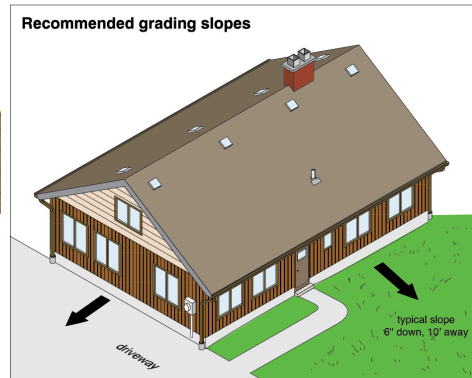
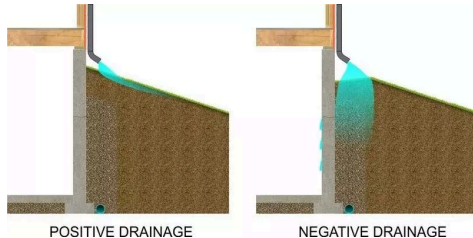
GRADING - NEGATIVE SLOPE IN GRADING

Attention Items

There is a negative slope in one or more areas of the hardscape. This condition can cause or contribute to water pooling and intrusion which can have a negative effect on the overall stability and longevity of this home, including but not limited to, its foundation. We recommend further evaluation by a licensed grading and drainage contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified grading contractor.



9.8.3 HARDSCAPE, WALKWAYS & GRADING

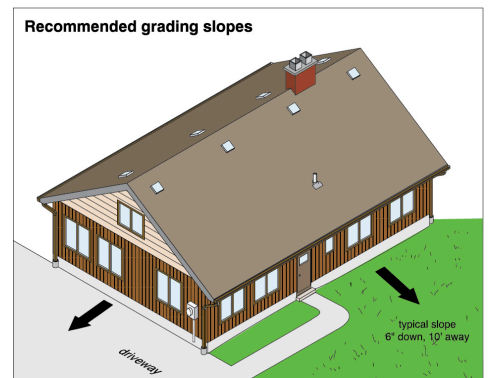
GRADING - STANDING WATER POSSIBILITY

Attention Items

The landscape appears to be at risk of standing water, it may require a trench or drain if water stands or puddles during or after heavy rain. We are unable to determine this due to the lack of heavy rain at the time of inspection. We recommend further evaluation by a licensed grading contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified grading contractor.



9.8.4 HARDSCAPE, WALKWAYS & GRADING

HARDSCAPE - TYPICAL SETTLEMENT CRACKS

Observation Items

Typical settlement cracks were noted in areas of the hardscape at one or more locations. We recommend further evaluation by a licensed concrete contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified concrete contractor.

9.8.5 HARDSCAPE, WALKWAYS & GRADING

CRACKED AND SETTLED CONCRETE STEPS

Attention Items

STEPS

Concrete steps displayed visible cracks and settlement during inspection. Cracked and settled concrete can worsen over time, creating trip hazards and potential water infiltration issues. A concrete contractor should evaluate the extent of damage and recommend repair or replacement options.

Recommendation

Contact a qualified concrete contractor.



Example Noted at the front porch

9.8.6 HARDSCAPE, WALKWAYS & GRADING

NON-COMPLIANT STEPS AND HANDRAILS

STEPS

Steps and handrails at the exterior of the home do not comply with current building standards. This may involve issues such as inadequate handrail height, insufficient graspability, improper step dimensions, or missing handrails where required. Non-compliant railings present a fall hazard and should be evaluated by a qualified professional to determine necessary modifications.

Recommendation

Contact a qualified general contractor.



