



CALI INSPECT
+18588886202
matt@caliinspect.com
<http://www.caliinspect.com>



RESIDENTIAL INSPECTION

9092 Terrace Dr
La Mesa, CA 91941

Steve Presley & Felice Presley
08/14/2026



Inspector

Matt Rasmussen

InterNACHI Certified Master Inspector CMI
Certified Pool and Spa Inspector Certified
Mold Inspector
+18588886202
matt@caliinspect.com



Agent

Richard Woods

Woods Real Estate Services
619-347-9866
richtwoods@gmail.com

TABLE OF CONTENTS

1: Inspection Details	9
2: Service Disconnects	11
3: Built-in Appliances	12
4: Plumbing	15
5: Electrical	19
6: Interior	24
7: Garage	25
8: Attic, Insulation & Ventilation	27
9: Roof	28
10: Exterior	31
11: Foundation & Structure	35
12: Heating	39
13: Cooling	40
14: Fireplace and Chimney	42
15: General Photos	43

Thank you for choosing Cali Inspect! We appreciate your business and take pride in serving you! We appreciate the trust you have placed in us during the very important home buying process. Please take time to review the entire inspection report. We put a lot of pride and effort into every inspection as it is important for us to satisfy every customer/client. We want you to take as much information away from this process as possible. Please reach out to us at anytime with any questions regarding this report at your earliest convenience so we can assist you. Good Luck!

www.CaliInspect.com

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Cali Inspect** and the **Client(s)** who's name appears in the Inspection Details Section of this report labeled **Client**.

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

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Cali Inspect. 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've a new inspection performed to protect their interests.

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

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls and not forced or modified to work. Those components or systems that are found not to work at the 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 can not know what expense would be considered significant by the Client, as everybody's budget threshold is different. It is therefore the clients 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 vested interest and particularly those who attempt to alarm you or denigrate others.

We feel everything in this inspection report is significant. Especially the items marked "Annotation" (A). We can not assume liability for an item, system or component the clients did not feel was significant at the time of inspection but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have the entire system further evaluated by a licensed specialist in that field before the end of you contingency period. These licensed specialists may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. Paying Cali Inspect for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph/header.

SCOPE OF WORK

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

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

We evaluate conditions, systems or components and report on their condition, which does not mean 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, 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, comment on termite, dry-rot or fungus but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialists before the close of escrow.

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

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

Definitions of Comments

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

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

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

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

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

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

Observation Item, Attention Item or Safety Concern

Definition of Annotation Item

Observation Item = May include one of the following conditions:

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

Attention Item = May include one of the following conditions:

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

Safety Concern = May include the following conditions:

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

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

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

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



ITEMS INSPECTED



OBSERVATION ITEM



ATTENTION ITEM



SAFETY CONCERNS

- ⊖ 2.1.1 Service Disconnects - Main Water Shut-Off: Gate Valve
- ⊖ 2.1.2 Service Disconnects - Main Water Shut-Off: 1/2" Main Supply
- ⚠ 3.2.1 Built-in Appliances - Range/Oven/Cooktop: Anti-Tip Bracket Missing
- 🔧 3.8.1 Built-in Appliances - Washer/Dryer Not Inspected: Missing Leak Pan
- ⊖ 4.1.1 Plumbing - Water Supply and Distribution Systems : Piping Not Secure
- ⊖ 4.1.2 Plumbing - Water Supply and Distribution Systems : Underground Plumbing
- ⊖ 4.2.1 Plumbing - Fixtures and Connected Devices: Abandoned Plumbing
- ⊖ 4.4.1 Plumbing - Drain, Waste, & Vent Systems: Cast Iron Present
- 🔧 4.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank
- ⊖ 4.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Aged
- ⊖ 4.5.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion
- ⊖ 4.8.1 Plumbing - Water Pressure: Unable to Locate
- 🔧 5.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: New Panel(s)
- ⊖ 5.2.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed Romex
- ⊖ 5.2.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Original/Older Wiring
- 🔧 5.2.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Rewire
- 🔧 5.3.1 Electrical - Lighting Fixtures, Switches & Receptacles: Poor Outlet Coverage
- ⊖ 5.3.2 Electrical - Lighting Fixtures, Switches & Receptacles: Fan Rocks
- 🔧 5.4.1 Electrical - GFCI & AFCI: No AFCI
- ⊖ 5.7.1 Electrical - Polarity of Outlets: Ungrounded Outlet(s)
- ⚠ 5.9.1 Electrical - Service Entrance Conductors: Poor Clearance/Connections
- ⊖ 6.3.1 Interior - Windows: Failed Seal/Fogging
- ⊖ 6.3.2 Interior - Windows: Service
- 🔧 6.3.3 Interior - Windows: Missing Screen(s)
- 🔧 6.3.4 Interior - Windows: Low Window
- ⊖ 7.4.1 Garage - Ceiling: Moisture Staining
- ⊖ 7.5.1 Garage - Floor: Settling/Movement
- ⊖ 7.6.1 Garage - Walls & Firewalls: Moisture Staining
- ⊖ 8.2.1 Attic, Insulation & Ventilation - Attic Insulation: Walls/Floor Not Insulated
- ⊖ 8.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Dryer Vent

