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PROPERTY INSPECTION V 5.0

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10/31/2026



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HEALTH AND SAFETY / MAJOR

SUMMARY

3.2.1 Environmental Concerns - Fungal Growth: Fungal Growth - Cabinetry
3.2.2 Environmental Concerns - Fungal Growth: Fungal Growth - Wall
3.3.1 Environmental Concerns - Pest/Insect/Wildlife Concerns: WDO Activity - Damage Present
3.3.2 Environmental Concerns - Pest/Insect/Wildlife Concerns: WDO Activity
3.4.1 Environmental Concerns - Rodent/Vermin Concerns: Evidence of Rodent Activity
7.1.1 Major Systems - Heating Equipment - Living Room: Recommend Cleaning / Servicing
7.1.2 Major Systems - Heating Equipment - Living Room: Wall Heater Pilot Light Off
7.2.1 Major Systems - Heating Equipment - Hall / Dining / Family Area: Not Responding To Thermostat Control
7.4.1 Major Systems - Thermostat - Living Room: Inoperable
7.4.2 Major Systems - Thermostat - Living Room: Loose / Damaged
7.5.1 Major Systems - Thermostat - Dining Area: Thermostat
7.7.1 Major Systems - Chimneys and Fireplaces: Recommend Level 2 Chimney inspection per NFPA 211
7.7.2 Major Systems - Chimneys and Fireplaces: No Screens
7.7.3 Major Systems - Chimneys and Fireplaces: No Damper Noted
7.7.4 Major Systems - Chimneys and Fireplaces: Debris / Vegetation
7.8.1 Major Systems - Smoke Detectors: Suggest Adding Smoke Detectors
7.8.2 Major Systems - Smoke Detectors: Recommend Replacing Smoke Detectors Due to Age
7.9.1 Major Systems - Carbon Monoxide Detectors: No Carbon Monoxide
8.2.1 Roof - Material / Type: Tree(s) - Limbs Within 10 Feet of Roof
8.2.2 Roof - Material / Type: Limbs - Contacting Roof Surface
8.2.3 Roof - Material / Type: Wood Trim In Contact With Roofing Material
8.3.1 Roof - Gutters / Downspouts: Debris
8.3.2 Roof - Gutters / Downspouts: Gutter Leakage
8.4.1 Roof - Flashings: Kick-Out Flashing Not Installed Where Needed or Required
8.4.2 Roof - Flashings: Missing Flashing
8.5.1 Roof - Chimneys / Skylights: Chimney Cap Missing

8.5.2 Roof - Chimneys / Skylights: Cracks Noted in Chimney Crown

8.5.3 Roof - Chimneys / Skylights: Chimney Flashing Missing, Loose, Damaged and/or Substandard

8.5.4 Roof - Chimneys / Skylights: Recommend Cutting Trees Away From Chimney

9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No AFCI (Arc Fault Circuit Interrupters) at 15/20 AMP Circuits

9.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel

9.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing

9.2.4 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Service at or Less Than 100 amp

9.2.5 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Mismatching Breakers

10.3.1 Plumbing - Main Water Shut-off Device & water supply lines: Corrosion

10.4.1 Plumbing - Water Heater, Controls, Flues & Vents: No Expansion Tank

10.4.2 Plumbing - Water Heater, Controls, Flues & Vents: No Sediment Trap

10.4.3 Plumbing - Water Heater, Controls, Flues & Vents: No Drip Pan

10.4.4 Plumbing - Water Heater, Controls, Flues & Vents: Suggest Extending Discharge Pipe

10.4.5 Plumbing - Water Heater, Controls, Flues & Vents: No Earthquake Straps

10.4.6 Plumbing - Water Heater, Controls, Flues & Vents: Gate Valve Present

10.4.7 Plumbing - Water Heater, Controls, Flues & Vents: Water Heater Closet - Damaged / Deteriorated Base

10.4.8 Plumbing - Water Heater, Controls, Flues & Vents: Corrosion Observed on Gas Supply Line

10.4.9 Plumbing - Water Heater, Controls, Flues & Vents: Damaged Exterior Water Heater Closet Door

10.5.1 Plumbing - Gas Meter: Gas Pipes are Rusted and Deteriorated

10.5.2 Plumbing - Gas Meter: Seismic Shut Off Valve

11.1.1 Exterior - Concrete Surfaces: Trip Hazard(s) Present

11.2.1 Exterior - Driveways: Driveway Cracking -

11.2.2 Exterior - Driveways: Driveway Trip Hazard

11.2.3 Exterior - Driveways: Ponding at Driveway Surface

11.2.4 Exterior - Driveways: County-Owned Sewer Access Manhole Present

11.2.5 Exterior - Driveways: Trip Hazard - Recessed Manhole

11.2.6 Exterior - Driveways: Driveway - Heaving / Uneven Surfaces

11.3.1 Exterior - Walkways : Walkway - Cracking

11.3.2 Exterior - Walkways : Walkway / Ramp Trip Hazard

11.3.3 Exterior - Walkways : Water Ponding

11.4.1 Exterior - Exterior Doors: Screen Door

11.4.2 Exterior - Exterior Doors: Hardware Missing

11.4.3 Exterior - Exterior Doors: Security Doors/Gates - Corrosion

11.4.4 Exterior - Exterior Doors: Damaged / Deteriorated Wood

11.5.1 Exterior - Doorbell: Inoperable

11.6.1 Exterior - Gates: Gates Drag on Ground

11.6.2 Exterior - Gates: Deteriorated Wood

11.6.3 Exterior - Gates: Loose / Damaged Boards
11.7.1 Exterior - Fence/Wall(s): Loose and Leaning Fence
11.7.2 Exterior - Fence/Wall(s): Step Cracking
11.7.3 Exterior - Fence/Wall(s): Loose Boards Noted
11.8.1 Exterior - Exterior Electrical: Recommend caulking/sealing
11.8.2 Exterior - Exterior Electrical: Loose Light Fixture
11.9.1 Exterior - Siding : Caulking Around Windows, Trim & Voids
11.9.2 Exterior - Siding : Cracking
11.9.3 Exterior - Siding : Patching Noted
11.9.4 Exterior - Siding : Discoloration
11.9.5 Exterior - Siding : Deteriorated Wood
11.9.6 Exterior - Siding : Soil in Contact with Siding
11.9.7 Exterior - Siding : Stone Veneer
11.12.1 Exterior - Trim: Caulking - Window, Trim, and Voids
11.12.2 Exterior - Trim: Wood Deterioration
11.12.3 Exterior - Trim: Unpainted Eave/Fascia
11.12.4 Exterior - Trim: Bird Nest Present at Exterior
11.12.5 Exterior - Trim: Weathered Paint at Exterior Trim
11.12.6 Exterior - Trim: Mud Dauber Nest Present on Exterior Trim
11.13.1 Exterior - Windows: Thermo-Pane Windows
11.13.2 Exterior - Windows: Deteriorated Wood
11.13.3 Exterior - Windows: Paint/Finish Failing
11.13.4 Exterior - Windows: Panes Broken
11.13.5 Exterior - Windows: Low E Clouding
11.13.6 Exterior - Windows: Suggest Re-Glazing Window(s) Where Needed
11.13.7 Exterior - Windows: No Tempered Glass
11.14.1 Exterior - Window Screens: Deteriorated Screens
11.14.2 Exterior - Window Screens: Missing Screen(s)
11.15.1 Exterior - Foundation: Efflorescence
11.15.2 Exterior - Foundation: Corrosion - Cast Iron / Galvanized Plumbing (Exterior Of Pipe)
11.15.3 Exterior - Foundation: Water stains noted
11.15.4 Exterior - Foundation: Foundation Cracks -
11.15.5 Exterior - Foundation: Vent Screens - Damaged/Replace
11.15.6 Exterior - Foundation: Seismic Bracing
11.15.7 Exterior - Foundation: Loose insulation noted
11.15.8 Exterior - Foundation: Access Opening At/Below Grade
11.15.9 Exterior - Foundation: Limited Access
11.15.10 Exterior - Foundation: Access Cover Damaged Deteriorated
11.15.11 Exterior - Foundation: Exposed / Spliced Electrical Wire(s)
11.15.12 Exterior - Foundation: Improper Support Post(s)
11.17.1 Exterior - Steps/Railings: Deteriorated wood

11.18.1 Exterior - Hose Bib(s): No Anti-Siphon Valve(s)
11.19.1 Exterior - Grading and Drainage: Negative Grading
11.19.2 Exterior - Grading and Drainage: Faulty Grade / Planter
11.19.3 Exterior - Grading and Drainage: Soil Erosion
12.1.1 Front Covered Patio / Porch - Decks, Balconies, Porches & Steps: Railing Greater Than 4"
12.1.2 Front Covered Patio / Porch - Decks, Balconies, Porches & Steps: Railing - Loose/ Leaning
12.1.3 Front Covered Patio / Porch - Decks, Balconies, Porches & Steps: Support Posts - Deteriorated
12.1.4 Front Covered Patio / Porch - Decks, Balconies, Porches & Steps: Railing - Corrosion
13.1.1 Garage - General: Limited
13.2.1 Garage - Garage Door: Damaged / Bent Garage Door Panels Noted
13.2.2 Garage - Garage Door: Garage Locked
13.3.1 Garage - Garage Door Opener: Door Locked - Unable To Test
13.3.2 Garage - Garage Door Opener: Garage Motor Near / Past Serviceable Life
13.4.1 Garage - Ceiling: Patching/Repair
13.5.1 Garage - Walls: Holes / Gaps Noted At Wall
13.5.2 Garage - Walls: Apparent Microbial Growth
13.8.1 Garage - Fire Door: Not Self-Closing
13.8.2 Garage - Fire Door: Door Does Not Appear to Meet Fire Safety Requirements
13.9.1 Garage - Firewalls: Garage Firewall Obstructed
13.10.1 Garage - Electrical: No GFI
13.10.2 Garage - Electrical: Exposed Romex
13.10.3 Garage - Electrical: Extension Cord Wiring
13.10.4 Garage - Electrical: Exposed Wires
13.10.5 Garage - Electrical: Missing/Inoperable Light Bulb
13.10.6 Garage - Electrical: Dryer Lint Around Exposed Electrical Wiring
14.1.1 Kitchen - Floors: General Damage
14.2.1 Kitchen - Walls: Holes noted
14.4.1 Kitchen - Electrical: No GFIs
14.4.2 Kitchen - Electrical: Inoperable Overhead Light(s)
14.4.3 Kitchen - Electrical: Exposed Romex Noted
14.4.4 Kitchen - Electrical: Electrical Outlets – Two-Prong
14.5.1 Kitchen - Windows: Window is Stuck
14.6.1 Kitchen - Cabinets: Deteriorated Wood
14.6.2 Kitchen - Cabinets: Missing Doors Noted
14.6.3 Kitchen - Cabinets: Cracked Glass
14.7.1 Kitchen - Sink, Faucets, & Drains: Angle Stops - Corrosion
14.7.2 Kitchen - Sink, Faucets, & Drains: Suggest re-caulking as needed
14.7.3 Kitchen - Sink, Faucets, & Drains: Weak Flow at Faucet
14.9.1 Kitchen - Countertops: Suggest Re-Caulking/Grouting Where Needed
14.9.2 Kitchen - Countertops: Cracked Tile(s) Noted
14.11.1 Kitchen - Dishwasher: Dishwasher - Serviceable Life Expectancy

14.12.1 Kitchen - Range/Cooktop/Vent: Exhaust Fan Inoperable
14.12.2 Kitchen - Range/Cooktop/Vent: Reccomend Cleaning Exhaust Hood
14.12.3 Kitchen - Range/Cooktop/Vent: Uncapped Gas Line
15.1.1 Laundry Room - Floor: Elevated Flooring
15.4.1 Laundry Room - Electrical: No GFI
15.5.1 Laundry Room - Exhaust Fan: Inspection Note No Laundry Room Exhaust Fan
15.6.1 Laundry Room - Laundry Tub: Corrosion Noted
15.6.2 Laundry Room - Laundry Tub: Inoperable Sink Fixture(s) / Faucet
15.7.1 Laundry Room - Washer Hook up: Recommend Pan
15.7.2 Laundry Room - Washer Hook up: Washer Drains to Laundry Tub
15.8.1 Laundry Room - Dryer Hook Up: Uncapped Gas Line
15.8.2 Laundry Room - Dryer Hook Up: No Dryer Vent Noted
16.1.1 Bathroom - Hallway - Floors: Suggest Re-Grouting Where Needed
16.1.2 Bathroom - Hallway - Floors: Sloping Floor Noted
16.6.1 Bathroom - Hallway - Exhaust Fan: Recommend Cleaning Exhaust Fan Cover
16.7.1 Bathroom - Hallway - Electrical: No Outlets / None Visible
16.8.1 Bathroom - Hallway - Sink/Faucet/Drains/Supply: Corrosion
16.8.2 Bathroom - Hallway - Sink/Faucet/Drains/Supply: Flex Pipe
16.8.3 Bathroom - Hallway - Sink/Faucet/Drains/Supply: Functionally Weak Water Flow
16.8.4 Bathroom - Hallway - Sink/Faucet/Drains/Supply: Drain Pipe Leaking
16.9.1 Bathroom - Hallway - Toilet: Toilet is Loose at Base
16.10.1 Bathroom - Hallway - Counter/Cabinets: Suggest re-caulking/Grouting where needed
16.10.2 Bathroom - Hallway - Counter/Cabinets: Apparent Microbial Growth
16.11.1 Bathroom - Hallway - Shower: Recommend Sealing Around the Faucets
16.11.2 Bathroom - Hallway - Shower: Re-Caulk/Grout
16.11.3 Bathroom - Hallway - Shower: Missing Flange
16.12.1 Bathroom - Hallway - Tub: Suggest Re-Caulking and Grout as Needed.
16.12.2 Bathroom - Hallway - Tub: Weak Flow
17.1.1 Bathroom - Rear Right - Floors: Suggest Re-Grouting Where Needed
17.4.1 Bathroom - Rear Right - Doors: Missing Entry Door
17.7.1 Bathroom - Rear Right - Electrical: GFCI - Failure During Inspection
17.8.1 Bathroom - Rear Right - Toilet: Missing Escutcheon(Flange) at Toilet Angle Stop
17.9.1 Bathroom - Rear Right - Sink/Faucet/Drains/Supply: Missing Escutcheon (Flange) at Water Supply Line Beneath Bathroom Sink
17.9.2 Bathroom - Rear Right - Sink/Faucet/Drains/Supply: Functionally Weak Water Flow
17.9.3 Bathroom - Rear Right - Sink/Faucet/Drains/Supply: Recommended Plumbing Upgrade – Angle Stop Valves
17.10.1 Bathroom - Rear Right - Counter/Cabinets: Suggest re-caulking/Grouting where needed
17.10.2 Bathroom - Rear Right - Counter/Cabinets: Water Stain
17.11.1 Bathroom - Rear Right - Shower: Shower Pan Not Flood Tested