9.10.1 DECKS & BALCONIES (ATTACHED)

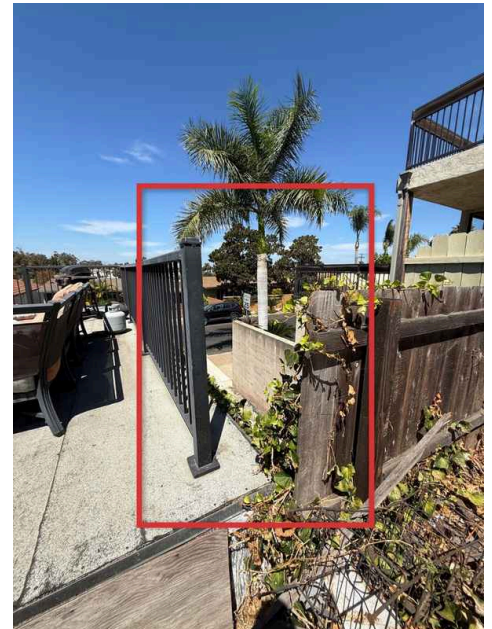
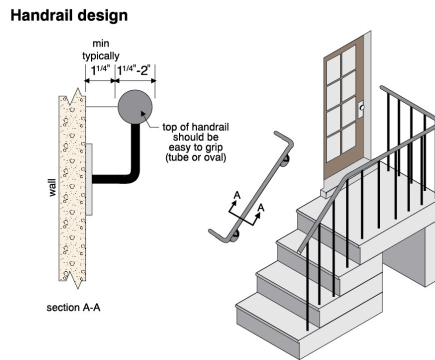
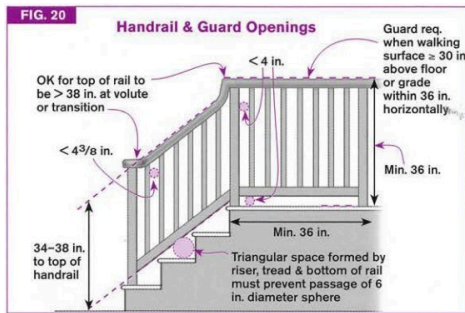
RAILS - MISSING HANDRAILS OR GUARDRAILS

A lack of adequate hand or guard railing was noted at one or more exterior locations. These areas may pose a potential for fall hazards. Recommend further evaluation by a licensed general contractor to determine any corrections necessary at this time for safety. We recommend further evaluation by a licensed deck contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified deck contractor.





9.11.1 FENCING AND GATES

FENCING - LEANING/DAMAGED



Attention Items

The fencing is leaning and/or damaged in one or more locations. The fencing is likely in need of repair or possible replacement. We recommend further evaluation by a licensed fencing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified fencing contractor

10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	STRUCTURAL GENERAL INFORMATION				X
10.2	FOUNDATIONS, CRAWL SPACES AND BASEMENTS	X			
10.3	POSTS, PIERS AND COLUMNS				X
10.4	FLOORS (Structural)				X
10.5	WALLS (Structural)				X
10.6	CEILINGS (Structural)	X			
10.7	ROOF & ATTIC (Structural)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Location of Crawlspace Entrance

Garage

Method Used to Observe Crawl Space

Limited Access, Crawled

Foundation

Post & Pier

Columns or Piers

Concrete Piers w/Wood Posts

Wall Structure

Wood

First Floor Structure

Wood Beams, Wood Joists

Subsequent Floor Structure

None

Ceiling Structure

4 Inches or Better

Roof Structure

Stick-Built

Roof Type

Flat, Low Slope

Limitations

STRUCTURAL GENERAL INFORMATION

STRUCTURAL INSPECTION LIMITATIONS

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

FOUNDATIONS, CRAWL SPACES AND BASEMENTS

LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS

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

FOUNDATIONS, CRAWL SPACES AND BASEMENTS

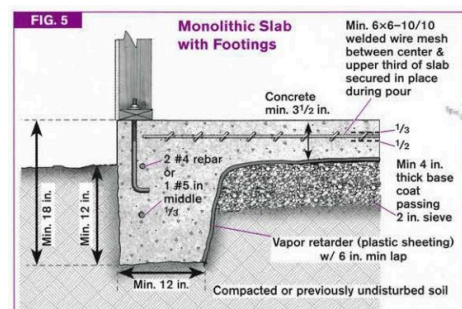
LACK OF RAIN - MOISTURE INTRUSION UNKNOWN

Due to the lack of heavy rain, we are unable to determine if water intrusion can or will occur.