- 🔧 8.5.1 Attic, Insulation & Ventilation - Attic: Pull Down Ladder
- ⊖ 9.1.1 Roof - Coverings: Trees/Vegetation
- ⊖ 9.1.2 Roof - Coverings: Aged/Worn Areas
- ⊖ 9.1.3 Roof - Coverings: Previous Repairs
- ⊖ 9.2.1 Roof - Roof Drainage Systems: Gutters Not Complete
- ⊖ 9.3.1 Roof - Flashings, Skylights & Other Penetrations: Improper Roof Penetrations
- ⚠️ 10.4.1 Exterior - Decks, Balconies, Porches & Steps: Missing Handrail(s)
- ⊖ 10.4.2 Exterior - Decks, Balconies, Porches & Steps: Wood Destroying Organisms
- ⊖ 10.4.3 Exterior - Decks, Balconies, Porches & Steps: Baluster Spacing
- ⊖ 10.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Low Areas/Poor Drainage
- 🔧 10.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Sub-Surface Drains
- ⊖ 10.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Movement/Damage at Hardscape
- ⊖ 10.6.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Cracks In Hardscape
- ⊖ 10.7.1 Exterior - Fencing & Gates: Damage at Fencing
- ⊖ 10.7.2 Exterior - Fencing & Gates: Wood Destroying Organisms
- ⊖ 11.1.1 Foundation & Structure - Foundation: Spalling/Deterioration
- ⊖ 11.1.2 Foundation & Structure - Foundation: Below Grade Structure
- ⊖ 11.1.3 Foundation & Structure - Foundation: Efflorescence
- ⊖ 11.2.1 Foundation & Structure - Floor Structure: Moisture Staining
- ⊖ 11.4.1 Foundation & Structure - Roof Structure & Attic: Modifications
- ⊖ 11.5.1 Foundation & Structure - Post and Piers: Seismic Retrofitting Incomplete
- ⊖ 11.5.2 Foundation & Structure - Post and Piers: Shifted
- ⊖ 11.5.3 Foundation & Structure - Post and Piers: Undermined
- ⊖ 12.1.1 Heating - Equipment: Heater Functional
- ⊖ 12.1.2 Heating - Equipment: Combustible Blocking
- ⊖ 13.1.1 Cooling - Cooling Equipment: A/C Aged/Operable
- ⊖ 13.1.2 Cooling - Cooling Equipment: Not Secure
- ⊖ 13.1.3 Cooling - Cooling Equipment: Missing Leak Pan
- ⊖ 14.1.1 Fireplace and Chimney - Vents, Flues & Chimneys: Chimney Creosote
- ⊖ 14.1.2 Fireplace and Chimney - Vents, Flues & Chimneys: Damper Inoperable/Damaged

1: INSPECTION DETAILS

Information

In Attendance

Listing Agent, Seller(s)

Type of Building

Single Family

Year Built

1949

Number of Levels

Weather Conditions

2

Sunny

**Outside Temperature
(Approximate)**

78 Degrees

Occupancy

Occupied

Limitations

General

OCCUPIED: YES

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

General

LEAD PAINT AND ASBESTOS

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

General

ADDITIONS/MODIFICATIONS

Additions/modifications have been made to this property. Confirming the presence of permits (or lack of) is beyond the scope of this home inspection. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable. Latent defects could exist.

General

PRE-LISTING INSPECTION

This inspection was performed for the homeowner selling this home and was inspected according to the standards of practice. The comments made in this report were based on the condition of the home at 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 company/inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this report ages, the condition of the home and its components can change.

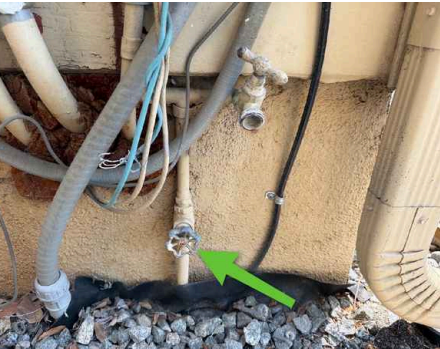
2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off				X
2.2	Main Gas Shut-Off	X			
2.3	Main Electric Shut-Off	X			

IN = InspectedNI = Not InspectedNP = Not PresentA = Annotation

Information

Main Water Shut-Off: Main Water Shut-Off Location	Main Gas Shut-Off: Main Gas Shut-Off Location	Main Electric Shut-Off: Main Panel Location
Left Side of the Building	Left Side of the Building	Left Exterior



Front Left Exterior



Front Left Exterior



Front Left Exterior Main Panel

Main Water Shut-Off: Shut-Off Information

The water service can shut-off at the Main Water Shut-Off Valve listed above. It is advised that the disconnect only be operated by the service provider or a Licensed Plumbing Contractor unless an emergency situation does not permit this.

Main Gas Shut-Off: Shut-Off Information

The main gas shut-off valve can be operated using an approved emergency shut-off wrench. A wrench/tool is typically needed to operate this valve. It is advised that the valve oil;y be operated by the service provider unless an emergency situation does not permit this.

Main Electric Shut-Off: Sub-Panel Location(s)

Garage, Laundry Room



Laundry Area Sub-Panel



Garage Sub-Panel

Main Electric Shut-Off: Shut-Off Information

The main electrical service can be shut-off at the Main Service Entrance listed at the location above. Each electrical panel is different but most panels have a clearly labeled "Main Shut Off" or "Service Disconnect". The breakers can be operated under emergency conditions. It is advised you consult a licensed electrical contractor or service provider for assistance if not operating in an emergency situation.

Deficiencies

2.1.1 Main Water Shut-Off

GATE VALVE

The main water shut-off appears to be equipped with an older style gate-valve. Gate-valves are known to be less effective than a newer style ball-valve. Recommend contacting a licensed plumbing contractor for replacement as needed.



Attention Item



Front Left Exterior

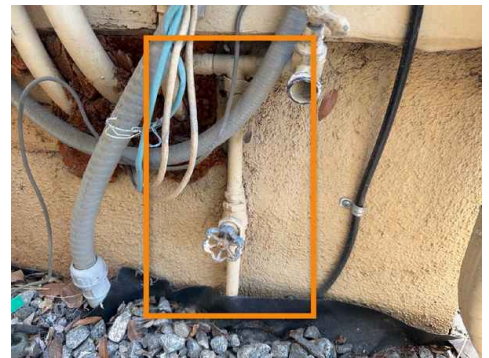
2.1.2 Main Water Shut-Off

1/2" MAIN SUPPLY

The main water supply appeared to be undersized. The water line entering the home was 1/2". This was considered standard at the time the home was built but may no longer be acceptable for modern uses. Recommend upgrading as needed by a licensed plumbing contractor.



Attention Item



Front Left Exterior

3: BUILT-IN APPLIANCES

Information

Dishwasher Manufacturer

Samsung

Range Manufacturer/Type

-Gas-, Kenmore

Exhaust/Range Hood Manufacturer/Type

-Vented-, HAUSLANE



Disposal Manufacturer
American Standard



Built-In Microwave
NONE



Oven Manufacturer/Type
-Gas-, Kenmore



Range/Oven/Cooktop: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation.



Home Warranty

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

Limitations

General

BUILT-IN APPLIANCE LIMITATIONS

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

General

APPLIANCES NOT MOVED

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

Refrigerator Not Inspected

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are not considered "built-in" and are outside the scope of a standard home inspection.