17.11.2 Bathroom - Rear Right - Shower: Re-Caulk/Grout
18.1.1 Bathroom - Primary Bedroom - Floors: Sloping Floor Noted
18.1.2 Bathroom - Primary Bedroom - Floors: Soft Spots on Floor
18.1.3 Bathroom - Primary Bedroom - Floors: Damaged Flooring / Deteriorated Wood
18.1.4 Bathroom - Primary Bedroom - Floors: Elevated Flooring
18.3.1 Bathroom - Primary Bedroom - Ceiling: Cracks Noted
18.3.2 Bathroom - Primary Bedroom - Ceiling: Staining Noted
18.4.1 Bathroom - Primary Bedroom - Doors: Door Handle/Hardware
18.6.1 Bathroom - Primary Bedroom - Exhaust Fan: No Exhaust Fan
18.7.1 Bathroom - Primary Bedroom - Electrical: No GFCI Protection Installed
18.7.2 Bathroom - Primary Bedroom - Electrical: Open Ground Receptacle
18.7.3 Bathroom - Primary Bedroom - Electrical: Electrical Outlets – Two-Prong
18.7.4 Bathroom - Primary Bedroom - Electrical: Electric Wall Heater - Servicing / Cleaning Needed
18.7.5 Bathroom - Primary Bedroom - Electrical: Light Fixture Covered / Damaged
18.8.1 Bathroom - Primary Bedroom - Sink/Faucet/Drains/Supply: Sink Drain Slowly
18.8.2 Bathroom - Primary Bedroom - Sink/Faucet/Drains/Supply: Missing Escutcheon (Flange) at Water Supply Line Beneath Bathroom Sink
18.10.1 Bathroom - Primary Bedroom - Counter/Cabinets: Suggest re-caulking/Grouting where needed
18.10.2 Bathroom - Primary Bedroom - Counter/Cabinets: Water damage noted to cabinet
18.10.3 Bathroom - Primary Bedroom - Counter/Cabinets: Cabinet - Doors Not Closing
18.11.1 Bathroom - Primary Bedroom - Shower: Recommend Sealing Around the Faucets
18.11.2 Bathroom - Primary Bedroom - Shower: Loose Flange
18.11.3 Bathroom - Primary Bedroom - Shower: Corrosion at Shower Drain Cover
18.11.4 Bathroom - Primary Bedroom - Shower: Inoperable Shower Diverter / Showerhead Fixture
18.11.5 Bathroom - Primary Bedroom - Shower: Shower Wall - Damaged / Missing Tiles
18.12.1 Bathroom - Primary Bedroom - Tub: Suggest Re-Caulking and Grout as Needed.
18.12.2 Bathroom - Primary Bedroom - Tub: Tub / Floor - Sloping
19.1.1 Hallway - Floors: Squeak Noted, Unable to Determine Cause
20.5.1 Family Room - Windows: Safety Glass Limitation
20.6.1 Family Room - Electrical: Two-Pronged Outlet
20.6.2 Family Room - Electrical: Loose / Damaged Outlet
21.1.1 Office / Den - Floors: Squeak Noted, Unable to Determine Cause
21.1.2 Office / Den - Floors: Damaged / Deteriorated Wood
21.4.1 Office / Den - Doors: Unable To Open
21.6.1 Office / Den - Electrical: Light Inoperable
21.6.2 Office / Den - Electrical: Receptacle
22.1.1 Dining Area - Floors: Hole / Damage Noted At Flooring
22.4.1 Dining Area - Ceilings: Patching Noted
22.5.1 Dining Area - Windows: Inoperable / Stuck / Unable To Open
22.6.1 Dining Area - Electrical: Receptacle

22.6.2 Dining Area - Electrical: Light Inoperable
22.6.3 Dining Area - Electrical: Two Prong Outlet
23.1.1 Living Room - Floors: Carpet Rippling
23.5.1 Living Room - Windows: Windows are Difficult to Open & Close
24.2.1 Bedroom - Rear Right - Walls: Cracks Noted
24.4.1 Bedroom - Rear Right - Doors: Door Sticks or Rubs on Jamb
24.4.2 Bedroom - Rear Right - Doors: Doorknob / Hardware - Adjustment Needed
24.6.1 Bedroom - Rear Right - Electrical: Light Inoperable
24.6.2 Bedroom - Rear Right - Electrical: Two Prong Outlets
25.1.1 Bedroom - Rear Mid - Floors: Sloping Noted Unable to Determine Cause
25.1.2 Bedroom - Rear Mid - Floors: Severe Wear / Deteriorated Wood
25.2.1 Bedroom - Rear Mid - Walls: Cover Plate Missing
25.3.1 Bedroom - Rear Mid - Ceilings: Cracks Noted
25.6.1 Bedroom - Rear Mid - Electrical: Two Prong Outlets
25.7.1 Bedroom - Rear Mid - Closet: Closet Door Off its Track
26.1.1 Bedroom - Primary - Floors: Damaged Carpet
26.2.1 Bedroom - Primary - Walls: Wall - Cracks
26.3.1 Bedroom - Primary - Ceilings: Cracks Noted
26.5.1 Bedroom - Primary - Windows: Cracked Window Pane
26.6.1 Bedroom - Primary - Electrical: Two Prong Outlets
26.6.2 Bedroom - Primary - Electrical: Exposed Wires
26.7.1 Bedroom - Primary - Closet: Closet Door Off its Track
27.4.1 Attic - Evidence of leakage: Water Stains noted at one or more places in the Attic.
27.5.1 Attic - Attic Insulation: Insufficient Insulation
27.7.1 Attic - Attic Comments: Deteriorated Wood

1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP
1.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Utilities ON/Off

All utilities were on at the time of the inspection.

General: Comment Keys and Definitions

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

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

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

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

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

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

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

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

Health and Safety / Major = The item, component or system poses a safety concern to occupants in or around the building. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PHOTOS - Can represent one or more areas. As the comment may detail a specific area or areas. Photos are in the report to provide a visual aid not a definite . They are used to help see what the inspector sees. If report says one or more areas make sure that whom ever may be doing repairs or the work checks to make sure what needs to be corrected or done. They person or company making the corrections may also find underlying issues that were not present at the time of the inspection.

General: Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows,separation walls, ceilings, doors,between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

General: Lead / Asbestos Warning

Asbestos was commonly used in building materials from the early 1900s through the late 1970s due to its fire-resistant and insulating properties. It can be found in insulation, roofing, flooring, and other construction materials. The use of asbestos in most building products was largely phased out in the late 1970s after its health risks, including lung disease and cancer, became widely recognized. For more information on asbestos and its risks, visit the Environmental Protection Agency (EPA) website or consult local health and safety regulations. If you suspect asbestos in your property, contact a certified asbestos inspector.

General: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.

General: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of an inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

General: Overview

An inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CCPIA/InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations

for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Notes

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

Note: Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors/ Certified Commercial Property Inspectors for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a warranty (if available) is recommended.**

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

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

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, feces, urine, vermin or pests, PCBs, "Chinese drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If concerned with any of these conditions a professional in that field should be hired prior to the end of your contingency period for further examination.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: An inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect properties to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the property was constructed. Building standards change and are improved for the safety and benefit of the occupants of the property and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the properties items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the building could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the property, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General: Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.** An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire building. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as an inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a property inspection. If a full thermal scan of the building is desired, please reach out to me schedule this service.

Limitations

General

INTERIOR LIMITATIONS

General

UTILITIES ON/OFF

Water On, Electricity On, Gas On

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

2: INSPECTION DETAILS - PROPERTY INSPECTION

		IN	NI	NP
2.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Type of Building
Single Family, Detached

General: How Many Levels
1

General: In Attendance
Client's Agent



General: Weather Conditions
Cloudy

General: Left Side





General: Right Side





General: Rear





General: Streetview






Limitations

General

CLIENTS REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) and Trident Inspection Group permission. Liability under this report is limited to the party identified on the cover page of this report.

General

NO BUYER PRESENT

The buyer was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing, it is advised that the buyer reference this report during any final walk through.

3: ENVIRONMENTAL CONCERNS

		IN	NI	NP
3.1	Odors Present	X		
3.2	Fungal Growth	X		
3.3	Pest/Insect/Wildlife Concerns		X	
3.4	Rodent/Vermin Concerns		X	

IN = Inspected NI = Not Inspected NP = Not Present

Information

Odors Present: Odor(s) Present

No Discernible Odors

Fungal Growth: Fungal Growth Presence

Discoloration Noted

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from this inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDO - Termite Inspection Recommended

EXCL - Inspecting for, and reporting on the presence of WDO activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of an inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDO-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

Observations

3.2.1 Fungal Growth

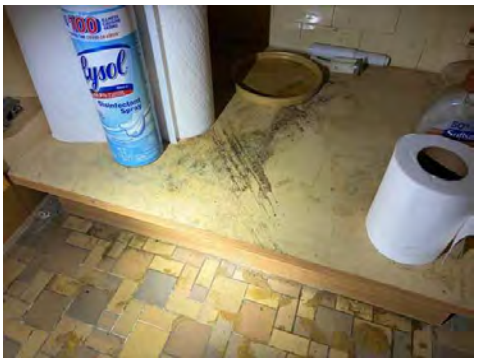
FUNGAL GROWTH - CABINETRY

Moderate

HALL BATHROOM

Fungal growth was present in the referenced cabinetry.

1. Evaluation and repairs to the source of the growth is recommended to be conducted by a qualified contractor familiar with building sciences and ventilation.
2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
3. If the testing results of the fungal growth is determined to be mold, evaluation and remediation is recommended to be conducted by an environmental contractor.



Recommendation

Contact a qualified environmental contractor

3.2.2 Fungal Growth

FUNGAL GROWTH - WALL

Moderate

GARAGE

Fungal growth was present on areas of the referenced wall(s).

1. Evaluation and repairs to the source of the growth is recommended to be conducted by a qualified contractor familiar with building sciences and ventilation.
2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
3. If the testing results of the fungal growth is determined to be mold, evaluation and remediation is recommended to be conducted by an environmental contractor.

Recommendation

Contact a qualified mold inspection professional.





3.3.1 Pest/Insect/Wildlife Concerns

Moderate

WDO ACTIVITY - DAMAGE PRESENT

VARIOUS AREAS

Presumed wood destroying organism activity was present at the referenced area(s). An evaluation of the activity is recommended to be conducted by a licensed pest control company. An invasive evaluation of the area(s) of damage is recommended to be conducted by a qualified contractor with repairs made as deemed necessary to any damage found.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188







3.3.2 Pest/Insect/Wildlife Concerns

Moderate

WDO ACTIVITY

Wood destroying organisms (WDOs) are biological agents that can cause significant structural damage to wooden components in buildings. These organisms include termites, carpenter ants, wood-boring beetles, and wood-decaying fungi that consume or degrade wood materials. WDO activity can compromise structural integrity, reduce property value, and create potential safety hazards if left untreated. Professional inspection and targeted treatment are crucial for identifying, assessing, and mitigating potential damage to wooden structural elements.

Recommendation

Contact a qualified trident inspection group 949-294-1188









3.4.1 Rodent/Vermin Concerns

Health and Safety / Major

EVIDENCE OF RODENT ACTIVITY

DINING ROOM, FAMILY ROOM, KITCHEN, LAUNDRY / GARAGE, CRAWLSPACE, ATTIC

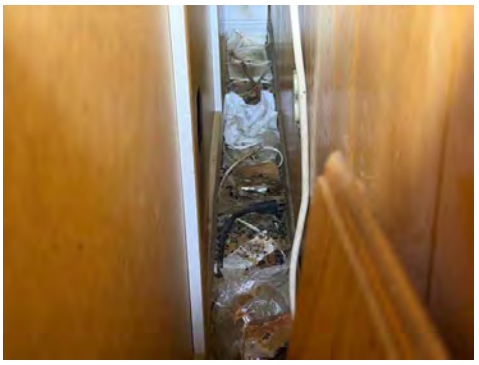
Evidence of past or present rodents were found at the referenced area(s). It is recommended inquire with the seller(s) as to rodent activity, and having an evaluation performed by a pest control company.

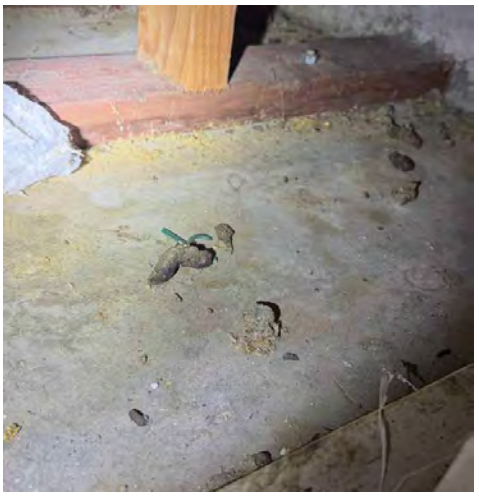
Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188





4: UTILITY SHUT OFF LOCATIONS

		IN	NI	NP
4.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Water: Water Shutoff Valve Location
Mid Right



General: Gas/LP: Main Gas Shutoff Valve Location
Rear Right



General: Electric Service: Main Disconnect Location & Photo
Rear





5: THERMAL IMAGING

		IN	NI	NP
5.1	Thermal Imaging Information	X		
5.2	Interior Surfaces	X		
5.3	Electrical Components	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Thermal Imaging Information:

Thermal Imaging Scan Type

Limited Scan

Thermal Imaging Information: Thermal Imaging Info - Limited Scan

LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of an inspection. ***A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.***

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as the inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a building inspection.

Electrical Components: Infrared Information - Electrical Panel(s)

LMT - An infrared camera was used to look for thermal anomalies in the electrical panel(s). No anomalies were observed, under the current loading conditions at the time of inspection, unless otherwise noted in this report. The possibility exists that anomalies could become apparent under a heavier load (lived-in conditions).



6: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

		IN	NI	NP
6.1	General Information - CSM	X		
6.2	Exterior Hardscapes & Flatwork - CSM	X		
6.3	Exterior Walls - CSM	X		
6.4	Interior Areas - CSM	X		
6.5	Foundation Walls - CSM	X		
6.6	Slabs (Garage & Basement) - CSM	X		
6.7	Slab Foundation - CSM	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exterior Hardscapes & Flatwork - CSM: Hardscape Cracks Present?
Yes

Exterior Walls - CSM: Exterior Wall Crack(s) Present?
Yes

Interior Areas - CSM: Interior Indications of CSM's Present
Yes

Foundation Walls - CSM: Foundation Wall Crack(s) Present?
Covered in Exterior Section of Report

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for **"Cracking, Settlement, and Movement"**.

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a crackings cause, recent

activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and having an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

7: MAJOR SYSTEMS

		IN	NI	NP
7.1	Heating Equipment - Living Room	X		
7.2	Heating Equipment - Hall / Dining / Family Area	X		
7.3	Cooling Equipment			X
7.4	Thermostat - Living Room	X		
7.5	Thermostat - Dining Area	X		
7.6	Distribution System			X
7.7	Chimneys and Fireplaces	X		
7.8	Smoke Detectors	X		
7.9	Carbon Monoxide Detectors	X		
7.10	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating Equipment - Living Room: Unit Was working properly at time of inspection?
No

Heating Equipment - Living Room: Heat System Brand
Williams

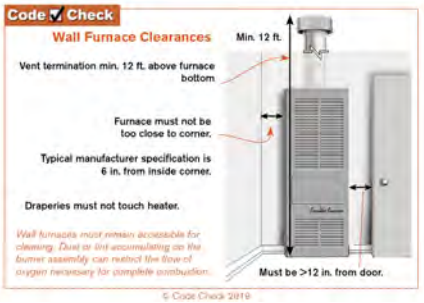
Heating Equipment - Living Room: Location
Living Room

Heating Equipment - Living Room: Heat Type
Wall Heater



Heating Equipment - Living Room: Disconnects
Gas Shut Off

Heating Equipment - Living Room: Wall Heater



Heating Equipment - Living Room: Energy Source
Natural Gas

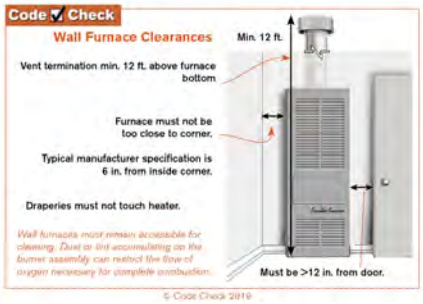
Heating Equipment - Hall / Dining / Family Area: Unit Was working properly at time of inspection?
See Thermostat Comments, Unknown

Heating Equipment - Hall / Dining / Family Area: Heat System Brand
Empire

Heating Equipment - Hall / Dining / Family Area: Location
Family Room, Hall

Heating Equipment - Hall / Dining / Family Area: Disconnects
Gas Shut Off

Heating Equipment - Hall / Dining / Family Area: Wall Heater



Heating Equipment - Hall / Dining / Family Area: Energy Source

Natural Gas

Heating Equipment - Hall / Dining / Family Area: Data Plate



Cooling Equipment: Unit Was working properly at time of inspection?