FLOORS (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

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



WALLS (Structural)

WALL INSPECTION LIMITATIONS

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

CEILINGS (Structural)

CEILING INSPECTION LIMITATIONS

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

ROOF & ATTIC (Structural)

ATTIC NOT FULLY ACCESSIBLE

The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure, and other components. It is advisable to have this area further explored by a licensed roofing contractor prior to the removal of contingencies to determine if latent defects exist.

Findings

10.1.1 STRUCTURAL GENERAL INFORMATION

STRUCTURE & FOUNDATION - NEEDS FURTHER EVALUATION

Attention Items

The purpose of this inspection is to identify systems that should be further evaluated by licensed foundation contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist's further evaluation and is not intended to be technically exhaustive nor a substitute for a specialized inspection or further evaluation.

Due to a number of defects discovered during our inspection of this home's structural system, we recommend that this home's structural system be further evaluated by a licensed contractor before the removal of contingencies.

Recommendation

Contact a qualified professional.

10.3.1 POSTS, PIERS AND COLUMNS

POSTS & PIERS - NOT STRAPPED/BRACED

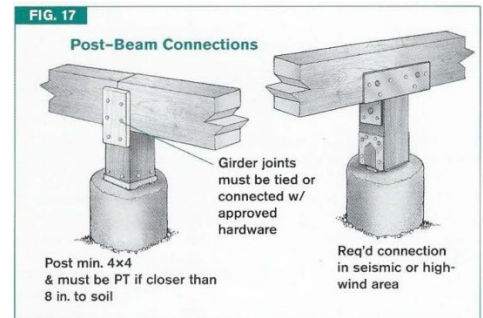
The post and piers are not strapped/braced. This may have been acceptable at the time of original construction but is no longer in keeping with today's standards. Adding metal straps to the posts and piers may improve the overall stability and longevity of this home's foundation. We recommend further evaluation by a licensed foundation contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a foundation contractor.



Attention Items



10.3.2 POSTS, PIERS AND COLUMNS

PIERS - EXCAVATED SOIL ADJACENT TO PIER

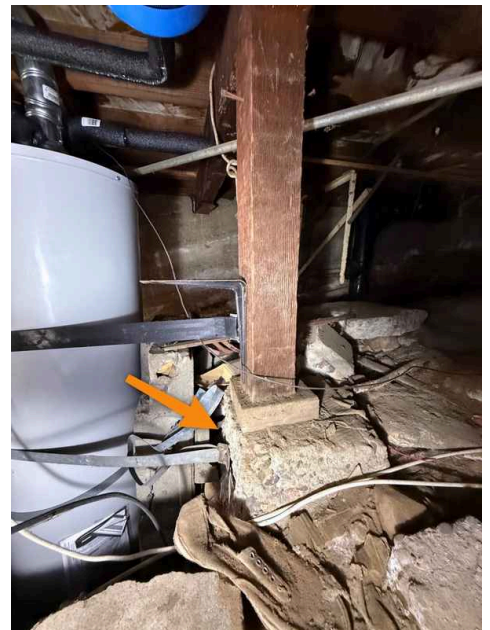
The soil has been excavated adjacent to, or below, one or more concrete piers. This condition compromises the cone of compression surrounding these piers and can lead to movement in the structure. We recommend further evaluation by a licensed foundation contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a foundation contractor.