Washer/Dryer Not Inspected

WASHER/DRYER NOT INSPECTED

Washer and dryer were not tested nor inspected. These appliances are not considered "built-in" and are outside the scope of a standard home inspection.

Deficiencies

3.2.1 Range/Oven/Cooktop



Safety Concerns

ANTI-TIP BRACKET MISSING

Range was not fastened to the floor with an anti-tip bracket. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



3.8.1 Washer/Dryer Not Inspected



Observation Item

MISSING LEAK PAN

The washing machine did not have a leak pan installed. Recommend installing a leak pan if possible, otherwise a leak detection device can be helpful when a leak pan is not possible.

4: PLUMBING

Information

Water Source Public	Plumbing Supply Copper	Plumbing Distribution Copper, Partially Visible
Washer Drain Size 2" Diameter	Plumbing Waste ABS, Cast Iron, PVC, Partially Visible	Water Heater Fuel Source Natural Gas
Water Heater Flue Pipe Material None	Capacity of Water Heater Tankless	Year Water Heater Was Made 2005
Manufacturer of Water Heater Noritz	Water Pressure 75-80 psi, ADEQUATE	Gas Distribution Piping Rigid Iron Pipe, Partially Visible



Drain, Waste, & Vent Systems:
Cleanout Location
Crawlspace



Hot Water Systems, Controls, Flues & Vents: Location
Left Exterior

Hot Water Systems, Controls, Flues & Vents: Thermal Image Showing Operation

Thermal image showing hot water being produced by the water heater.



Hot Water Systems, Controls, Flues & Vents: Picture Of Water Heater

Water Pressure: Water Pressure Normal

Water pressure was noted within normal operation parameters.



Plumbing-General

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

Plumbing General Info

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture related issues and plumbing related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report PRIOR TO THE REMOVAL OF YOUR CONTINGENCIES. If there are any questions regarding the statements made in this report, please do not hesitate to contact Cali Inspect for clarification.

Limitations

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, can not be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (such as vacant homes 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 mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspections or repairs as it relates to the comments in this report.

Water Supply and Distribution Systems

GENERAL PLUMBING LIMITATIONS

Please note: Due to wall/floor coverings, insulation, HVAC ducting, buried lines or other obstruction, it was not possible to observe the entire water supply and distributions 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 end of your contingency period to determine if latent defects exist.

Tub/Shower Fixtures

DRAIN OVERFLOW INFORMATION

The drain overflow cover appeared to be installed properly at the time of inspection. However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. Recommend further evaluation by a licensed plumber.

Gas Distribution/Items

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

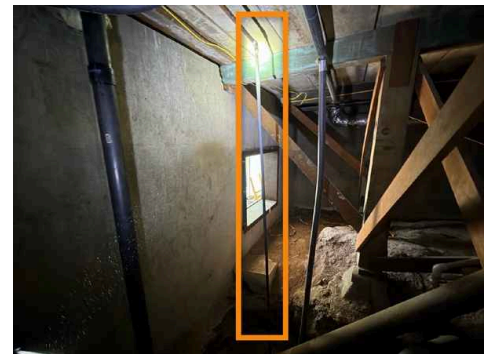
Please note: Due to wall coverings, insulation, HVAC duct work, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply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

Deficiencies

4.1.1 Water Supply and Distribution Systems

PIPING NOT SECURE

Portions of the plumbing distribution system were not properly secured. This condition can promote damage and possible leaks. Advise consulting a licensed plumbing contractor for necessary repairs.



Crawlspace

4.1.2 Water Supply and Distribution Systems

UNDERGROUND PLUMBING

Portions of the piping appear to be routed below grade without adequate weather sleeving. This condition may promote damage and leaks. Recommend further evaluation by a licensed plumbing contractor as necessary.



Attention Item



Crawlspace

4.2.1 Fixtures and Connected Devices

ABANDONED PLUMBING

Abandoned plumbing noted at one or more locations. Recommend asking sellers about this and have properly removed by a licensed plumbing contractor.



Attention Item



Downstairs

4.4.1 Drain, Waste, & Vent Systems

CAST IRON PRESENT

Some of the drain lines are older cast iron lines. These lines are known to rust from the inside and fail. The life remaining can only be determined by a plumber using a video scope. This is especially important to determine the condition of the main drain line between the house and the street. I recommend a video scope be performed by a licensed plumber.



Attention Item



Crawlspace



Crawlspace

4.5.1 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.



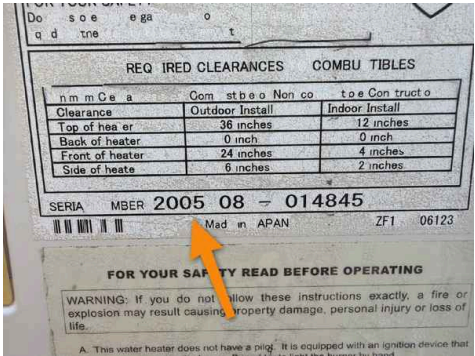
Observation Item

4.5.2 Hot Water Systems, Controls, Flues & Vents

AGED

Water heater appeared to be near or past the end of its expected life. Recommend monitoring or replace for preventative measures by a licensed plumbing contractor.

Attention Item



2005 MFD

4.5.3 Hot Water Systems, Controls, Flues & Vents

CORROSION

Corrosion was noted at the shut-off and/or fittings. Recommend a qualified plumber evaluate for repair/replacement.

Attention Item



4.8.1 Water Pressure

UNABLE TO LOCATE

A pressure regulator was not found. If no pressure regulator is installed, a pressure surge in the water supply could adversely affect your plumbing system and possibly lead to leaks. We recommend having a pressure regulator installed by a licensed plumber.