None

Thermostat - Living Room: Location

Living room



Thermostat - Dining Area: Location

Dining Area



Distribution System: Ductwork

None

Chimneys and Fireplaces: Fireplace Type

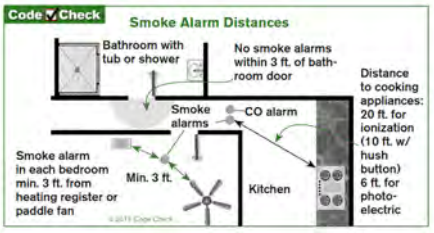
Gas, Wood

Recommend referring to manufactures instructions prior to use



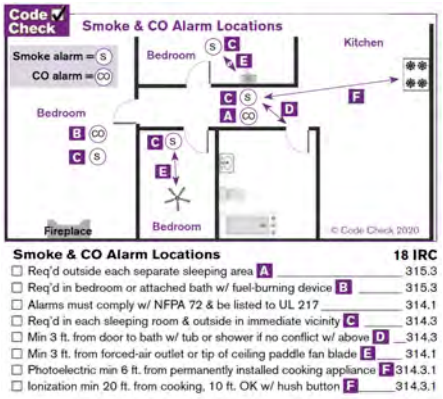
Smoke Detectors: Locations

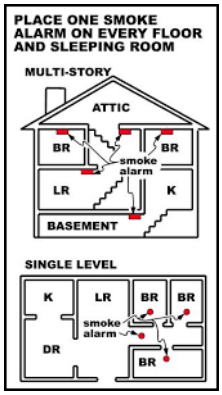
Living room



Carbon Monoxide Detectors: Locations

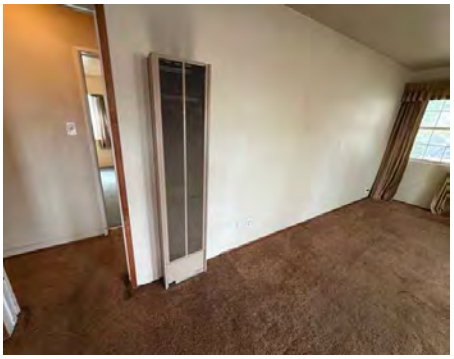
None





Heating Equipment - Hall / Dining / Family Area: Heat Type

Wall Heater





Disclosures: Disclosure

The HVAC inspection is a visual, non-invasive evaluation of readily accessible heating and cooling system components at the time of inspection. The inspector evaluates the visible heating and air conditioning equipment, including furnaces, air handlers, condensers, heat pumps, and associated distribution components such as ductwork, registers, and grilles. Systems are operated using normal user controls when conditions permit to observe basic heating and cooling response.

The inspector observes visible components such as thermostats, safety controls, venting systems, condensate drainage, and refrigerant lines for signs of damage, improper installation, or functional concerns. Fuel supply piping and electrical disconnects serving HVAC equipment are visually inspected when accessible. The inspector also notes conditions that may affect system performance, such as damaged ducting, missing insulation, or improper clearances when visible.

The inspection does not include dismantling HVAC equipment, performing invasive testing, measuring airflow or refrigerant pressures, or determining system capacity or efficiency. The inspector is not required to verify code compliance, evaluate remaining service life, or assess internal components not visible without disassembly. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or servicing by a qualified HVAC professional.

The chimney inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible portions of chimneys and associated fireplace or venting components, including the chimney structure, flue, firebox, damper, hearth, and chimney termination. Exterior and interior surfaces are inspected for visible damage, deterioration, cracking, spalling, or improper clearances where accessible.

The inspector observes chimney flashing, caps, crowns, spark arrestors, and vent terminations when visible, as well as the general condition of masonry or factory-built chimney components. The inspection includes observation for visible obstructions, debris, or signs of moisture intrusion, soot accumulation, or past leakage. Fireplaces and dampers are operated when safely accessible to observe basic function.

The inspection does not include dismantling chimney components, performing flue scanning, conducting draft measurements, or inspecting concealed or inaccessible areas. The inspector is not required to determine code compliance, confirm liner integrity, evaluate internal flue conditions beyond what is visible, or assess the remaining service life of chimney components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation, cleaning, or repair by a qualified chimney professional or licensed contractor.

The smoke and carbon monoxide alarm inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector observes the presence and general condition of installed smoke alarms and carbon monoxide alarms where visible and accessible within the dwelling. When possible, alarms are tested using the manufacturer’s test button to verify basic operation at the time of inspection.

The inspector notes the apparent locations of alarms and reports conditions such as missing units, damaged devices, inoperable alarms, or units that do not respond to testing when observed. The inspection is limited to confirming

presence and basic function only and does not determine adequacy of coverage for the structure.

The inspection does not include testing alarms with smoke, heat, or gas, verifying interconnection between units, determining the age of alarms, replacing batteries, or confirming compliance with current building or fire codes. The inspector is not required to determine proper placement, quantity, or remaining service life of alarms. The inspection report documents observed deficiencies related to smoke and carbon monoxide alarms and recommends further evaluation, servicing, or installation by a qualified professional when appropriate.

The ducting inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates visible heating and cooling ductwork in accessible areas such as attics, crawlspaces, basements, garages, and mechanical rooms. Duct materials, connections, supports, and insulation are observed for signs of damage, deterioration, disconnection, or improper installation.

The inspector observes visible supply and return ducts, plenums, registers, and grilles for general condition and secure attachment. Signs of air leakage, crushed or restricted ducting, missing or damaged insulation, moisture intrusion, or microbial growth indicators are noted when visible. The inspector also observes whether ducting appears appropriately routed and supported where accessible.

The inspection does not include dismantling duct systems, performing airflow measurements, testing system balance, inspecting concealed ducting, or determining system efficiency or capacity. The inspector is not required to verify code compliance, calculate heat loss or gain, or assess the remaining service life of duct components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified HVAC professional.

Limitations

Smoke Detectors

FIRE/SAFETY

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. 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 bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important Smoke Alarm Law SB 745: A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article " When and Where are Smoke Alarms Required?"

- July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.
- July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.
- July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10 year non-removable battery.
From now on, any repairs, alterations or additions greater than $1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Observations

7.1.1 Heating Equipment - Living Room

RECOMMEND CLEANING / SERVICING

Moderate

The heating unit was observed to have a buildup of dust and/or debris which can impede airflow and reduce system efficiency. Recommend cleaning the air handler and having the unit serviced by a qualified HVAC technician to ensure proper operation and maintain indoor air quality.



7.1.2 Heating Equipment - Living Room

WALL HEATER PILOT LIGHT OFF

Moderate

The pilot light for the wall heater was found to be off at the time of the inspection, and the unit could not be tested for proper operation. Per company policy, pilot lights are not reestablished or lit during the inspection process. Recommend contacting the gas company or a qualified HVAC contractor to safely relight the pilot and confirm proper operation and function of the heater.

Recommendation

Contact a qualified professional.

7.2.1 Heating Equipment - Hall / Dining / Family Area

NOT RESPONDING TO THERMOSTAT CONTROL

Moderate

Wall heater did not respond to thermostat adjustments or operating commands during inspection. Recommend evaluation and repair by a qualified HVAC technician to restore proper operation and verify safe functionality.

Recommendation

Contact a qualified professional.

7.4.1 Thermostat - Living Room

INOPERABLE

Moderate

LIVING ROOM

Unit was not operable at time of inspection. Recommend a qualified professional check prior to the close of escrow.

Recommendation

Contact a qualified professional.

7.4.2 Thermostat - Living Room

Moderate

LOOSE / DAMAGED

Recommend repair or replacement.

Recommendation

Contact a qualified professional.



7.5.1 Thermostat - Dining Area

Moderate

THERMOSTAT

DINING AREA

HVAC system would not operate using normal operational controls. Recommend further evaluation by qualified professional.

Recommendation

Contact a qualified professional.

7.7.1 Chimneys and Fireplaces

Minor/Maintenance

RECOMMEND LEVEL 2 CHIMNEY INSPECTION PER NFPA 211

Defect: Level 2 Chimney inspection recommended per NFPA 211 Standards of Practice.

Potential Issue: A Level 2 inspection is necessary to assess the internal components of the chimney, including areas that may not be visible in a standard inspection, to identify any hazards, blockages, or damage that could affect safety and performance.

Recommendation: Due to the real estate transfer, a qualified chimney professional should perform a Level 2 inspection in accordance with NFPA 211 Standards of Practice to ensure the chimney is safe and functional for the new occupants.

Recommendation

Contact a qualified professional.

7.7.2 Chimneys and Fireplaces

Moderate

NO SCREENS

Defect: No screens observed on the fireplace.

Potential Issue: The absence of screens can allow sparks or embers to escape, increasing the risk of fire and potentially damaging nearby surfaces.

Recommendation: Install a fireplace screen to prevent sparks from escaping, ensuring a safer and more efficient operation of the fireplace.

Recommendation

Contact a qualified professional.

7.7.3 Chimneys and Fireplaces

Minor/Maintenance

NO DAMPER NOTED



Defect: Damper may not have been required at the time of construction.

Potential Issue: While a damper may not have been required initially, its absence can lead to heat loss, poor efficiency, and drafts, reducing overall comfort and energy efficiency.

Recommendation: It is recommended to install a damper to improve energy efficiency and prevent drafts. Consult with a qualified professional to evaluate the need for installation based on current safety standards and comfort requirements.

Recommendation

Contact a qualified professional.

7.7.4 Chimneys and Fireplaces

Moderate

DEBRIS / VEGETATION



Debris and vegetation observed within the fireplace throat area. Recommend removal and cleaning, followed by further inspection to ensure the flue passage is unobstructed.

Recommendation

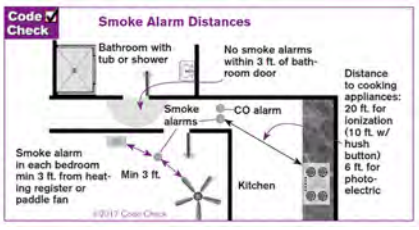
Contact a qualified professional.

7.8.1 Smoke Detectors

Health and Safety / Major

SUGGEST ADDING SMOKE DETECTORS

Suggest adding smoke detectors to all sleeping areas and areas required by law.



Recommendation

Contact a qualified professional.

7.8.2 Smoke Detectors

Health and Safety / Major

RECOMMEND REPLACING SMOKE DETECTORS DUE TO AGE

We highly recommend changing out any Smoke detectors out to NEW UNITS due to the age of the unit.

NFPA 72, National Fire Alarm Code, requires smoke alarms be replaced at least every 10 years, but because the public is generally unaware of this requirement, many homes have smoke alarms past their expiration date, putting people at increased risk.

https://www.usfa.fema.gov/prevention/outreach/smoke_alarms.html

Recommendation

Contact a qualified professional.

7.9.1 Carbon Monoxide Detectors

Health and Safety / Major

NO CARBON MONOXIDE

Suggest adding carbon monoxide detectors to all areas required by law, as a safety upgrade.

Recommendation

Contact a qualified professional.

8: ROOF

		IN	NI	NP
8.1	Method	X		
8.2	Material / Type	X		
8.3	Gutters / Downspouts	X		
8.4	Flashings	X		
8.5	Chimneys / Skylights	X		
8.6	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Method: Inspection Method
Walked Roof, Drone

Material / Type: Material
Composition

Gutters / Downspouts: Gutter Material
Metal

Method: What's Inspected

The following was inspected:

A. The roof covering
B. The roof drainage system, including gutters and downspouts
C. The vents, flashings, skylights, chimneys, and any other roof penetrations

The inspection was focused on deficiencies that could lead to water intrusion into the buildings structure.

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Trident Inspection Group does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company like Trident Inspection Group or roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to perform regular maintenance on the gutter system.

Material / Type: Type
Pitched










Material / Type: Composition Shingle General

Composition shingle roof system over the majority of the structure. This type shingle is composed of an asphalt impregnated fiberglass mat covered with a granular aggregate. Sloped construction. Periodic maintenance will extend the life of the roof for some time yet.

Gutters / Downspouts: What Is Inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Disclosures: Disclosure

The roof inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible roof-covering materials, including shingles, tiles, membranes, or panels, for signs of damage, deterioration, improper installation, or aging. Flashings at roof penetrations, valleys, skylights, chimneys, and roof-to-wall transitions are observed for visible defects or conditions that may allow water intrusion.

The inspector inspects roof drainage components, including gutters, downspouts, and scuppers, where present, for visible damage, improper installation, or obstructions at accessible locations. The general roof structure is evaluated from accessible vantage points for signs of sagging, uneven surfaces, or other conditions suggestive of structural concerns. Roof penetrations such as vents and exhaust terminations are observed for proper installation and weather sealing when visible.

The inspection does not include walking on roofs that are unsafe, steep, wet, or otherwise inaccessible. The inspector is not required to perform destructive testing, verify manufacturer installation requirements, determine remaining service life, or confirm code compliance. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified roofing professional.

Limitations

Method

ROOF LIMITATIONS

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Maven Home Inspection Services does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company such as a roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to preform regular maintenance on the gutter system.

Observations

8.2.1 Material / Type

Moderate

TREE(S) - LIMBS WITHIN 10 FEET OF ROOF

Observation: Trees located within 10 feet of the main structure

Potential Issue: These trees pose risks due to limb overhang, root intrusion, and increased fire hazard. The tree limbs overhang the roof and walls, which could lead to physical damage and may contribute to the spread of fire, particularly in windy conditions or during a wildfire event.

Recommendation:

Tree Trimming: It is recommended to prune or trim the tree branches to ensure a safe distance from the structure. Proper arboricultural practices should be followed to maintain tree health and stability.

Tree Assessment: Engage a certified arborist to evaluate the health of the trees and recommend removal if any are diseased, dying, or pose a risk to the property.

Regular Maintenance: Implement a regular maintenance schedule for vegetation management around the property to reduce fire fuel and maintain a defensible space per NFPA guidelines.

Additional Notes: Ensure all debris from pruning and trimming is properly removed to reduce fire fuel. Consider the impact on local wildlife and the ecosystem before making significant changes to the landscaping.

Additional Notes: Ensure all debris from pruning and trimming is properly removed to reduce fire fuel. Consider the impact on local wildlife and the ecosystem before making significant changes to the landscaping.

Recommendation

Contact a qualified tree service company.

8.2.2 Material / Type

Moderate

LIMBS - CONTACTING ROOF SURFACE



Observation: Tree or bush limbs were observed contacting the roof surface.

Potential Issue: The contact between the tree or bush limbs and the roof can cause abrasion to the shingles, leading to damage, as well as trapping moisture against the roof surface, which can accelerate wear and promote mold or rot.

Recommendation: It is recommended to cut back all branches at least 10 feet away from the roof. This can be done by a tree trimming service or landscaper to prevent further damage and ensure proper roof ventilation.

Recommendation

Contact a qualified tree service company.