Attention Items



10.3.3 POSTS, PIERS AND COLUMNS

PIERS - SPALLING/DETERIORATION

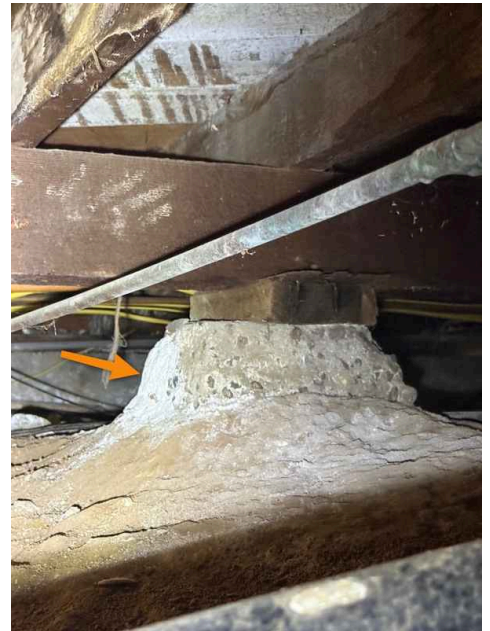


Attention Items

Spalling and/or deterioration noted at one or more concrete piers in the crawl space. Unable to determine the exact cause or extent of the issue. However, this condition is indicative of moisture intrusion into the crawl space. Moisture intrusion can cause damage to the structure and is conducive to the attraction of wood-destroying organisms and organic growths. We recommend further evaluation by a licensed foundation contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a foundation contractor.



Example Noted at CrawlSpace

10.4.1 FLOORS (Structural)

SLOPING FLOORS



The floor appears to be sloping at one or more locations. The exact evaluation is beyond the scope of our inspection. We recommend further evaluation by a licensed foundation contractor or a licensed structural engineer before the removal of contingencies to determine if any corrections are necessary at this time.

Recommendation

Contact a foundation contractor.

10.4.2 FLOORS (Structural)

SUBFLOOR - MOISTURE STAINS BELOW PLUMBING



Moisture stains and/or moisture damage were noted at the subfloor and/or floor framing below plumbing lines in one or more areas of the crawl space. This appeared to be due to plumbing leaks. Plumbing leaks cause moisture stains and moisture-related damages, and attract wood-destroying organisms. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



10.5.1 WALLS (Structural)

CRIPPLE WALL - NOT BRACED

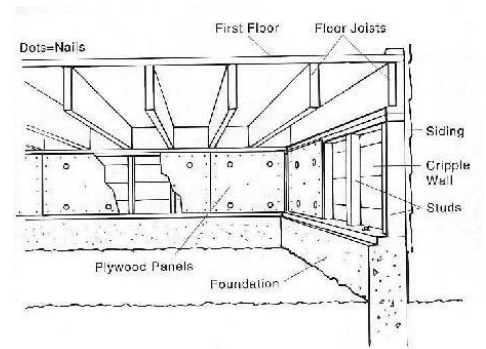
One or more cripple walls were unbraced in the crawl space. The cripple wall is the section of your home that rests right above the mud sill. Exterior wall coverings only may not be strong enough to resist the lateral forces of an earthquake. Bracing may be necessary to improve this home's resistance to seismic forces. We recommend further evaluation by a licensed general contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified general contractor.



Attention Items



11: HVAC

		IN	NI	NP	D
11.1	HVAC GENERAL	X			
11.2	HEATING EQUIPMENT				X
11.3	AUTOMATIC SAFETY CONTROLS			X	
11.4	FLUES FOR HEATING EQUIPMENT			X	
11.5	NORMAL OPERATING CONTROLS	X			
11.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
11.7	DISTRIBUTION SYSTEMS			X	
11.8	COOLING & AIR HANDLER EQUIPMENT				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Heating Systems (Excluding Wood)

Four

Heating Equipment Type

Mini Split

Heating Equipment Manufacturer

LENNOX

Heating Equipment Energy Source

Electric

Filter Type

None

Ductwork

None

Number of Air Conditioning Systems

Four

Cooling Equipment Type

Mini Split

Cooling Equipment Manufacturer

LENNOX

Swamp Cooler

None

HEATING EQUIPMENT: Picture of Heater(s)



AUTOMATIC SAFETY CONTROLS: Type

None

NORMAL OPERATING CONTROLS:	NORMAL OPERATING CONTROLS:	NORMAL OPERATING CONTROLS:
Type	Number of Thermostats	Thermostat Location(s)
Remote	Four	None
PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type	COOLING & AIR HANDLER EQUIPMENT: Picture of Condenser(s) & Air Handler(s)	
Mini-Split		



Limitations

HVAC GENERAL

HVAC INSPECTION LIMITATIONS

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

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

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: window-mounted or portable air conditioning units; swamp coolers. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

HVAC GENERAL

HVAC DISTRIBUTION SYSTEM LIMITATIONS

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

FLUES FOR HEATING EQUIPMENT

FLUE PIPES - NOT FULLY VISIBLE

The entire length of the flue pipe(s) cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, and/or other obstructions. The interiors of these flue pipes cannot be fully viewed by our company.