Attention Item

5: ELECTRICAL

Information

Electrical Service Conductors Overhead Service	Panel Type Breakers	Panel Capacity 200 AMP
Panel Manufacturer EATON	Branch Wires 15 and 20 AMP Copper	Wiring Methods Romex, Conduit
Exterior Lighting Control Standard Switched, Undetermined	Smoke Detectors: Smoke Detectors Installed Smoke detectors were installed and functional at all required locations.	Service Entrance Conductors: Electrical Service Conductors Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel



Main Panel

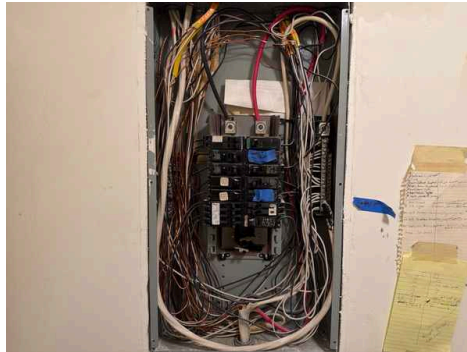


Main Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel



Laundry Area Sub-Panel



Laundry Area Sub-Panel



Garage Sub-Panel



Garage Sub-Panel

Carbon Monoxide Detectors: Carbon Monoxide Installed

Carbon Monoxide detector(s) were present and functional at required locations.

Limitations

Styles and Materials

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported upon 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/items not accessible (behind the refrigerator or furniture for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspections or repair issues as it relates to the comments in this inspection report.

Branch Wiring Circuits, Breakers & Fuses

LIMITED

A majority of the branch circuits wiring was concealed. The inspection includes only the visible components of the wiring system.

Lighting Fixtures, Switches & Receptacles

SENSOR/LANDSCAPE LIGHTS NOT TESTED

Sensor light(s) and landscape lighting noted installed. We are unable to determine the function of any sensor and/or landscape lights. Recommend verification of operation.

Solar Not Inspected

SOLAR NOT INSPECTED

Solar noted present. We did not inspect the solar system or any of its components as it is out side the scope of this home inspection.

**Deficiencies**5.1.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

Observation Item

NEW PANEL(S)

One or more electrical panels appeared to be recently installed. This usually requires permits. Recommend asking the seller for documentation showing the panels were installed by a licensed electrician. If documentation cannot be produced, we recommend having the panel(s) evaluated by a licensed electrical contractor to determine if latent defects exist.



Main Panel

5.2.1 Branch Wiring Circuits, Breakers & Fuses



Attention Item

EXPOSED ROMEX

Exposed/unprotected romex(wiring) noted at one or more locations. This wiring should be in a conduit or protected. Recommend evaluation by a licensed electrical contractor.



Garage Various Locations

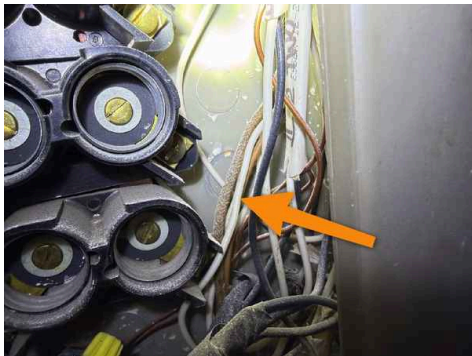
5.2.2 Branch Wiring Circuits, Breakers & Fuses



Attention Item

ORIGINAL/OLDER WIRING

Portions of the original or older cloth coated wiring noted in use. We recommend having a safety check be performed of the entire electrical system by a licensed electrical contractor to determine if any repairs are needed and for safety.



Hallway Closet



Garage

5.2.3 Branch Wiring Circuits, Breakers & Fuses



Observation Item

REWIRE

Portions of the wiring visible in the home was not original. Appears to have been partially rewired. Unable to determine if all wiring has been replaced due to obstructions. Recommend asking the seller for documentation and have further evaluations by a licensed electrical contractor to determine the full scope of replacement and if latent defects exist.

5.3.1 Lighting Fixtures, Switches & Receptacles



Observation Item

POOR OUTLET COVERAGE

VARIOUS LOCATIONS

Poor outlet coverage noted in the home. This may have been acceptable when the home was built. Recommend adding outlets as needed.

5.3.2 Lighting Fixtures, Switches & Receptacles



Attention Item

FAN ROCKS

One or more fan(s) appeared to rock while in motion. Recommend balancing to ensure proper function and for safety.



Primary Bedroom

5.4.1 GFCI & AFCI



Observation Item

NO AFCI

No AFCI protection was present. AFCI breakers protect individual circuits and is considered a newer requirement. Recommend contacting a licensed electrical contractor as desired.

5.7.1 Polarity of Outlets

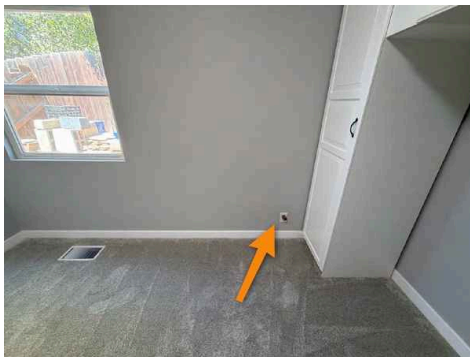


Attention Item

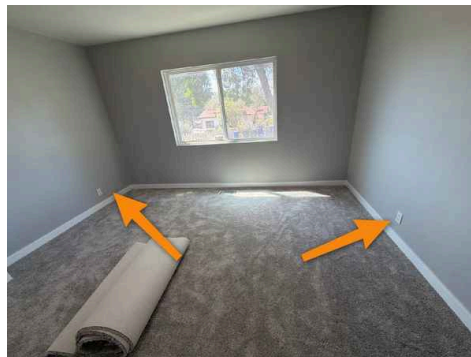
UNGROUNDED OUTLET(S)

VARIOUS LOCATIONS

One or more outlet(s) did not appear to be grounded. Recommend further evaluation by a licensed electrical contractor to determine repairs needed at this time.