8.2.3 Material / Type

Moderate

WOOD TRIM IN CONTACT WITH ROOFING MATERIAL



Wood trim is in direct contact with the roof shingles. This condition may promote moisture retention and accelerate wood deterioration. Recommend maintaining proper clearance between wood trim and roofing materials to reduce the risk of moisture damage and premature decay.

Recommendation

Contact a qualified professional.

8.3.1 Gutters / Downspouts

Moderate

DEBRIS

Defect: Debris accumulation in gutters and/or downspouts.

Potential Issue: Clogged gutters can restrict water flow, leading to overflow, potential water intrusion, and damage to fascia or foundation areas.

Recommendation: Recommend cleaning gutters and downspouts to ensure proper drainage. Homeowners may reference a DIY resource for safe gutter maintenance if comfortable performing the task.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

8.3.2 Gutters / Downspouts

Moderate

GUTTER LEAKAGE



Defect: Gutters were observed to be leaking in one or more areas.

Potential Issue: Leaking gutters can allow water to collect near the foundation, increasing the risk of soil saturation and potential foundation or structural movement.

Recommendation: Recommend a qualified contractor evaluate and repair the gutters to restore proper functionality and drainage.

Recommendation

Contact a qualified roofing professional.

8.4.1 Flashings

Moderate

KICK-OUT FLASHING NOT INSTALLED WHERE NEEDED OR REQUIRED



Defect: Kick-out flashing was found to be missing and/or damaged at one or more roof-to-wall intersections.

Potential Issue: Missing or damaged kick-out flashing can allow water to flow behind siding and into wall assemblies, increasing the risk of moisture intrusion and structural damage.

Recommendation: Recommend a qualified professional evaluate and install or repair kick-out flashing to direct water away from exterior walls and prevent damage.

Recommendation

Contact a qualified roofing professional.

8.4.2 Flashings

Moderate

MISSING FLASHING



Defect: Flashing was observed to be missing in a designated area.

Potential Issue: Missing flashing can allow water to penetrate the building envelope, potentially leading to moisture damage, wood rot, or mold growth.

Recommendation: Recommend immediate installation of proper flashing by a qualified contractor to ensure waterproofing and protect the structure from moisture intrusion.

Recommendation

Contact a qualified professional.

8.5.1 Chimneys / Skylights

CHIMNEY CAP MISSING

Moderate



Defect: The chimney was observed to be missing a spark arrester.

Potential Issue: Without a spark arrester, embers can escape the chimney during use, posing a fire hazard—especially in wildfire-prone areas. The chimney is also more susceptible to moisture intrusion and debris accumulation, which may compromise function and longevity.

Recommendation: Recommend installation of a spark arrester by a qualified roofing or chimney professional. The spark arrester should meet local fire safety and WUI code requirements and be maintained regularly to ensure safe operation.

Recommendation

Contact a qualified roofing professional.

8.5.2 Chimneys / Skylights

CRACKS NOTED IN CHIMNEY CROWN

Moderate



Defect: Cracks were observed in the chimney crown.

Potential Issue: Cracked chimney crowns can allow water penetration, leading to deterioration of masonry materials and potential structural damage over time.

Recommendation: Recommend sealing or repairing the crown as needed by a qualified chimney contractor to prevent moisture intrusion and preserve the integrity of the chimney.

Recommendation

Contact a qualified professional.

8.5.3 Chimneys / Skylights

Moderate

CHIMNEY FLASHING MISSING, LOOSE, DAMAGED AND/OR SUBSTANDARD



Defect: Chimney flashing was observed to be missing, loose, damaged, and/or substandard.

Potential Issue: Defective or incomplete flashing can allow water to penetrate at the chimney intersection, leading to interior moisture damage and deterioration of chimney materials over time.

Recommendation: Recommend evaluation and correction by a qualified professional to ensure proper flashing installation and protect against future water intrusion.

Recommendation

Contact a qualified roofing professional.

8.5.4 Chimneys / Skylights

Health and Safety / Major

RECOMMEND CUTTING TREES AWAY FROM CHIMNEY



Defect: Vegetation was observed in close proximity to the exterior chimney.

Potential Issue: Plants and shrubs near the chimney can catch fire from emitted heat or embers, especially during fireplace use, increasing the risk of structure or landscape ignition.

Recommendation: Recommend clearing vegetation within at least 10 feet of the chimney and maintaining a defensible space with fire-resistant plants and non-combustible ground cover. Regular trimming and inspection of the chimney for ember control are also advised.

Recommendation

Contact a qualified professional.

9: ELECTRICAL

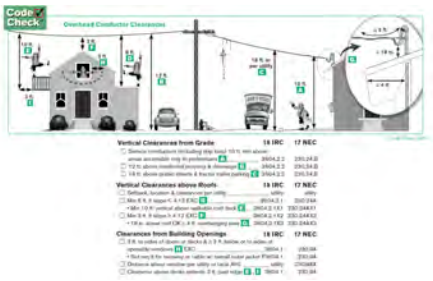
		IN	NI	NP
9.1	Service Entrance Conductors	X		
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
9.3	Branch Wiring Circuits	X		
9.4	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Service Entrance Conductors: Electrical Service

Overhead



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

Crouse-Hinds



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

Yes



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Overload Protection / Futures

Circuit Breaker

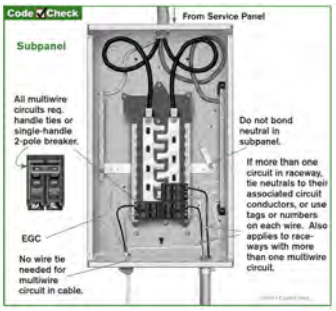


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

100 AMP

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

None

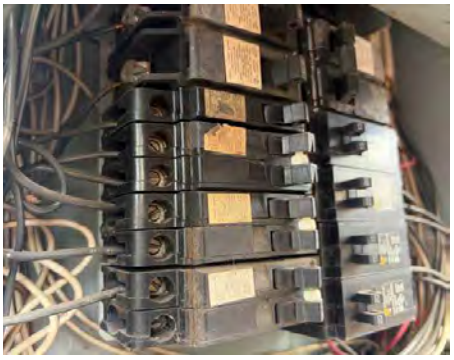
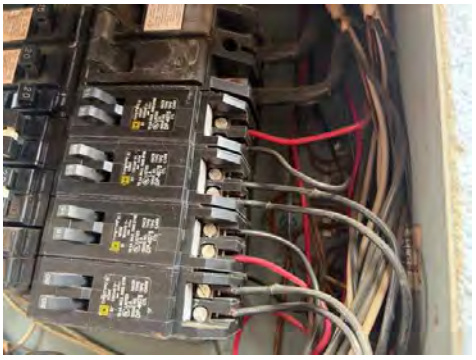


Branch Wiring Circuits: Copper Branch Circuit

Copper branch circuits are preferred for durability and low maintenance.

Branch Wiring Circuits: Wiring

Copper


Disclosures: Disclosure

The electrical system inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible electrical service components, including the service entrance conductors, meter base, main disconnect, and electrical panelboards. Panel enclosures are opened when safely accessible to observe the condition of wiring, overcurrent protection devices, grounding and bonding components, and general installation practices.

The inspector observes visible branch circuit wiring, switches, receptacles, and lighting fixtures throughout the structure and tests a representative number of receptacles for polarity and grounding. The presence of ground-fault circuit interrupter and arc-fault circuit interrupter protection is noted where applicable. The inspector reports visible deficiencies such as damaged wiring, improper connections, missing covers, or evidence of overheating when observed.

The inspection does not include dismantling electrical components, performing load calculations, testing every receptacle or circuit, inspecting concealed wiring, or determining code compliance. The inspector is not required to evaluate system capacity, confirm labeling accuracy beyond what is visible, or assess the remaining service life of electrical components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

NO AFCI (ARC FAULT CIRCUIT INTERRUPTERS) AT 15/20 AMP CIRCUITS

In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breakers can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at Trident Inspection Group recommend the client consult with a licensed electrical contractor for the installation of such safety devices.

Recommendation

Contact a qualified electrical contractor.

9.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



9.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



9.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

ELECTRICAL SERVICE AT OR LESS THAN 100 AMP

Observation: The property is currently equipped with an electrical service panel rated at or less than 100 amps.

Limitation: While the electrical panel currently installed in the property is adequate for typical residential use under present conditions, it may not suffice for higher future electrical demands. This limitation is particularly relevant considering the following potential scenarios:

1. Expansion or Renovation: If there are plans for significant home expansions or renovations that include additional electrical appliances or systems, the current 100-amp service may be insufficient.

2. Modern Electrical Appliances: The increasing use of high-powered modern appliances and devices, such as electric vehicle chargers, advanced HVAC systems, or extensive home entertainment systems, could exceed the capacity of the service panel.

3. Energy Efficiency Standards: Future changes in energy efficiency standards and electrical codes might necessitate a higher capacity electrical service.

Recommendation: We recommend consulting with a licensed electrician to evaluate the current electrical system's capacity in relation to your future needs. An upgrade to a higher amperage service panel may be advisable to accommodate anticipated increases in electrical demand or to ensure compliance with future electrical standards.

Please note that this limitation note is based on the observations made during the inspection and does not constitute an exhaustive evaluation of the electrical system. We encourage you to seek a detailed assessment from a qualified electrical contractor for specific recommendations and potential upgrades.

Recommendation

Contact a qualified professional.

9.2.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

MISMATCHING BREAKERS

Upon inspection, some breakers in the main panel appear to be mismatched. Further evaluation is recommended to confirm compatibility and ensure safe operation.



10: PLUMBING

		IN	NI	NP
10.1	General Information - Plumbing	X		
10.2	Drain, Waste, & Vent Systems	X		
10.3	Main Water Shut-off Device & water supply lines	X		
10.4	Water Heater, Controls, Flues & Vents	X		
10.5	Gas Meter	X		
10.6	Disclosure	X		

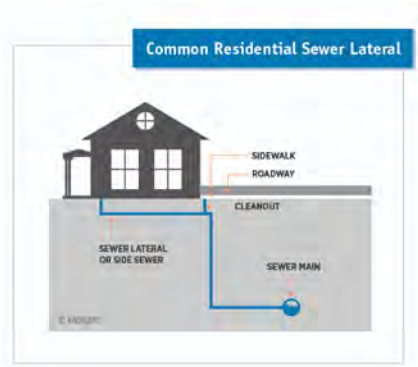
IN = Inspected NI = Not Inspected NP = Not Present

Information

Drain, Waste, & Vent Systems: Materials

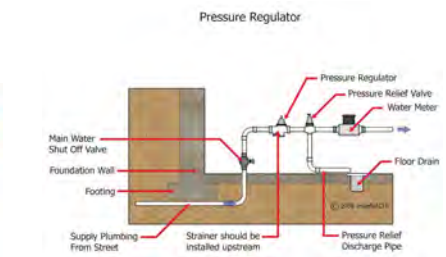
Cast Iron, Galvanized

All sewer line materials are not always identifiable.



Main Water Shut-off Device & water supply lines: Location

Right side





Main Water Shut-off Device & water supply lines: Material

Copper, Galvanized

Main Water Shut-off Device & water supply lines: PSI

55



Main Water Shut-off Device & water supply lines: Main Water Meter



Main Water Shut-off Device & water supply lines: Copper

Copper is preferred for durability and low maintenance.

Water Heater, Controls, Flues & Vents: Location

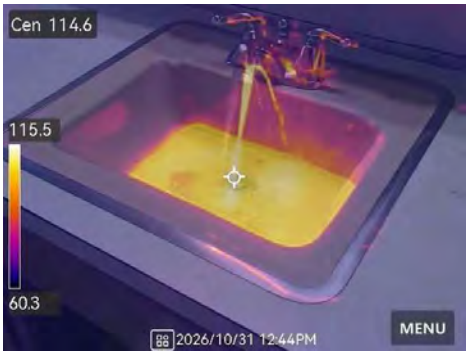
Water Heater, Controls, Flues & Vents: Unit Was working properly

Water Heater, Controls, Flues & Vents: Capacity

Rear, Exterior Closet



at time of inspection?
yes

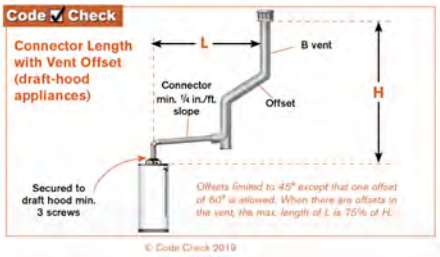


50 gallons



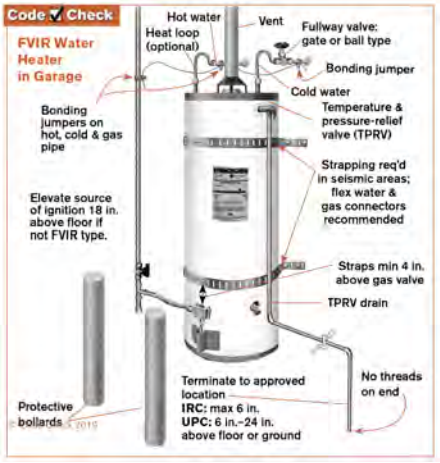
Water Heater, Controls, Flues & Vents: Safety Requirements
Temperature and pressure relief valve, Cold water shut off

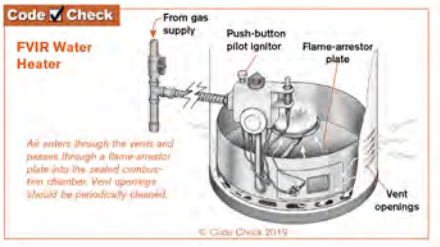
Water Heater, Controls, Flues & Vents: Flue/Vent
Serviceable





Water Heater, Controls, Flues & Vents: Gas Tanked Water Heater



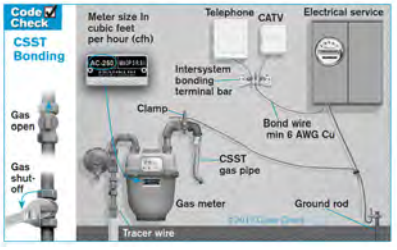


Water Heater, Controls, Flues & Vents: Gas Shut off



Water Heater, Controls, Flues & Vents: Manufacture Date 2021

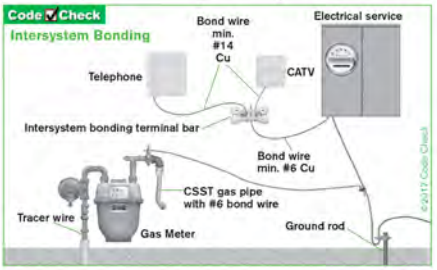
Gas Meter: Gas Meter Location
Right side, Rear



Gas Meter: Material Observed
Iron

Gas Meter: Bonding Connection Observed
Unknown/Not visible





General Information - Plumbing: What Is Inspected?

The following was inspected:

A. The readily visible main water line
B. The readily visible water supply lines
C. The readily visible drain, waste and vent pipes
D. The hot water source
E. Fixtures such as toilets, faucets, showers and tubs

The inspection was focused on deficiencies that could lead to water intrusion into the structure.

General Information - Plumbing: CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107

CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107:

Updated January 2017: According to California Senate Bill 407 Chapter 587 and California Civil Code 1101.4, all residential properties built before January 1, 1994, require the property owner to replace plumbing fixtures that are not water conserving as defined by the following:

A toilet using more than 1.6 gallons per flush

A urinal using more than one gallon per flush.

A showerhead using more than 2.5 gallons per minute

An interior faucet using more than 2.2 gallons per minute

A seller in a real estate transaction is required to disclose in writing to the prospective purchaser or transferee these requirements and whether the real property includes any noncompliant plumbing fixtures.