DISTRIBUTION SYSTEMS

GENERAL HVAC DUCTING LIMITATIONS

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

Heating and cooling ducts in an average California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The home you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit: www.energy.ca.gov/title24/changeout/

COOLING & AIR HANDLER EQUIPMENT

WINDOW A/C UNITS NOT INSPECTED

Window units are not tested or inspected as they are outside the scope of a standard home inspection. This is in accordance with the InterNACHI Standards of Practice set forth by the International Association of Certified Home Inspectors (InterNACHI). We advise asking the seller to demonstrate its operation to determine if any latent defects exist.

COOLING & AIR HANDLER EQUIPMENT

CONDENSATION DRAIN LINE - LIMITED REVIEW

Condensation drain lines can only be partially inspected, the entire span is never visible due to insulation, wall/floor coverings, and other finishes and/or obstructions. If you have any concerns about this we recommend further evaluation by a licensed HVAC contractor to determine if latent defects exist.

Findings

11.2.1 HEATING EQUIPMENT

THERMAL IMAGE SHOWING MINI SPLIT TURNED ON



Attached is an infrared picture confirming the mini split(s) turned on at the time of inspection. The mini split(s) appeared to turn on and produce heat at the time of inspection. Our inspection of this equipment is limited to verification of operation, and a visual inspection of the readily accessible portions of the condensing unit. Determining the life remaining is beyond the scope of a home inspection. You may wish to have this further explored by a licensed HVAC contractor before the removal of contingencies to determine if any corrections are necessary and if any latent defects exist.

Recommendation

Contact a qualified professional.



11.2.2 HEATING EQUIPMENT

FURNACE - INOPERABLE

EXAMPLE NOTED AT WALL HEATER

One or more furnaces were inoperable at the time of the inspection. Unable to determine the exact cause. Recommend asking the seller to demonstrate its function and have the unit further evaluated by a licensed HVAC contractor before the removal of contingencies to determine any repairs necessary at this time to ensure proper function.



Recommendation

Contact a qualified heating and cooling contractor

11.2.3 HEATING EQUIPMENT

WINDOW/WALL UNIT INOP

Attention Items

The window/wall unit did not appear to be functional at the time of the inspection. The circuit breaker to this unit was noted in the Off position. We are not allowed to restore power if power is turned off. Recommend further evaluation by a licensed, HVAC contractor or a qualified specialist who is Familiar with the units and repair as necessary.

Recommendation

Contact a qualified professional.

11.2.4 HEATING EQUIPMENT

ABANDONED FLOOR FURNACE

Attention Items

CRAWLSPACE

An abandoned floor furnace is present in the crawlspace. This non-functional heating equipment, along with its associated plumbing and flue pipes, should be professionally removed to eliminate potential safety hazards, prevent pest entry through abandoned openings, and restore usable crawlspace area. Contact a qualified HVAC professional or general contractor to assess and safely remove the abandoned system and seal any openings.

Recommendation

Contact a qualified heating and cooling contractor



11.8.1 COOLING & AIR HANDLER EQUIPMENT

THERMAL IMAGE SHOWING MINI SPLIT TURNED ON

Observation Items

Attached is an infrared picture confirming the mini split(s) turned on at the time of inspection. The mini split(s) appeared to turn on and produce cold air at the time of inspection. Our inspection of this equipment is limited to verification of operation, and a visual inspection of the readily accessible portions of the condensing unit. Determining the life remaining is beyond the scope of a home inspection. You may wish to have this further explored by a licensed HVAC contractor before the removal of contingencies to determine if any corrections are necessary and if any latent defects exist.

Recommendation

Contact a qualified professional.