3rd Bedroom



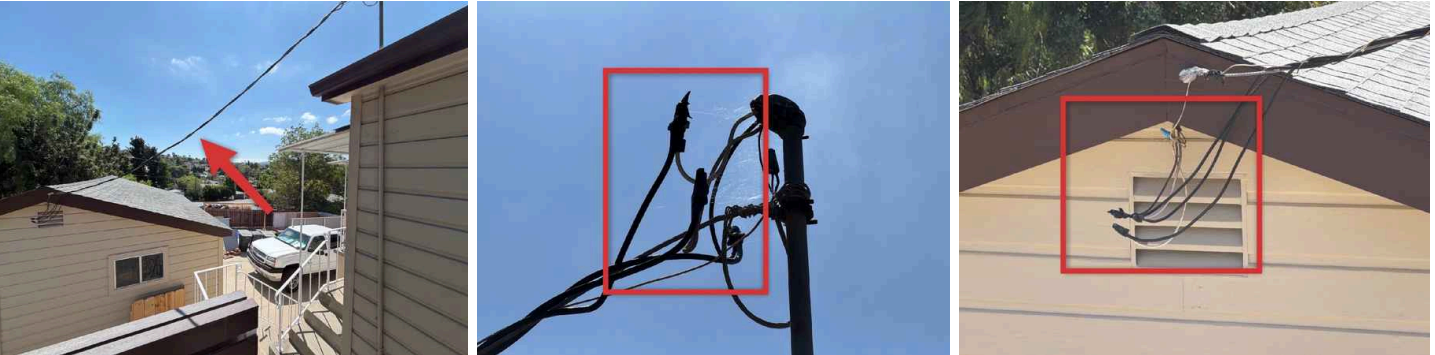
4th Bedroom

5.9.1 Service Entrance Conductors

 Safety Concerns

POOR CLEARANCE/CONNECTIONS

Garage electric overhead feed wires appeared too low, not giving enough clearance above the deck. Exposed/unprotected splicing is present. Recommend further evaluation by a licensed electrician to determine if upgrades or repairs are needed at this time and to prevent possible safety related concerns.



Garage Feed

6: INTERIOR

Information

Cabinetry Laminate, Wood	Ceiling Material Plaster, Drywall	Floor Coverings Hardwood, Tile, Vinyl
Wall Material Drywall, Plaster	Countertop Material Quartz	Window Type Double Pane, Vinyl

Limitations

Windows

DUAL PANE

Dual pane windows noted installed. These windows are known to have “fogging” and can be very hard to detect due to being dirty. We look for any issues with these windows including “fogging” but it doesn’t guarantee we can detect all “fogged” windows.

Deficiencies

6.3.1 Windows

FAILED SEAL/FOGGING

VARIOUS LOCATIONS

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate as needed.



Attention Item



Dining Room



Family Room

6.3.2 Windows

SERVICE

ALL WINDOWS

One or more windows appear to need general servicing. Recommend a window professional service and evaluate all windows to ensure proper function.



Attention Item

6.3.3 Windows

MISSING SCREEN(S)

VARIOUS LOCATIONS

Missing screen(s) noted. Recommend replacing.



Observation Item

6.3.4 Windows

LOW WINDOW

Low window noted in the shower. This was most likely acceptable at the time of construction, however it can lead to moisture related issues. Recommend keeping the window sealed in the enclosure to prevent moisture from escaping beyond the surface/walls.



Observation Item



Primary Bathroom

7: GARAGE

Information

Styles and Materials: Material	Styles and Materials: Type
Metal	Manual

Limitations

General

OCCUPANTS BELONGINGS/OBSTRUCTIONS

Due the occupants belongings and/or other obstructions, not all areas of the garage were visible. Recommend further evaluation when visible.

Deficiencies

7.4.1 Ceiling

MOISTURE STAINING

VARIOUS LOCATIONS

Moisture staining noted at the garage ceiling. Unable to determine exact cause. Area appeared dry at the time of inspection. Recommend further evaluation by a licensed roofing contractor to determine if corrections are needed at this time.

Attention Item



7.5.1 Floor

SETTLING/MOVEMENT

 Attention Item

Garage floor shows signs of settling in the soil beneath the slab. Recommend a structural engineer evaluate for potential repairs.



7.6.1 Walls & Firewalls

MOISTURE STAINING

 Attention Item

VARIOUS LOCATIONS

Moisture staining noted at one ore more locations in the garage. This an indication of previous possible leaks or moisture intrusion. Unable to determine the cause. Recommend asking the seller about this and have further evaluations as needed by a licensed restoration contractor.



8: ATTIC, INSULATION & VENTILATION

Information

Styles and Materials: Dryer Power Source Gas	Styles and Materials: Dryer Vent Metal (Flex)	Styles and Materials: Exhaust Fans Window, Exhaust Fan
Styles and Materials: Roof Ventilation Type Gable Vents, Soffit Vents	Styles and Materials: Flooring Insulation None	
Styles and Materials: Attic Insulation Type Batt, Blown, Cellulose, Fiberglass		



Limitations

Attic

LIMITED

Due to insulation, HVAC equipment/ducting, possible rodent activity and other possible obstructions, not all areas of the attic were visible.

Deficiencies

8.2.1 Attic Insulation

WALLS/FLOOR NOT INSULATED



Attention Item

The exterior walls and floor did not appear to be fully insulated. This can affect the thermal efficiency of the home. This was most likely standard when the home was built. Recommend installing insulation as needed.

8.4.1 Exhaust Systems

DRYER VENT



Attention Item

Recommend cleaning and servicing the dryer vent upon moving into the home prior to use.

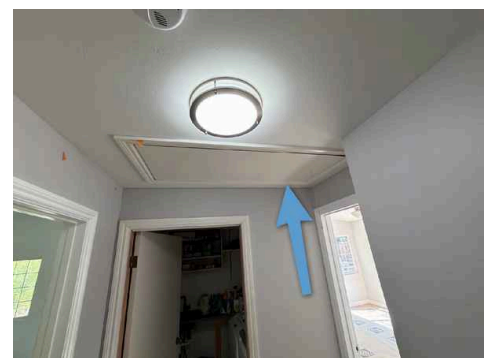
8.5.1 Attic

PULL DOWN LADDER



Observation Item

Pull down ladder for attic present. These ladders are known to be problematic if not properly installed.



Shared Bathroom Hallway

9: ROOF

Information

Roof Material	Inspection Method	Roof Type/Style
Composite Shingle	Walked Roof	Gable

Limitations

General

UNDERLAYMENT NOT VISIBLE

The underlayment of the roof coverings is not visible. Unable to determine the condition. Recommend having the roof evaluated to determine if latent defects exist.

Deficiencies

9.1.1 Coverings

Attention Item

TREES/VEGETATION

Trees/Vegetation noted in contact or overhanging the roof. This can lead to possible pest activity, conceal defects and hold moisture in these areas. recommend clearing of all vegetation that can be problematic to the roof components.



Rear Left

9.1.2 Coverings

AGED/WORN AREAS

Portions of the roof appeared to be approaching or beyond its expected service life. Recommend further evaluation by a licensed roofing contractor to determine if repairs or possible replacement are needed at this time.