This article shall not apply to any of the following:

(a) Registered historical sites.

(b) Real property for which a "Licensed Plumber" certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible.

(c) A building for which water service is permanently disconnected.

Technically, every homeowner living in a house built before January 1, 1994, is required to upgrade to the new low flow water requirements, regardless of them selling their house. There does not seem to be a direct requirement from a Realtor regarding this issue, besides having the seller disclose if their house meets the requirement. There is no penalty, as of now, if the house does not meet the requirements. This is subject to change at any time.

The home inspector is not in any way required to confirm if the faucets, shower heads, and toilets meet this requirement.

There is the possibility that local cities and jurisdictions will create additional requirements and penalties regarding this issue. The buyer should always do their own due diligence as it pertains to local codes and ordinances

General Information - Plumbing: Plumbing System – Inspection Limitations

During the inspection, reasonable efforts were made to visually identify the types of potable water supply lines present within the property. However, the inspection is limited to visible and accessible areas only. Many portions of the plumbing system—such as lines concealed within walls, ceilings, floors, or underground—are not visible and therefore could not be evaluated.

Identification of supply line materials is generally limited to exposed sections found near the water heater, under sinks, at plumbing fixtures, or within accessible crawlspaces and utility areas. Hidden or partially obscured piping may include a mix of materials not fully observable during a standard visual inspection.

No destructive or invasive methods are performed, and the condition or type of concealed plumbing components cannot be verified. Further evaluation by a licensed plumbing contractor is recommended if material type confirmation

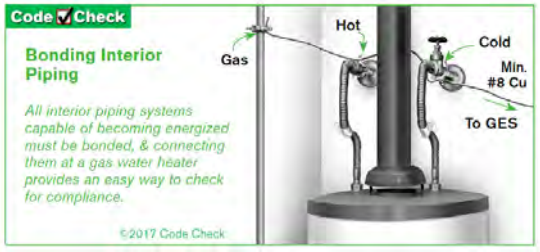
or comprehensive system assessment is desired.

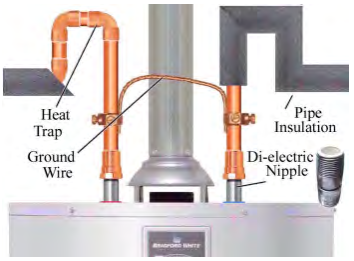
Drain, Waste, & Vent Systems: Lateral Sewer Line

Trident Inspection Group suggests having a sewer camera inspection done on all properties. As we can not determine if there are any obstructions in the lines. Backups normally will not present during an inspection. The client understands that failure to perform this inspection as part of their due diligence limits any and all liability regarding sewer line deficiencies.

Main Water Shut-off Device & water supply lines: Bonding Interior Piping

This may not have been required at the time of installation. It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.





Main Water Shut-off Device & water supply lines: Galvanized

Galvanized water pipes rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures, or, if in your opinion the water flow is low, some restriction may have occurred. If concerned, we advise further review by a licensed plumber. These pipes can also display sediment in the plumbing fixtures after running the water.

Water Heater, Controls, Flues & Vents: Water Heater(s) Capacity

Here is a chart for the average hot water consumption based on the number of people living in the home.

Residential Water Heater Sizing Guide

Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

Disclosure: Disclosure

Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during an inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Pressure regulators are beyond the inspectors scope of practice.

The plumbing inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates visible interior and exterior plumbing systems, including water supply piping, drain, waste, and vent piping, fixtures, and faucets for signs of leaks, damage, improper installation, or functional concerns. The inspector operates fixtures to observe basic flow and drainage and checks for visible leakage at connections and components.

The inspector observes visible water heating equipment, including the water heater tank, associated piping, temperature and pressure relief valve discharge piping, and seismic strapping where present. Fuel supply piping for gas-fired appliances is visually inspected when accessible. Exterior plumbing components such as hose bibs and visible piping are also observed for damage or leakage when accessible.

The inspection does not include dismantling plumbing systems, opening walls or ceilings, testing water quality or pressure, inspecting underground or concealed piping, or determining system capacity or code compliance. The inspector is not required to evaluate the remaining service life of plumbing components or identify the source of concealed leaks. The inspection report documents material defects that are visible and accessible at the time of

inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

The modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. The client should seek the assistance of a licensed plumber if a higher hot water temperature is desired.

Items such as fountains and water softeners are excluded from this general inspection. If the inspector makes any comments regarding these items it is done as a courtesy only. Moreover, these items are excluded from the industry standards of practice of which this inspection was performed. Should you have any concerns regarding the functionality or viability of these items you should consult qualified contractors prior to the close of escrow.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs, or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection

Limitations

Main Water Shut-off Device & water supply lines

WATER METER COVER - UNABLE TO REMOVE



Observations

10.3.1 Main Water Shut-off Device & water supply lines

Moderate

CORROSION

Water lines / valves show signs of corrosion. No leak at time of inspection. Recommend monitoring and/or replacing as needed by qualified professional.

Recommendation

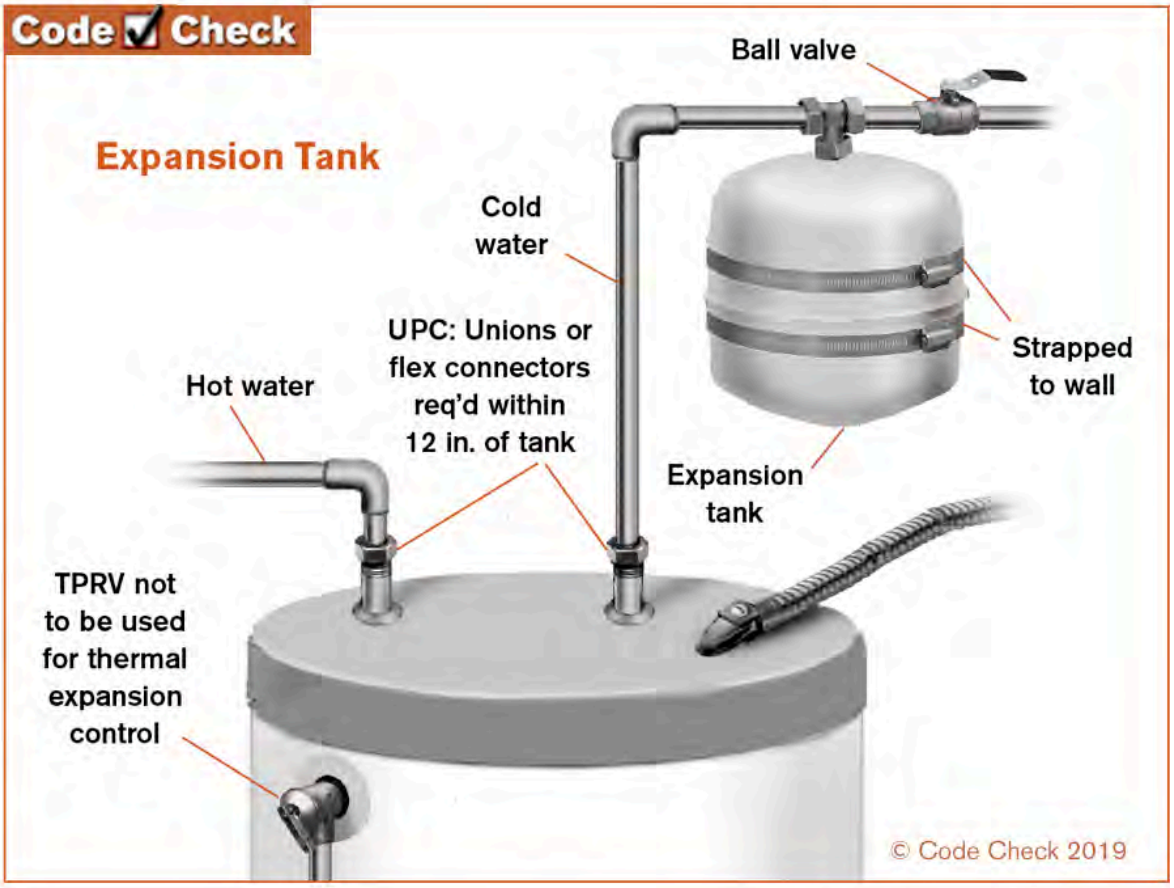
Contact a qualified plumbing contractor.

10.4.1 Water Heater, Controls, Flues & Vents

Moderate

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are becoming required in certain areas for new installs.



Recommendation

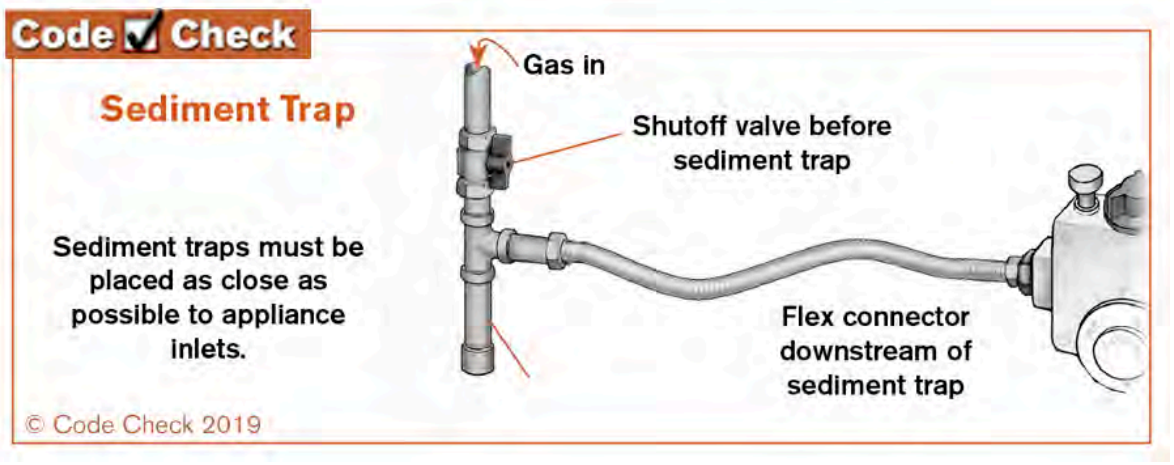
Contact a qualified plumbing contractor.

10.4.2 Water Heater, Controls, Flues & Vents

Moderate

NO SEDIMENT TRAP

No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.



Recommendation

Contact a qualified professional.

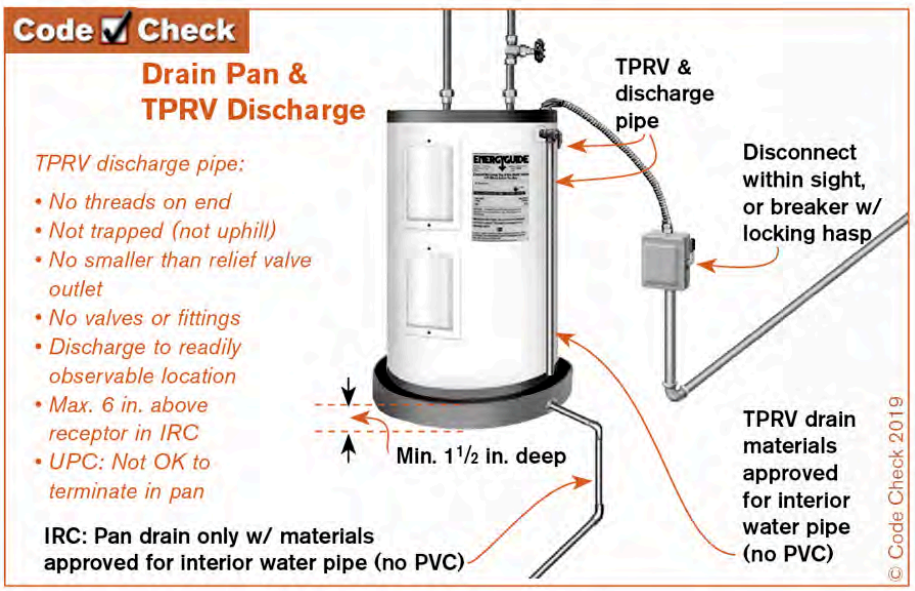
10.4.3 Water Heater, Controls, Flues & Vents

Moderate

NO DRIP PAN

No drip pan was present. Recommend installation of a metal pan with drain to exterior by a qualified plumber.





Recommendation

Contact a qualified plumbing contractor.

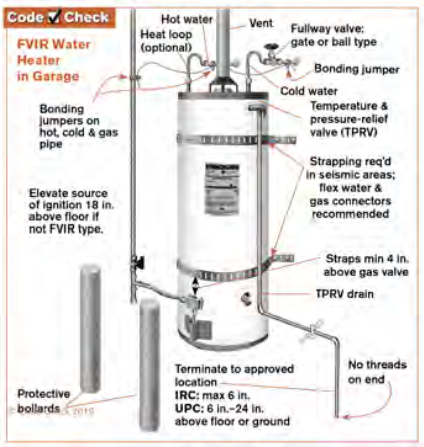
10.4.4 Water Heater, Controls, Flues & Vents

Moderate

SUGGEST EXTENDING DISCHARGE PIPE

Suggest extending temperature and pressure relief valve discharge pipe to exterior as a safety upgrade, as required by local municipality.





Recommendation

Contact a qualified professional.

10.4.5 Water Heater, Controls, Flues & Vents

Health and Safety / Major

NO EARTHQUAKE STRAPS

No Earthquake straps Present at time of inspection. Recommend installing as a safety upgrade.

Recommendation

Contact a qualified professional.



10.4.6 Water Heater, Controls, Flues & Vents

Moderate

GATE VALVE PRESENT

The water heater supply line is equipped with an older gate valve showing signs of corrosion and wear. Gate valves can become difficult to operate or fail over time. Recommend replacement with a modern, reliable ball valve by a qualified plumber to ensure proper shut-off functionality.

Recommendation

Contact a qualified professional.



10.4.7 Water Heater, Controls, Flues & Vents

Moderate

WATER HEATER CLOSET - DAMAGED / DETERIORATED BASE

Recommend repair or replacement by qualified professional.



10.4.8 Water Heater, Controls, Flues & Vents

Moderate

CORROSION OBSERVED ON GAS SUPPLY LINE

Rust and corrosion were observed on the gas supply piping serving the tankless water heater. Corrosion can weaken the pipe over time and may increase the risk of gas leaks or system failure. Recommend evaluation and repair or replacement of the affected gas piping by a licensed plumber or gas contractor, and correction of any contributing moisture or environmental conditions to help prevent further deterioration.

Recommendation

Contact a qualified professional.



10.4.9 Water Heater, Controls, Flues & Vents

Moderate

DAMAGED EXTERIOR WATER HEATER CLOSET DOOR

The exterior access door to the water heater closet is damaged and improperly secured. The lower portion of the door and surrounding trim show deformation and gaps, which can allow moisture intrusion, pest entry, and weather exposure. This condition may contribute to deterioration of the enclosure and components within. Repair or replacement of the door and proper sealing are recommended.

Recommendation

Contact a qualified professional.





10.5.1 Gas Meter

Moderate

GAS PIPES ARE RUSTED AND DETERIORATED

Rust and deterioration noted at gas line. We suggest contacting the gas company to review gas line to correct.

Recommendation

Contact a qualified professional.



10.5.2 Gas Meter

Moderate

SEISMIC SHUT OFF VALVE

The gas main does not have an automatic seismic shut-off valve. This inexpensive device is required in some jurisdictions and is a recommended upgrade for safety.



Recommendation

Contact a qualified professional.