12: FIREPLACES

		IN	NI	NP	D
12.1	FIREPLACE GENERAL				X
12.2	CHIMNEYS & FLUES				X
12.3	HEARTH	X			
12.4	WOOD FIREPLACES				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Fireplaces

One

Location of Fireplaces

Living Room

Types of Fireplaces

Conventional

Chimney (Exterior)

Stucco

Number of Woodstoves

None

Limitations

FIREPLACE GENERAL

FIREPLACE SYSTEM LIMITATIONS

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

CHIMNEYS & FLUES

CHIMNEY LINER - NOT INSPECTED

The liner was not fully inspected by our company. Also, black powder dust is expected and should be cleaned from the inner walls of the liner in order to properly inspect for cracks or loose sections. It is recommended to have a licensed chimney sweep clean and inspect for safety.

Findings

12.1.1 FIREPLACE GENERAL

MISSING CARBON MONOXIDE DETECTOR

 Safety Concerns

A carbon monoxide detector was missing from the same room as one or more gas-supplied or gas-fired fireplaces. Whenever gas is present, the potential for a gas leak is probable and proper steps should be taken to protect against deadly carbon monoxide gases. We recommend installing additional carbon monoxide detectors to comply with [current fire and safety standards](#) and regulations prior to occupying the home.

Recommendation

Contact a qualified professional.

12.1.2 FIREPLACE GENERAL

THE ENTIRE FIREPLACE SYSTEM NEEDS TO BE FURTHER EVALUATED

Safety Concerns

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist's further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist's inspection or further evaluation.

Due to a number of defects discovered during our inspection of this home's fireplaces, we recommend that this home's fireplace system be further evaluated by a licensed fireplace contractor before the removal of contingencies.

Recommendation

Contact a qualified fireplace contractor.

12.2.1 CHIMNEYS & FLUES

CLEAN AND INSPECT CHIMNEY

Attention Items

Recommend having the chimney/fireplace professionally cleaned and inspected by a licensed chimney sweep before attempting to use this fireplace.

Recommendation

Contact a qualified chimney sweep.

12.2.2 CHIMNEYS & FLUES

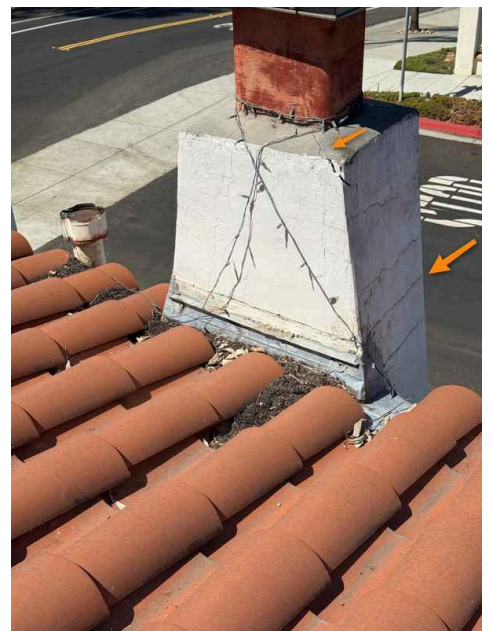
CHIMNEY - BRICK MULTIPLE CRACKS

Attention Items

Multiple cracked bricks/blocks were noted in one or more locations. This can be due to several causes, including but not limited to structural movement. We are unable to determine the exact cause. We recommend further evaluation by a licensed chimney repair contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified chimney contractor.



12.4.1 WOOD FIREPLACES

CLEAN FIREPLACE

Safety Concerns

The fireplace and/or chimney appeared to require professional cleaning before use. Recommend further evaluation by a licensed fireplace contractor to clean and repair as necessary at this time.

Recommendation

Contact a qualified fireplace contractor.

12.4.2 WOOD FIREPLACES



Safety Concerns

FIREPLACE - CRACKS/GAPS

Cracks and/or gaps noted at one or more areas of the fireplace. This can be a fire safety concern. Recommend further evaluation by a licensed fireplace contractor before the removal of contingencies to determine any repairs necessary at this time for safety.

Recommendation

Contact a qualified fireplace contractor.

STANDARDS OF PRACTICE