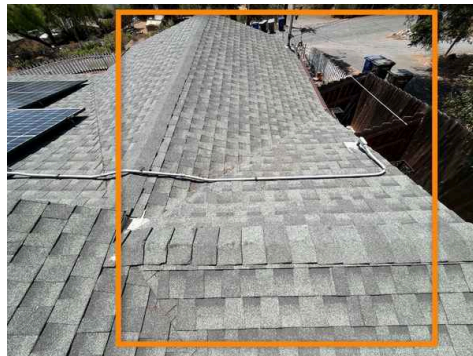
Front Right



Rear



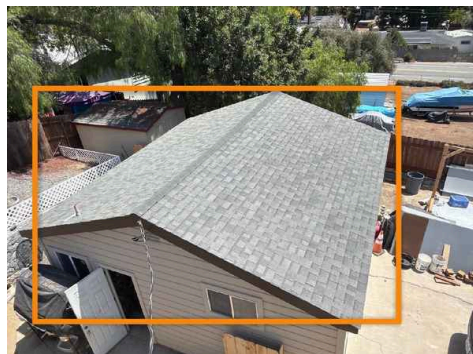
Front Left



9.1.3 Coverings

PREVIOUS REPAIRS

Previous repairs noted at portions of the roof. Recommend asking the seller about this and have further evaluations by a licensed roofing contractor.



Garage

9.2.1 Roof Drainage Systems

GUTTERS NOT COMPLETE

GARAGE

There was not a full system of gutters installed. Gutters are recommended because they collect rain water from the roof and direct it away form the building, preventing moisture related issues. Recommend adding gutters as needed.

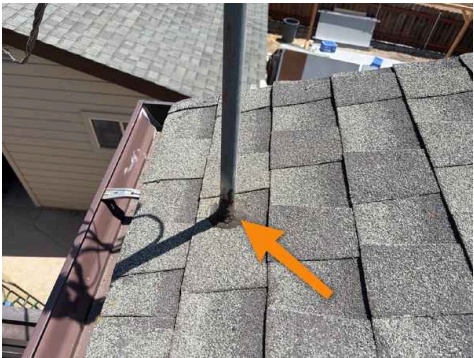
 Attention Item

9.3.1 Flashings, Skylights & Other Penetrations

IMPROPER ROOF PENETRATIONS

Improper roof penetrations noted at various locations of the roof. These penetrations are missing flashings which can lead to moisture intrusion. Recommend repair by a licensed roofing contractor.

 Attention Item



Rear Right

10: EXTERIOR

		IN	NI	NP	A
10.1	General	X			
10.2	Siding, Flashing & Trim	X			
10.3	Exterior Doors	X			
10.4	Decks, Balconies, Porches & Steps				X
10.5	Eaves, Soffits & Fascia	X			
10.6	Vegetation, Grading, Drainage & Retaining Walls				X
10.7	Fencing & Gates				X
10.8	Irrigation Not Inspected		X		

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

Information

General: Appurtenance

Sidewalk, Deck with Steps

General: Driveway Material

Concrete

General: Exterior Entry Door

Wood, Glass, Composite

General: Siding Material

Wood, Composite, Wood Trim

Irrigation Not Inspected: Irrigation Not Inspected

We do not inspect the irrigation system as part of this home inspection. Recommend verification of operation or have inspections by a licensed landscaping contractor as needed.

Limitations

General

SHEDS/DETACHED STRUCTURE

Sheds and/or detached structures noted present at the property. We do not inspect sheds or detached structures and they are in no way included in this inspection.

Decks, Balconies, Porches & Steps

NOT VISIBLE

Portions of the deck/structure were not visible. Recommend further evaluation as needed to ensure latent defects don't exist.

**Deficiencies**

10.4.1 Decks, Balconies, Porches & Steps

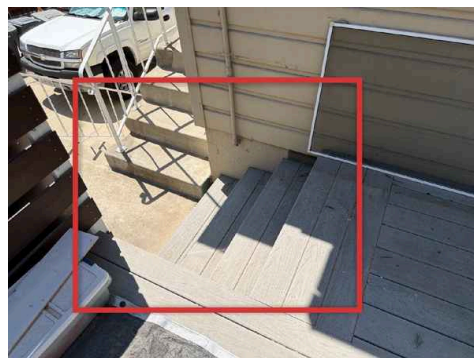
MISSING HANDRAIL(S)

VARIOUS LOCATIONS

Missing handrails/guardrails noted at one or more locations of the exterior. Recommend adding handrails and guardrails for safety at all steps and steep drop offs.



Front Exterior



Laundry Rear Right

10.4.2 Decks, Balconies, Porches & Steps

WOOD DESTROYING ORGANISMS

Evidence of possible wood destroying organisms and/or moisture damage noted at one or more locations. Recommend further evaluation by a license termite company to determine all repairs needed at this time.



Attention Item



Front Exterior

10.4.3 Decks, Balconies, Porches & Steps

BALUSTER SPACING

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety.



Attention Item



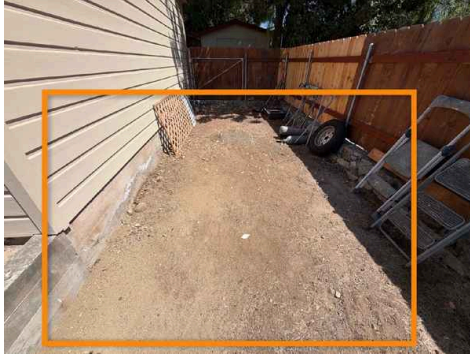
Right Exterior

10.6.1 Vegetation, Grading, Drainage & Retaining Walls

LOW AREAS/POOR DRAINAGE

VARIOUS LOCATIONS EXTERIOR

Low areas and/or poor drainage noted at one or more locations at the exterior. This can create issues with moisture intrusion and possible structural damage. Recommend further evaluation by a licensed grading and drainage contractor to determine necessary repairs to ensure proper drainage.