11: EXTERIOR

		IN	NI	NP
11.1	Concrete Surfaces	X		
11.2	Driveways	X		
11.3	Walkways	X		
11.4	Exterior Doors	X		
11.5	Doorbell	X		
11.6	Gates	X		
11.7	Fence/Wall(s)	X		
11.8	Exterior Electrical	X		
11.9	Siding	X		
11.10	ASV Cladding	X		
11.11	Wood Siding	X		
11.12	Trim	X		
11.13	Windows	X		
11.14	Window Screens	X		
11.15	Foundation	X		
11.16	Sprinklers		X	
11.17	Steps/Railings	X		
11.18	Hose Bib(s)	X		
11.19	Grading and Drainage	X		
11.20	Exterior Comments	X		
11.21	Beyond The Scope of our inspection		X	
11.22	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Driveways: Driveway Material
Concrete

Walkways : Walkway Material
Concrete



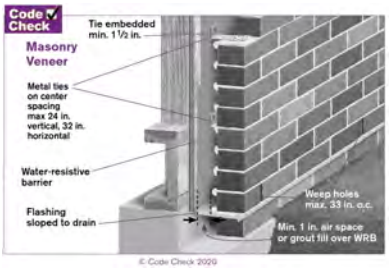
Doorbell: Doorbell
Inoperable

Gates: Material
Wood

Siding : Siding Material
Stucco, Brick Veneer

Siding : Masonry Veneer





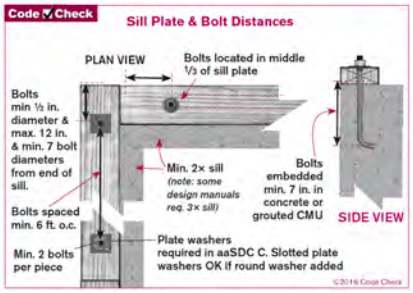
Trim: Material
Wood

Windows: Windows
Wood, Metal

Foundation: Material
Raised, Pier and Post, Stem Wall

Foundation: Bolted to Foundation
Yes

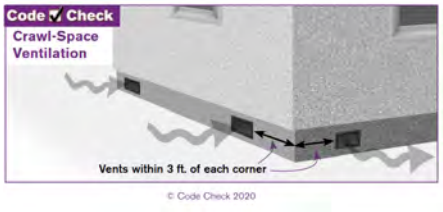
For Illustration Purposes Only.



Foundation: Crippled Walls
No



Foundation: Ventilation
Adequate



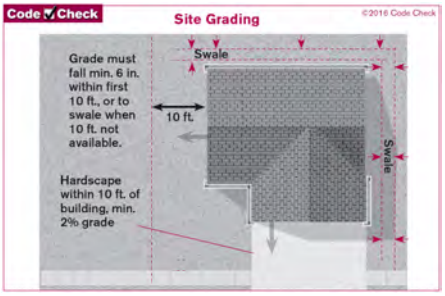
Foundation: Plumbing Leak in Crawl Space
No

Hose Bib(s): Hose Bib(s)
Yes, Anti-siphon valves



Grading and Drainage: Lot
Flat lot

Grading and Drainage: Grade at Foundation
Grade at foundation needs attention



Concrete Surfaces: Concrete Flatwork Information

Concrete flatwork that adjoined the structure was inspected looking for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

Concrete Surfaces: Typical Settlement Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4" wide). These are typically from standard settlement, or from admixtures used in the concrete. I recommend sealing these cracks to prevent further damage from freezing water in winter months.

Driveways: Typical Settlement / Shrinkage Cracks

Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from poor mixtures or the composition of the concrete, or weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum, to prevent further damage from freezing water in winter months.

Walkways : Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. Any visible deficiencies that may be present will also be reported on such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Picture




Fence/Wall(s): Material

Wood, Block





Exterior Electrical: Picture





Siding : Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

ASV Cladding: ASV (Adhered Stone Veneer) Cladding Information

LMT - Portions of the home were clad with ASV (adhered stone veneer). Typically many deficiencies are found with this style of cladding that may allow for moisture infiltration behind the product. Any listing of deficiencies mentioned with the ASV siding should not be viewed as an all-inclusive listing as a home inspection is neither exhaustive or quantitative. You are advised to have this material invasively evaluated by an inspector certified through EDI or EIMA. Any and all deficiencies referenced in this report were based on the MVMA 6th edition.

Here is a great article describing problems with improperly installed AMSV and possible reasons as to why it's so common to see it installed improperly.

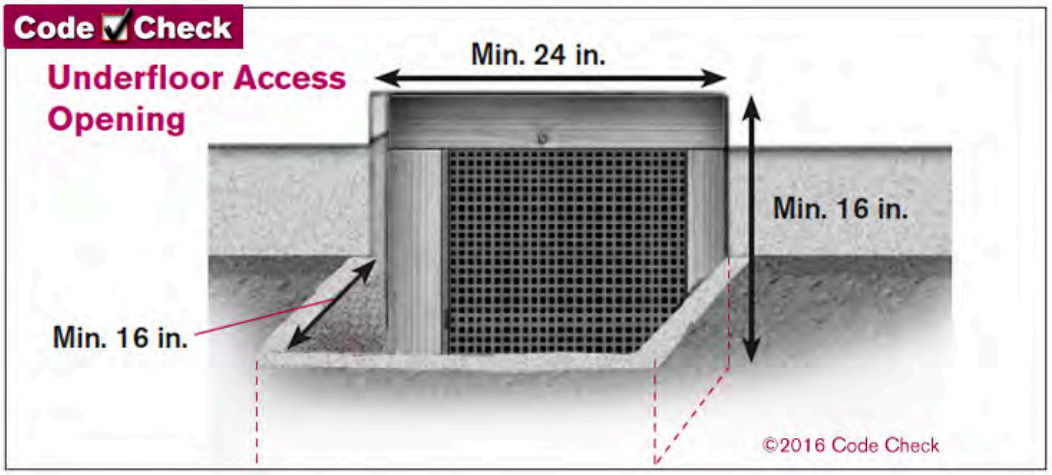
https://www.probuilder.com/how-install-leak-free-manufactured-stone

Wood Siding: Wood Siding Information

FYI - Wood siding was present on this home, and wood siding requires diligent maintenance including caulking and sealing/painting as a part of routine maintenance to prevent water related damage.

Foundation: Access Location

Rear, Bedroom Closet, Living Room Closet







Steps/Railings: Picture






Grading and Drainage: Grading Limitations

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Exterior Comments: Modifications to Original Structure

There appears to be additions and/or modifications to this property. We do not determine if these additions or alterations were permitted; suggest consulting with local municipality for further review.

Beyond The Scope of our inspection: Items We Do Not Inspect

Cable TV, Satellite TV, Surface drains, Photovoltaic system, Low Voltage Lighting Systems, Water Softener, Water Purifier, Interior Fire Sprinklers, Audio System, Security Bars, Electronic air cleaner at furnace, Fire pit, Tool shed(s), Window air-conditioning units, Fountain, Telephone jacks, Exterior barbecue, Swingset, Shutters/Blinds, Security System, Awning(s), Car lift, Sump Pump, Condensation pump, Circulating pump on hot water heater, Central vacuuming system, Electronic gates, Elevator, Wall safe, Sauna, Floor safe, Instantaneous hot water, Solar water heater for pool, Humidifier, Above ground pool, Chair lift on stairs, Trash Compactor, Dumb Waiter, Steam Shower, Gazebo, Swamp Cooler, Chair Lift on Stairs, Koi Pond, Above Ground Pool, Wine Cellar/Closet, Condenser, Electronic Bidet, Above Ground Acrylic Spa, Automatic Plumbing/Fixtures, Floor Drains, Safe, Propane System, Wheelchair Access Ramp, Trailers/Outbuildings, Automated Gate Systems, Outdoor Cooking, Wall Ladder, Pneumatic System, Hydraulic System, Fire Sprinkler System, Accessibility ADA Compliance, Steamer, Evaporative Cooler

The items noted are beyond the scope of this inspection. We do not have the expertise to inspect or test this/these system(s), and recommend that you have a specialist evaluate it.

Disclosures: Disclosure

The exterior inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition of exterior wall coverings, trim, flashing, and visible structural elements for signs of damage, deterioration, improper installation, or moisture intrusion. Windows, exterior doors, and associated components are inspected for visible damage, basic operation, and conditions that may affect weather resistance when safely accessible.

The inspector observes exterior features such as balconies, decks, patios, porches, steps, walkways, and railings for visible defects, deterioration, or safety-related concerns. Roof overhangs, eaves, soffits, and fascia are visually inspected from accessible vantage points. The inspector also evaluates the visible grading, drainage patterns, and site conditions near the structure that may impact moisture management or foundation performance.

The inspection includes observation of visible exterior electrical components such as lighting fixtures, receptacles, and service-related equipment when present. Plumbing-related exterior components, including hose bibs and visible piping, are inspected for leaks or damage when accessible. The inspection does not include dismantling exterior finishes, moving landscaping or stored items, entering unsafe areas, or inspecting concealed structural, plumbing, or electrical systems. The inspector is not required to determine code compliance, evaluate soil conditions, confirm property boundaries, or assess the remaining service life of exterior components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Foundation

LIMITED ACCESS - ROBOT DRONE

Crawlspace conditions were evaluated using a remotely operated robotic device due to limited accessibility for a person. This method provides a visual overview of accessible areas only and is inherently limited by the device’s line of sight, mobility constraints, and potential obstructions. This observation should not be interpreted as a comprehensive or physical inspection of the crawlspace. The inspection was limited to areas the device could safely traverse and capture, and no direct, hands-on evaluation of components was performed. Conditions may exist in concealed, obstructed, or otherwise inaccessible areas that were not visible or identified during this limited evaluation.

Sprinklers

TIMED SYSTEM

A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.

Exterior Comments

GROUNDS LIMITATIONS

Observations

11.1.1 Concrete Surfaces

Moderate

TRIP HAZARD(S) PRESENT

Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation

Contact a qualified professional.





11.2.1 Driveways

Moderate

DRIVEWAY CRACKING -

Cracking observed at one or more locations. Recommend sealing all cracking as part of long term maintenance. If concerned recommend further review by a licensed general contractor for repairs prior to close.

Recommendation

Contact a qualified concrete contractor.




11.2.2 Driveways

Health and Safety / Major

DRIVEWAY TRIP HAZARD

Trip hazards observed on the driveway. This is a safety concern. Recommend further review by a licensed general contractor for repairs as necessary prior to close of escrow.

Recommendation

Contact a qualified concrete contractor.



11.2.3 Driveways

Moderate

PONDING AT DRIVEWAY SURFACE

Standing water was observed at the driveway area following recent rainfall, indicating insufficient slope or inadequate drainage. Prolonged ponding may lead to surface deterioration, staining, and potential water intrusion near the structure. Recommend evaluation and correction by a qualified contractor to improve drainage and prevent future water accumulation.

Recommendation

Contact a qualified professional.



11.2.4 Driveways

Minor/Maintenance

COUNTY-OWNED SEWER ACCESS MANHOLE PRESENT

Manhole cover is marked ‘County,’ indicating county/municipal infrastructure. Located within the residential driveway; appears to be a public sewer access point rather than private property infrastructure. Refer to the appropriate county/city public works department for inspection, maintenance, and repairs.

Note: Ownership and maintenance responsibility should be verified with the local jurisdiction.

Recommendation

Contact a qualified professional.



11.2.5 Driveways

Health and Safety / Major

TRIP HAZARD - RECESSED MANHOLE

The manhole lid is significantly recessed below the surrounding concrete surface, creating an uneven walking surface and potential trip hazard. Recommend raising and securing the lid flush with the surrounding pavement.

Recommendation

Contact a qualified professional.



11.2.6 Driveways

DRIVEWAY - HEAVING / UNEVEN SURFACES

Moderate

The driveway concrete exhibits uneven settlement and heaving at multiple joints, creating raised edges and abrupt changes in surface elevation. These conditions present a potential trip hazard. Recommend evaluating and repairing the affected sections to restore a level, even walking and driving surface.

Recommendation

Contact a qualified professional.



11.3.1 Walkways

WALKWAY - CRACKING

Moderate

Cracking is observed at one or more locations. Recommend sealing to prevent further deterioration. If concerned, recommend further review by a licensed general contractor as necessary.

Recommendation

Contact a qualified concrete contractor.





11.3.2 Walkways

WALKWAY / RAMP TRIP HAZARD

Health and Safety / Major

Trip hazards observed. This is a safety concern. Recommend further review by a licensed general contractor as necessary.

Recommendation

Contact a qualified professional.







11.3.3 Walkways

Moderate

WATER PONDING

Evidence of water ponding observed in one or more walkway location. This is a potential safety concern and may promote deterioration of the surface. Modifying the surface to allow complete drainage away from property is advised. Recommend further review by a licensed general contractor as necessary.

Recommendation

Contact a qualified professional.



11.4.1 Exterior Doors

Moderate

SCREEN DOOR

Torn and/or damaged screen doors noted.

Recommendation

Contact a qualified professional.





11.4.2 Exterior Doors

Moderate

HARDWARE MISSING

Door is missing one or more pieces of hardware. Recommend replacing or upgrading.

Recommendation

Recommended DIY Project



11.4.3 Exterior Doors

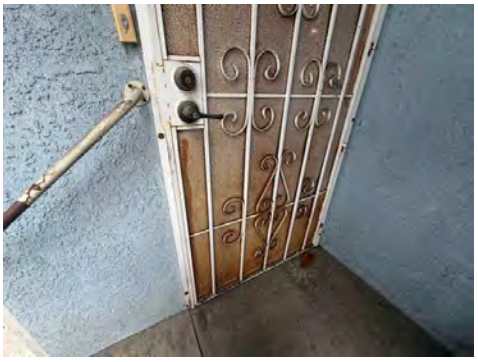
SECURITY DOORS/GATES - CORROSION

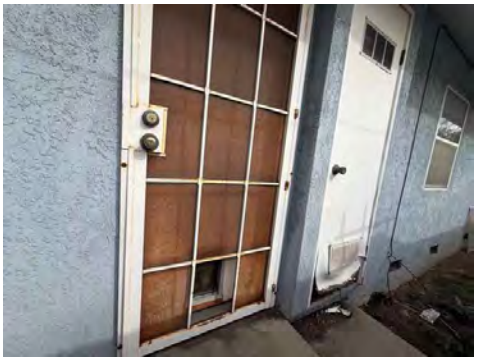
Moderate

During the commercial property inspection, it was observed that the security gates at the entry doors exhibited signs of corrosion. This is a common occurrence with metal structures and can typically be addressed through proper maintenance and periodic cleaning. However, it is important to note that while the corrosion does not appear to be severe, it may require some level of repair or maintenance to prevent further degradation. It is recommended that a qualified professional evaluate the gates to determine the appropriate course of action.

Recommendation

Contact a qualified professional.





11.4.4 Exterior Doors

DAMAGED / DETERIORATED WOOD

Moderate

Recommend repair or replacement.

Recommendation

Contact a qualified professional.




11.5.1 Doorbell

Minor/Maintenance

INOPERABLE

The doorbell was observed to be inoperable. No sound or response when activated. Recommend repair or replacement for proper functionality.

Recommendation

Contact a qualified professional.



11.6.1 Gates

Moderate

GATES DRAG ON GROUND

1 or more gates drag on ground. Gates need adjusting

Recommendation

Contact a qualified professional.