Right Exterior Garage



Garage Exterior Area



Rear Exterior



Left Exterior

10.6.2 Vegetation, Grading, Drainage & Retaining Walls

SUB-SURFACE DRAINS

VARIOUS LOCATIONS

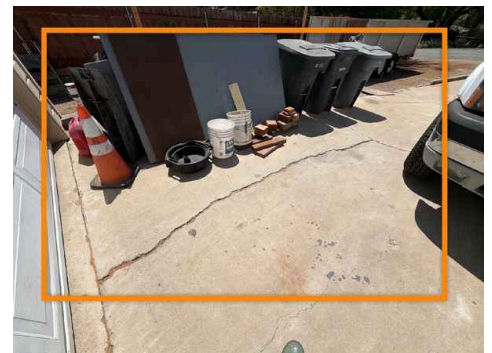
Sub surface drains noted present at one or more locations. These drains are mostly concealed. Recommend monitoring and ensure drains are clear by a licensed landscaping contractor as needed.



10.6.3 Vegetation, Grading, Drainage & Retaining Walls

MOVEMENT/DAMAGE AT HARDSCAPE

Movement/damage noted at the hardscape at one or more locations. Possible moisture related and/or tree root activity. Recommend further evaluation by a licensed grading and drainage contractor to determine repairs needed at this time.



Front Front Garage Exterior

10.6.4 Vegetation, Grading, Drainage & Retaining Walls

CRACKS IN HARDSCAPE

VARIOUS LOCATIONS EXTERIOR

Cracks noted at the hardscape in on or more locations. These cracks will typically get worse with time. Recommend further evaluation and repair as needed.

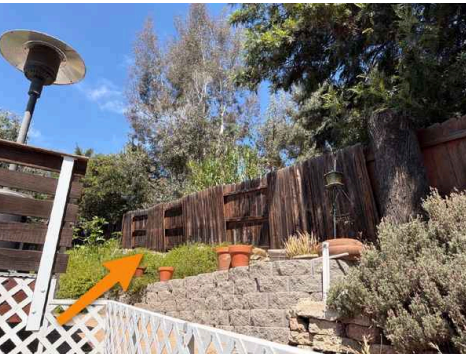
Attention Item

10.7.1 Fencing & Gates

DAMAGE AT FENCING

VARIOUS LOCATIONS EXTERIOR

Portions of the fencing noted leaning and/or damaged. Recommend repair by a licensed fencing contractor.

Attention Item

Rear Exterior



Front Right Exterior



Rear Left

10.7.2 Fencing & Gates

WOOD DESTROYING ORGANISMS

VARIOUS LOCATIONS EXTERIOR

Evidence of possible wood destroying organisms noted at portions of the fencing. Recommend further evaluation by a licensed termite inspector to determine if repairs are needed at this time.

Attention Item

11: FOUNDATION & STRUCTURE

Information

Inspection Method Visual, Attic Access, Crawlspace Access	Material Slab on Grade, Concrete Stem Wall	Floor Structure Wood Beams
Roof Framing Type Gable, Stick Built, Engineered Trusses		



Foundation: Hillside Setting

The home is built on or near a hillside. Due to the general location of the home as it pertains to the hillside, we recommend having evaluations by geotechnical engineers to determine if any possible conditions exist regarding the homes location and the structure.

Limitations

Foundation

LIMITED

Due to floor coverings, siding and other possible obstructions, not all areas of the foundation/structure were visible. Our inspection is limited to only the visible/accessible components of the structure/foundation.



Roof Structure & Attic

LIMITED VISIBILITY

Due to insulation, HVAC equipment and other obstructions, not all areas of the roof structure were visible. Recommend further evaluation as needed by a licensed structural contractor.

Deficiencies

11.1.1 Foundation

SPALLING/DETERIORATION

Spalling and/or deterioration noted at portions of the concrete. This is most likely caused by prolonged moisture contact. Recommend further evaluation by a licensed foundation contractor to determine repairs needed at this time.



Right Garage Exterior



Left Crawlspace

11.1.2 Foundation

BELOW GRADE STRUCTURE

Portions of the structure/walls noted built below grade. Although acceptable, these sub-surface walls are prone to moisture deterioration/intrusion and require periodic waterproofing. Recommend a licensed water proofing contractor evaluate to determine if repairs are needed at this time.

11.1.3 Foundation

EFFLORESCENCE

White efflorescence powder substance noted at the foundation walls. This is common whenever there is previous moisture contact. Recommend monitoring and have evaluated by a licensed foundation and grading contractor to determine if repairs are needed at this time.



Rear Right Crawlspace

11.2.1 Floor Structure

MOISTURE STAINING

There were signs of possible previous water issues in the underlying floor structure. Recommend identifying source of moisture and repairing as needed by a licensed structural contractor.



Rear Right Crawlspace

11.4.1 Roof Structure & Attic

MODIFICATIONS

Modifications noted at portions of the attic/roof structure. Recommend asking the seller about any modifications that have been done, checking the city records for permits and having the structure evaluated by a licensed structural contractor to ensure proper construction practices.



Attention Item



11.5.1 Post and Piers

SEISMIC RETROFITTING INCOMPLETE

Seismic retrofitting noted incomplete or missing. Recommend further evaluation by a licensed structural contractor to retrofit for seismic activity.



Attention Item



Various Locations Crawlspace

11.5.2 Post and Piers

SHIFTED

VARIOUS LOCATIONS

One or more post(s) appear to have shifted. Recommend further evaluation by a licensed structural contractor to determine if repairs are needed at this time.



Attention Item



Various Locations Crawlspace

11.5.3 Post and Piers

UNDERMINED

 Attention Item

Undermining noted at one or more piers in the crawlspace. This can cause movement of the structure due to instability of the pier(s). Recommend further evaluation by a licensed structural contractor to determine repairs needed at this time.



Crawlspace

12: HEATING

Information

Brand Arcoaire	Ductwork Insulated	Energy Source Natural Gas
Heat Type Forced Air		

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Limitations

Distribution Systems

DUCTWORK LIMITED

The ducting installed is only partially visible. The inspection is limited to only visual components. Recommend having the ductwork evaluated and cleaned before occupying the home.

Deficiencies

12.1.1 Equipment

HEATER FUNCTIONAL

⊖

Attention Item

Heater appeared functional/serviceable at the time of inspection. However, due to the many components not visible, such as the heat exchanger, we recommend having the unit serviced and evaluated by a licensed HVAC contractor to determine if latent defect exists.



Crawlspace

12.1.2 Equipment

COMBUSTIBLE BLOCKING

⊖

Attention Item

The furnace was noted installed on combustibile/wood blocking or platforms. This is typically not in accordance with today's standards. Recommend further evaluation by a licensed HVAC contractor to determine if repairs/replacement of the blocks is needed at this time.



Crawlspace

13: COOLING

Information

Brand

Unknown

Energy Source/Type

Electric

Location

Left Exterior



Cooling Equipment: Thermal
Image A/C

Thermal image showing A/C
during operation. (Operable)



Deficiencies

13.1.1 Cooling Equipment

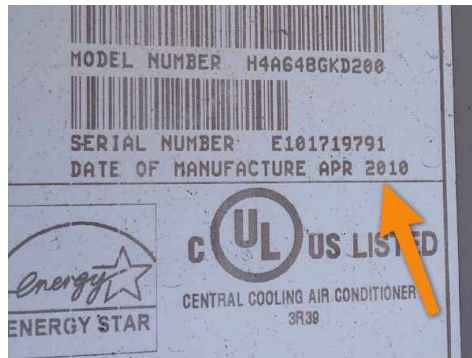
A/C AGED/OPERABLE



The A/C noted aged and limited life may remain. The A/C was operable and produced cold air at the time of inspection. Recommend further evaluation by a licensed HVAC contractor to determine any repairs/maintenance needed at this time.



Left Exterior



2010 MFD

13.1.2 Cooling Equipment

NOT SECURE



The exterior condenser was not properly secured to the platform/concrete. Recommend securing to prevent possible damage in the event of seismic activity or physical contact.



Left

13.1.3 Cooling Equipment

MISSING LEAK PAN

Attention Item

No leak pan was present under the evaporative coil in the attic. This can lead to excess moisture in this space. Recommend further evaluation by a licensed HVAC contractor to determine upgrades needed at this time.



Crawlspace

14: FIREPLACE AND CHIMNEY

Information

Type

Gas

Limitations

General

GAS FIREPLACE

We do not ignite gas fireplaces as part of this inspection, this is outside the scope of any general home inspection. Recommend seller demonstrate function and have further evaluations as needed.

Vents, Flues & Chimneys

SECONDARY EVALUATION

The entire flue/chimney liner was not visible. Recommend having secondary evaluations/inspection by a licensed chimney contractor to determine if latent defects exist.

Deficiencies

14.1.1 Vents, Flues & Chimneys

CHIMNEY CREOSOTE

Attention Item

Chimney had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.



DAMPER INOPERABLE/DAMAGED

 Attention Item



Family Room

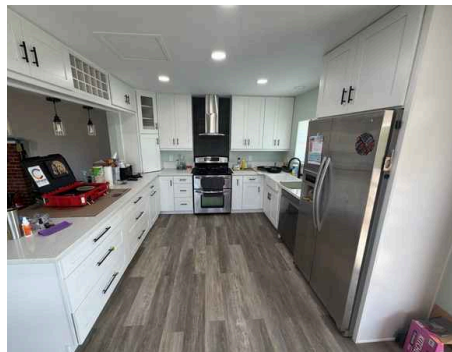
15: GENERAL PHOTOS

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

Information

Kitchen, Dining Room, Family Room, Garage, Laundry Area, Primary Bedroom, Primary Bathroom, Hall Bathroom, 2nd Bedroom, 3rd Bedroom, 4th Bedroom

Complimentary photos for reference.



Kitchen



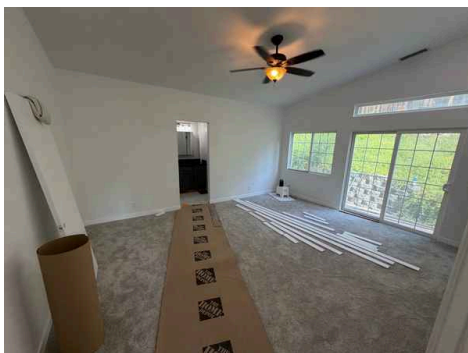
Dining Room



Family Room



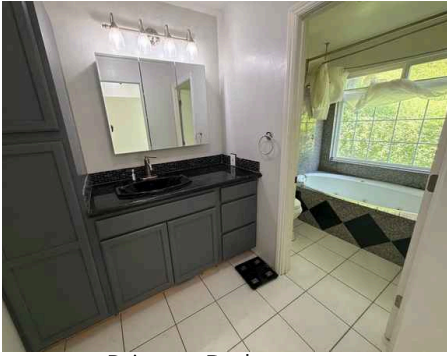
Family Room



Primary Bedroom



Primary Bedroom



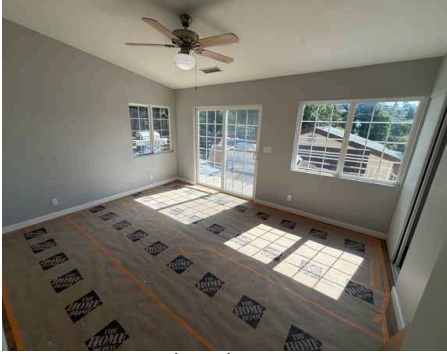
Primary Bathroom



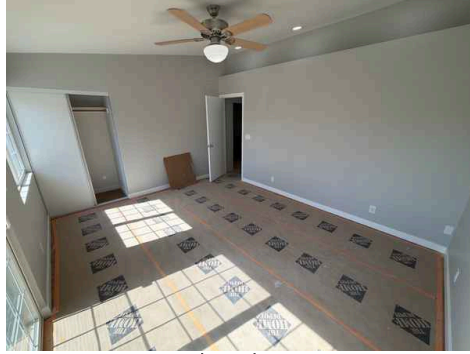
Primary Bathroom



Laundry Area



2nd Bedroom



2nd Bedroom



Hall Bathroom



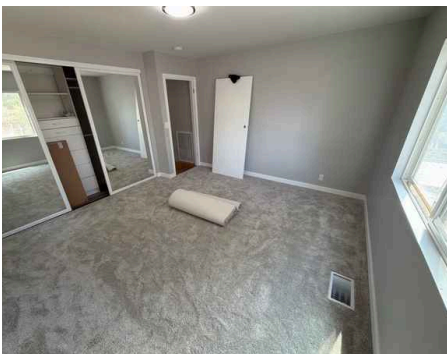
3rd Bedroom



3rd Bedroom



4th Bedroom



4th Bedroom



Garage



Garage