11.6.2 Gates

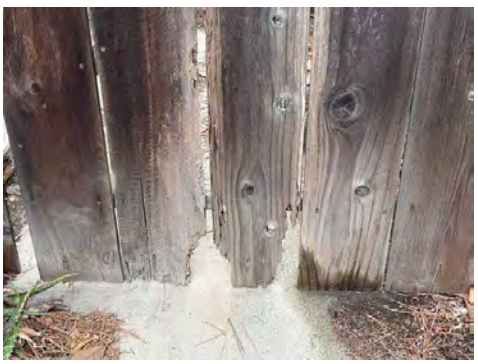
Moderate

DETERIORATED WOOD

Deteriorated wood at 1 or more gates.

Recommendation

Contact a qualified professional.





11.6.3 Gates

LOOSE / DAMAGED BOARDS

Moderate

Recommendation

Contact a qualified professional.



11.7.1 Fence/Wall(s)

LOOSE AND LEANING FENCE

Moderate

Fence is loose and leaning. This can be an indication of settling. Suggest consulting with specialist for further review prior to close of escrow.

Recommendation

Contact a qualified professional.



11.7.2 Fence/Wall(s)

STEP CRACKING

Health and Safety / Major

During the home inspection, step cracking was observed in the block fence. The step cracks appear to be superficial and primarily located at mortar joints. These cracks are likely a result of normal settling and weathering over time. No immediate structural concerns were identified, but it is advised to monitor the cracks for any further changes. Cosmetic repairs may be considered for aesthetic purposes, if desired

Recommendation

Contact a qualified professional.



11.7.3 Fence/Wall(s)

LOOSE BOARDS NOTED

Minor/Maintenance

Inspection reveals the wooden fence contains gaps from missing slats, primarily in the central section. This could affect privacy and security. Recommend evaluation of potential replacement needs for missing components to restore the fence's intended function and appearance.

Recommendation

Contact a qualified professional.



11.8.1 Exterior Electrical

Moderate

RECOMMEND CAULKING/SEALING

Recommend caulking/ceiling at all exterior fixtures

Recommendation

Contact a qualified professional.

11.8.2 Exterior Electrical

Moderate

LOOSE LIGHT FIXTURE

Light is loose in one or more areas. Recommend securing.

Recommendation

Contact a qualified professional.



11.9.1 Siding

Minor/Maintenance

CAULKING AROUND WINDOWS, TRIM & VOIDS

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

11.9.2 Siding

CRACKING

Moderate

Cracking was observed at one or more points on the exterior. Recommend repair to prevent further deterioration

Recommendation

Contact a qualified professional.






11.9.3 Siding

PATCHING NOTED

Moderate

Evidence of patching noted. We are unable to determine the effectiveness of this repair.

Recommendation

Contact a qualified professional.



11.9.4 Siding

DISCOLORATION

Minor/Maintenance

There are signs of discoloration on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions. Recommend that said areas be washed or cleaned or a regular basis.

Recommendation

Contact a qualified professional.



11.9.5 Siding

DETERIORATED WOOD

Moderate

Inspection Note: Significant deterioration was observed in various sections of the siding. Strongly recommend immediate evaluation by a Termite Company to prevent further damage and to address any underlying issues effectively. Prompt action is crucial for maintaining the structure's integrity.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188

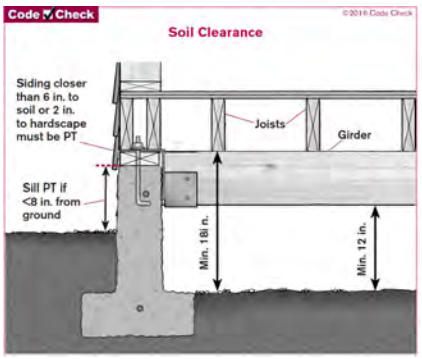


11.9.6 Siding

SOIL IN CONTACT WITH SIDING

Moderate

Recommend clearing soil way from siding to prevent deterioration and possible water intrusion.



Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188





11.9.7 Siding

STONE VENEER

Moderate

Stone Veneer missing/loose/damaged at one or more locations. Recommend repair/replacement by qualified professional to prevent further deterioration

Recommendation

Contact a qualified professional.



11.12.1 Trim

CAULKING - WINDOW, TRIM, AND VOIDS

Minor/Maintenance

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

11.12.2 Trim

WOOD DETERIORATION

Moderate

Deteriorated wood was observed in various areas, showing signs of weathering, cracking, and possible rot. Exposure to moisture and pests may accelerate further damage. Regular maintenance, sealing, or replacement of affected areas is recommended to prevent structural compromise. A qualified contractor should evaluate and repair as necessary to maintain the integrity of the structure.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188

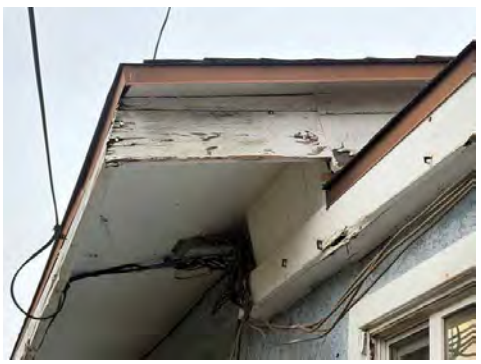





















11.12.3 Trim

Moderate

UNPAINTED EAVE/FASCIA

One or more areas of trim or facia have not been painted. Recommend painting to prevent damage.

Recommendation

Contact a qualified professional.



11.12.4 Trim

Moderate

BIRD NEST PRESENT AT EXTERIOR

A bird nest was observed at the exterior of the structure. While common, nests can lead to pest activity, damage, or health concerns from droppings and parasites. Recommend safe removal and sealing of any entry points by a qualified professional to prevent future nesting.

Recommendation

Contact a qualified professional.



11.12.5 Trim

Moderate

WEATHERED PAINT AT EXTERIOR TRIM

The exterior trim exhibits visible paint deterioration and weathering. Areas of peeling and flaking expose bare wood, which may lead to moisture intrusion and decay if left unaddressed. Recommend proper surface preparation, priming, and repainting to restore protection and maintain the trim's condition.

11.12.6 Trim

Moderate

MUD DAUBER NEST PRESENT ON EXTERIOR TRIM

A mud dauber nest (mud tube) was observed attached to the exterior trim near the eaves. While mud daubers are generally non-aggressive, nests can attract additional insects and may indicate areas conducive to pest activity. Recommend removal of the nest and sealing/cleaning the area as needed. Monitor for continued insect activity and consider pest control consultation if activity persists.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188



11.13.1 Windows

Minor/Maintenance

THERMO-PANE WINDOWS

House is partially equipped with thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.

11.13.2 Windows

Moderate

DETERIORATED WOOD

Inspection Note: Observations indicate that the window, sill, and/or trim is loose, deteriorated, or worn at various locations. To ensure proper maintenance and safety, it is recommended to have these areas evaluated by a qualified contractor for potential repair or replacement prior to closing.



Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188

11.13.3 Windows

Moderate

PAINT/FINISH FAILING

The paint or finish is failing at one or more locations. This can lead to deterioration and rot of the material. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.

11.13.4 Windows

PANES BROKEN

Moderate

One or more window panes are cracked or broken. A qualified glazier should replace all broken glass.

Recommendation

Contact a qualified professional.







11.13.5 Windows

LOW E CLOUDING

Moderate

Low e coating on windows shows signs of clouding. Clouding is due to moisture and temperature changes. It does not affect the window's functionality or structural integrity. Routine maintenance and cleaning can help minimize the appearance of clouding

Recommendation

Contact a qualified professional.



11.13.6 Windows

SUGGEST RE-GLAZING WINDOW(S) WHERE NEEDED

Minor/Maintenance

One or more windows may be in need of reglazing

Recommendation

Contact a qualified professional.

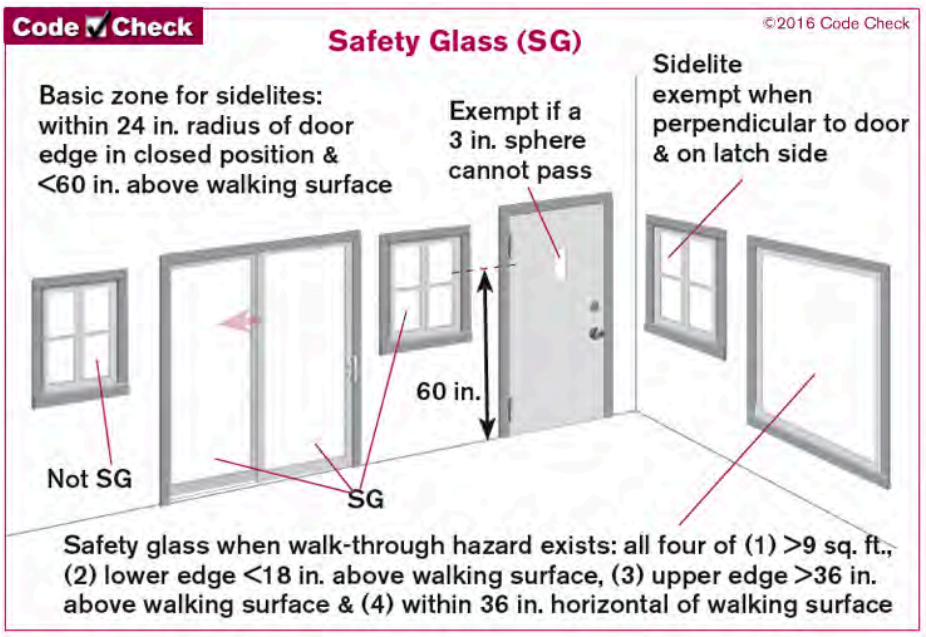
11.13.7 Windows

Moderate

NO TEMPERED GLASS

Window does not appear to be made of tempered/safety glass. This may not have been required at the time of installation. Windows and doors with glass that reaches or is near to the floor level could be dangerous. Suggest installing safety glass to ensure safety. Suggest consulting with a licensed qualified glass company prior to close of escrow.





11.14.1 Window Screens

Minor/Maintenance

DETERIORATED SCREENS

Recommendation

Contact a qualified professional.

11.14.2 Window Screens

Moderate

MISSING SCREEN(S)

Missing screens were observed. Recommend inquiring with seller if present

Recommendation

Contact a qualified professional.

11.15.1 Foundation

EFFLORESCENCE

Moderate

Efflorescence itself isn't dangerous or harmful. It can lead to potential moisture problems that can cause structural damage to building materials. So it is important to take action when you notice efflorescence in your basement, on your paving stones, or on other structures. Recommend further evaluation by qualified professional

Recommendation

Contact a qualified professional.





11.15.2 Foundation

CORROSION - CAST IRON / GALVANIZED PLUMBING (EXTERIOR OF PIPE)

Moderate

Corrosion on plumbing lines and drain lines. This can decrease life expectancy. Recommend further evaluation by plumbing contractor.

Recommendation

Contact a qualified professional.



11.15.3 Foundation

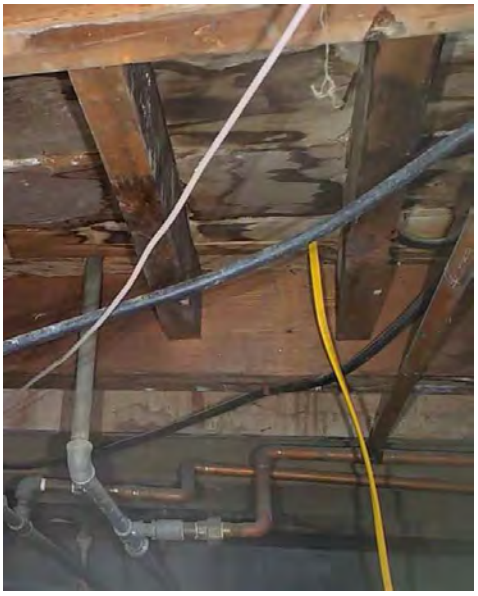
WATER STAINS NOTED

Moderate

Water stains noted in crawlspace at one or more locations due to previous/possible leak/ moisture intrusion no sign of active leak. Recommend further evaluation by qualified professional prior to close of escrow

Recommendation

Contact a qualified professional.





11.15.4 Foundation

FOUNDATION CRACKS -

Moderate

Cracking was noted at the foundation. Recommend further evaluation by qualified professional and monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified professional.



11.15.5 Foundation

VENT SCREENS - DAMAGED/REPLACE

Moderate

1 or more vent screens are torn, damaged, and/or missing. Recommend correcting.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188



11.15.6 Foundation

SEISMIC BRACING

Moderate

The inspection revealed a lack of seismic bracing in the property. Seismic bracing plays a vital role in ensuring structural integrity during earthquakes. It is recommended to engage a qualified structural engineer or seismic specialist for further evaluation of the property's bracing needs and to implement appropriate measures to enhance its seismic resistance

Recommendation

Contact a qualified professional.

11.15.7 Foundation

LOOSE INSULATION NOTED

Minor/Maintenance

Insulation is loose sagging and we're on ground at one or more areas of crawlspace. Recommend repairs as needed.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188



11.15.8 Foundation

ACCESS OPENING AT/BELOW GRADE

Moderate

The inspection revealed a crawlspace opening at/below grade level. This can lead to water infiltration, increased humidity, and potential structural issues. It is recommended to have a professional evaluate and potentially raise the opening to ground level, ensuring proper drainage and minimizing moisture-related problems in the crawlspace.

Recommendation

Contact a qualified professional.



11.15.9 Foundation

LIMITED ACCESS

Moderate

Note that access to the entire crawlspace was limited due to inadequate space between the soil and the girder beams and retrofit plumbing. The inspector was unable to fully access the crawlspace and there may be defects present that were not able to be identified. Further evaluation by a qualified professional may be necessary.

Recommendation

Contact a qualified professional.

11.15.10 Foundation

ACCESS COVER DAMAGED DETERIORATED

Moderate

Recommend replacing cover.

Recommendation

Contact a qualified professional.



11.15.11 Foundation

EXPOSED / SPLICED ELECTRICAL WIRE(S)

Moderate

Exposed wiring was observed in the crawlspace. This condition may present an electrical safety hazard. Recommend further evaluation and appropriate repairs by a qualified licensed electrician. Ensure all wiring is properly protected and secured.

Recommendation

Contact a qualified professional.





11.15.12 Foundation

Moderate

IMPROPER SUPPORT POST(S)

The support girder beam is inadequately supported by makeshift, unreinforced brick and concrete block shims. Improper bearing and unstable support conditions may result in settlement or structural movement. Recommend evaluation and correction by a qualified structural contractor.

Recommendation

Contact a qualified professional.







11.17.1 Steps/Railings

Moderate

DETERIORATED WOOD

Inspection Note: There is evidence of deterioration in parts of the trim. For a thorough understanding of potential termite or pest issues, obtaining an independent termite report is recommended. This will provide specific insights and guidance on any necessary repairs.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188

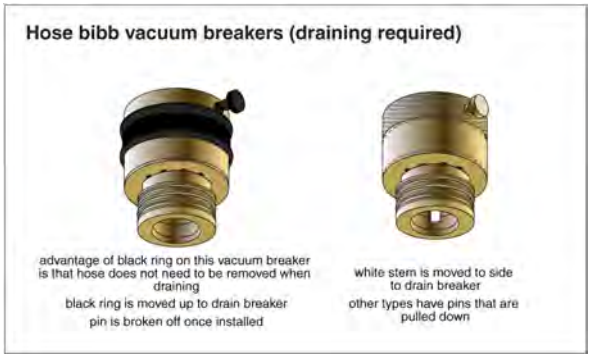


11.18.1 Hose Bib(s)

NO ANTI-SIPHON VALVE(S)

Moderate

One or more hose bibs may not have anti-siphon valves. Recommend adding anti-siphon valves to all hose bibs as needed as an upgrade.



Recommendation

Contact a qualified professional.



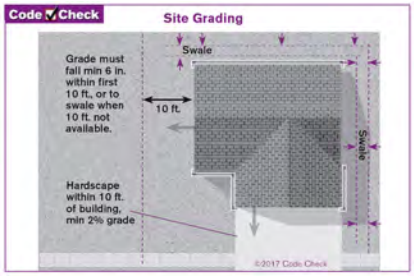
11.19.1 Grading and Drainage

NEGATIVE GRADING

Moderate

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.



Recommendation

Contact a qualified landscaping contractor







11.19.2 Grading and Drainage

FAULTY GRADE / PLANTER

Moderate

The grading is improperly sloped due to the presence of a planter. This setup prevents proper water drainage, potentially causing moisture accumulation around the foundation, which could lead to structural damage over time. Recommend regrading and/or relocating the planter to ensure proper drainage.




11.19.3 Grading and Drainage

SOIL EROSION

Moderate

Soil a erosion observed. Recommend further evaluation by qualified professional to avoid further deterioration.

Recommendation

Contact a qualified professional.





12: FRONT COVERED PATIO / PORCH

		IN	NI	NP
12.1	Decks, Balconies, Porches & Steps	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Cover
Wood

Decks, Balconies, Porches & Steps: Decking Material
Brick

Decks, Balconies, Porches & Steps: Location
Front

Decks, Balconies, Porches & Steps: Windows
Serviceable

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Decks, Balconies, Porches & Steps: Type
Covered Porch, Covered Patio





Decks, Balconies, Porches & Steps: Deck Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for us to find multiple deficiencies in relation to deck construction and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home and while they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

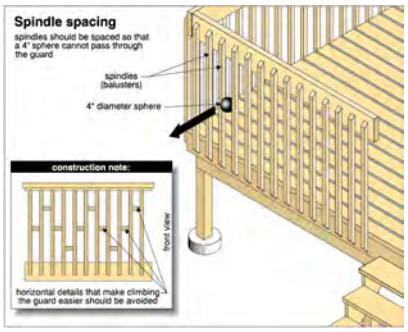
Observations

12.1.1 Decks, Balconies, Porches & Steps

Moderate

RAILING GREATER THAN 4"

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a safety concern.



Recommendation

Contact a qualified deck contractor.

12.1.2 Decks, Balconies, Porches & Steps

Moderate

RAILING - LOOSE/ LEANING

Loose/leaning railing found. Recommend corrections as necessary by licensed general contractor for safety.

Recommendation

Contact a qualified professional.



12.1.3 Decks, Balconies, Porches & Steps

Moderate

SUPPORT POSTS - DETERIORATED

Inspection Note: Found severe moisture damage on an exterior wooden post. This deterioration, likely from extended moisture exposure, has caused significant rot. Recommend repair/replacement by qualified professional

Recommendation

Contact a qualified professional.






12.1.4 Decks, Balconies, Porches & Steps

Moderate

RAILING - CORROSION

Corrosion was noticed on the balcony railing during the inspection. The corrosion appears to be limited to the surface and has not yet caused any structural damage. It is recommended to address the corrosion as soon as possible to prevent further deterioration

Recommendation

Contact a qualified professional.



13: GARAGE

		IN	NI	NP
13.1	General	X		
13.2	Garage Door	X		
13.3	Garage Door Opener		X	
13.4	Ceiling	X		
13.5	Walls	X		
13.6	Slab	X		
13.7	Access door	X		
13.8	Fire Door	X		
13.9	Firewalls	X		
13.10	Electrical	X		
13.11	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Garage is:

Attached to home



Garage Door Opener: Unit Was working properly at time of inspection?

Unknown

Access door: Picture



Fire Door: Action Needed

General: What's Inspected - Garage

I inspected the readily visible surfaces of floors, walls and ceilings.

Garage Door: Material

Metal, Non-insulated





Disclosures: Disclosure

Standards of Practice – Garage Inspection

The inspector shall inspect the attached or detached garage as part of the property inspection. The garage inspection includes observing the condition and operation of garage vehicle doors and any installed automatic door operators, as well as the visible condition of walls, ceilings, floors, and accessible structural components. The inspector shall also observe the presence and visible condition of fire separation between the garage and the living space, including walls and ceilings beneath habitable rooms, when applicable. The inspection includes noting the presence of a service door between the garage and the dwelling, visible electrical systems and components installed in the garage, and any visible means of exhaust ventilation where present.

With respect to garage doors and automatic operators, the inspector shall operate garage vehicle doors manually or by using installed automatic controls when safe to do so. The inspector shall inspect the visible condition of door panels, tracks, rollers, springs (visual observation only), and safety cables where accessible. Automatic garage door operators shall be tested for proper reversal using normal operating controls, and photoelectric safety sensors shall be inspected where installed. The inspector is not required to dismantle or adjust door components, test door balance or spring tension, operate doors that are unsafe, inoperable, or obstructed, or evaluate the remaining service life of door components.

The inspector shall inspect the visible fire-resistive separation between the garage and the dwelling, including walls, ceilings beneath habitable rooms, and any visible penetrations or openings. The service door between the garage and the residence shall be inspected for its presence, visible condition, proper closing, and any observable damage or alterations, including self-closing mechanisms when installed. The inspector is not required to determine fire-resistance ratings, verify compliance with local fire or building codes, or inspect concealed fire-blocking, insulation, or assemblies.

Visible structural components within the garage shall be inspected, including walls, ceilings, floors, and exposed framing where accessible. The inspector shall report visible signs of damage, deterioration, cracking, moisture intrusion, or apparent structural movement. The inspector is not required to evaluate structural engineering adequacy, determine load capacities, or inspect concealed structural elements.

The inspector shall inspect visible electrical components within the garage, including lighting fixtures, receptacles, and junction boxes. The presence or absence of Ground-Fault Circuit Interrupter (GFCI) protection shall be reported where applicable, and visible conditions such as exposed wiring, open junction boxes, or improper electrical modifications shall be noted when readily observable. The inspector is not required to test every receptacle, verify circuit capacity or electrical load calculations, or inspect concealed or underground wiring.

The inspector shall inspect for visible means of ventilation within the garage where present and report observable conditions that may contribute to the accumulation of exhaust gases when readily apparent. The inspector is not required to measure air flow, determine ventilation adequacy, or test exhaust fans or systems unless they are readily accessible and operable.

Garage floor conditions shall be inspected for visible cracks, heaving, settlement, and evidence of moisture intrusion. The inspector shall report observable conditions that may affect vehicle safety or drainage performance. The inspector is not required to determine slab thickness, evaluate subsurface soil conditions, or identify the cause of settlement or cracking.

The inspection does not include stored personal belongings, vehicle interiors, specialty equipment or vehicle lifts, fire suppression systems, carbon monoxide detectors unless part of a separate system inspection, or detached structures not defined as garages.

The inspector shall describe observed conditions in clear, factual, and objective language and report material defects that are visible and accessible at the time of the inspection. When appropriate, the inspector shall recommend further evaluation or repair by qualified professionals and shall avoid code enforcement opinions or compliance determinations.





Limitations

Walls

LIMITED REVIEW

Garage walls are inaccessible due to storage occupants belongings. Recommend review prior to close of escrow.

Slab

OBSTRUCTION ON GARAGE FLOOR

Obstruction on garage floor. Limits inspectors ability to inspect slab.

Firewalls

ADDITION

This wall appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Disclosures

LIMITED REVIEW

Limited review of garage due to owner storage or furniture. May hide problems unavailable to Inspector at time of inspection. Recommend verifying status prior to closing.

Observations

13.1.1 General

Moderate

LIMITED

Limited sight due to personal belongings; we suggest client review this area prior to close of escrow.

Recommendation

Contact a qualified professional.

13.2.1 Garage Door

DAMAGED / BENT GARAGE DOOR PANELS NOTED

Moderate

Panel damage observed in the metal garage door. The door panels show signs of dents, scratches, or other surface imperfections. While this may impact the visual appeal, it does not appear to affect the overall functionality or security of the door.

Recommendation

Contact a qualified professional.





13.2.2 Garage Door

GARAGE LOCKED

Moderate

Garage was locked at time of inspection. Unable to inspect

Recommendation

Contact a qualified professional.



13.3.1 Garage Door Opener

DOOR LOCKED - UNABLE TO TEST

Moderate

Recommendation

Contact a qualified professional.

13.3.2 Garage Door Opener

GARAGE MOTOR NEAR / PAST SERVICEABLE LIFE

Moderate

The garage door opener appears aged and may be nearing the end of its serviceable life. Recommend evaluation by a qualified garage door technician and budgeting for replacement due to age and potential reliability concerns.

Recommendation

Contact a qualified professional.

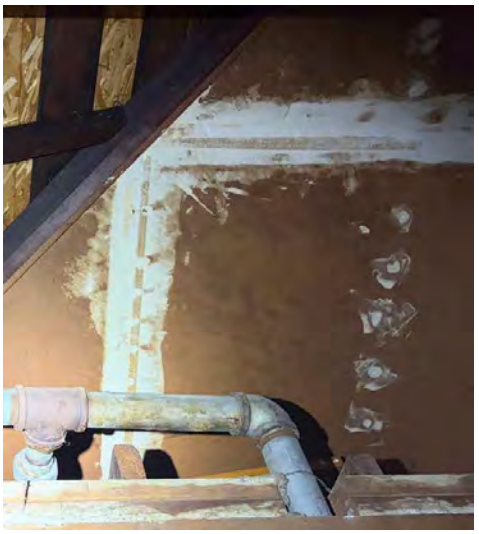


13.4.1 Ceiling

PATCHING/REPAIR

Moderate

Patching/Repair observed at ceiling. Unable to determine cause or effectiveness of repair.



Recommendation

Contact a qualified professional.

13.5.1 Walls

HOLES / GAPS NOTED AT WALL

Moderate

One or more holes/gaps noted in wall. Recommend repair to prevent moisture/insect or rodent intrusion.

Recommendation

Contact a qualified professional.





13.5.2 Walls

Moderate

APPARENT MICROBIAL GROWTH

Evidence of possible microbial growth, which may pose health and safety concerns. We recommend an inspection and testing in accordance with the IAC2 Standards of Practice (SOP) to thoroughly evaluate the situation. This will help in determining the necessary corrective actions.

Recommendation

Contact a qualified trident inspection group 949-294-1188





13.8.1 Fire Door

Health and Safety / Major

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.



13.8.2 Fire Door

Health and Safety / Major

DOOR DOES NOT APPEAR TO MEET FIRE SAFETY REQUIREMENTS

Fire door does not appear to be fire rated. Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.

13.9.1 Firewalls

GARAGE FIREWALL OBSTRUCTED

Health and Safety / Major

Wood paneling was observed installed over portions of the garage wall, obstructing the view of the required fire-resistive separation between the garage and living space. This condition prevents verification of proper firewall construction and may compromise fire protection. Recommend removal of the paneling or evaluation by a qualified contractor to confirm that approved, code-compliant fire-rated materials and penetrations are present and properly installed.

Recommendation

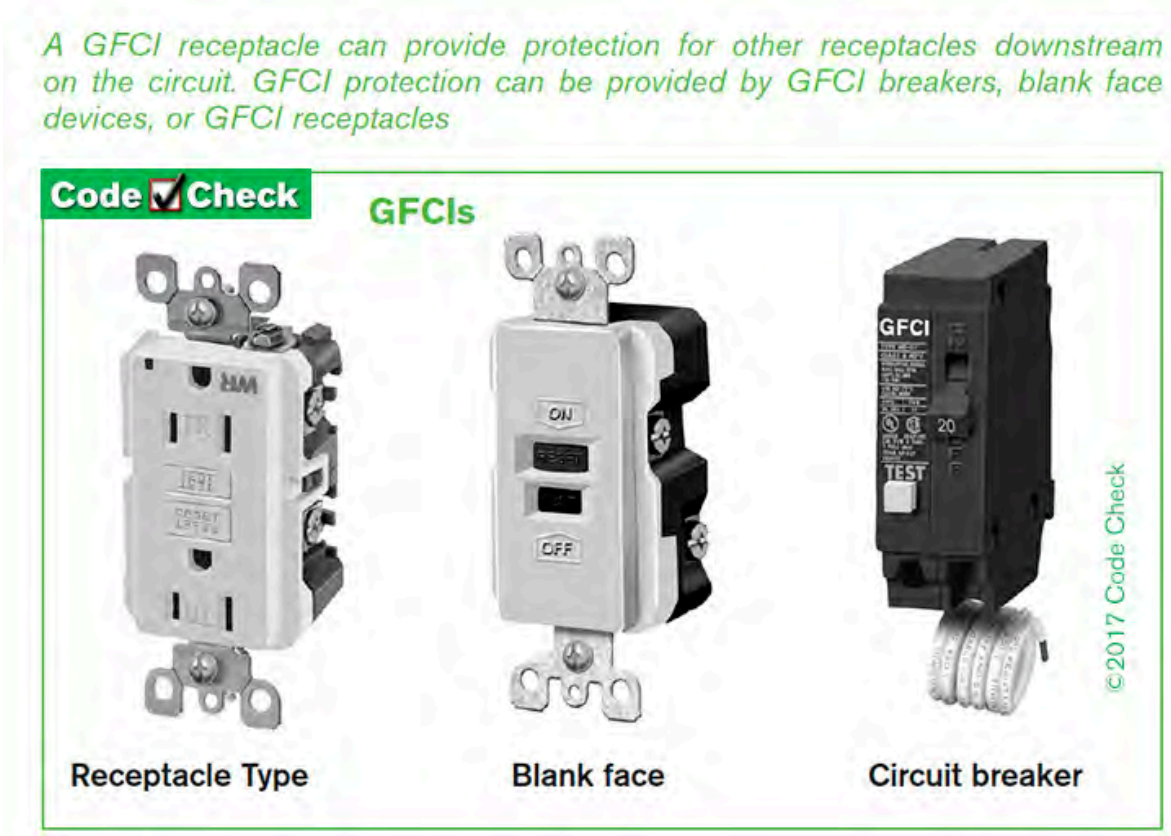
Contact a qualified professional.

13.10.1 Electrical

NO GFI

Moderate

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.



Recommendation

Contact a qualified electrical contractor.

13.10.2 Electrical

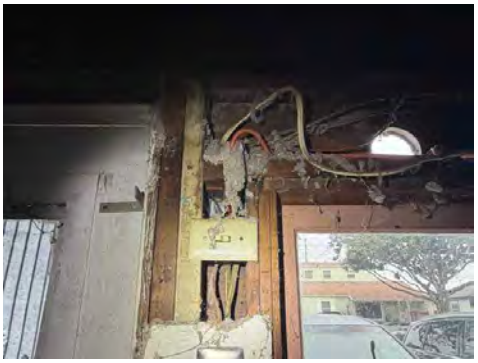
EXPOSED ROMEX

Moderate

Exposed electrical/romex wiring observed at or below 8' in various areas of the garage. It is recommended to have a licensed electrician evaluate and address these areas to ensure compliance with safety standards and to minimize potential hazards.

Recommendation

Contact a qualified professional.





13.10.3 Electrical

EXTENSION CORD WIRING

Moderate

Extension cord-type wire(s) are being used for electrical supply to garage door opener. This is not an accepted method of installation by most municipalities. We suggest removing.

Recommendation

Contact a qualified professional.

13.10.4 Electrical

EXPOSED WIRES

Health and Safety / Major

Exposed wires noted. Recommend further evaluation and correction by qualified professional for safety.

Recommendation

Contact a qualified professional.



13.10.5 Electrical

MISSING/INOPERABLE LIGHT BULB

Minor/Maintenance

Missing/Inoperable lightbulb till one or more fixtures. Unable to test.

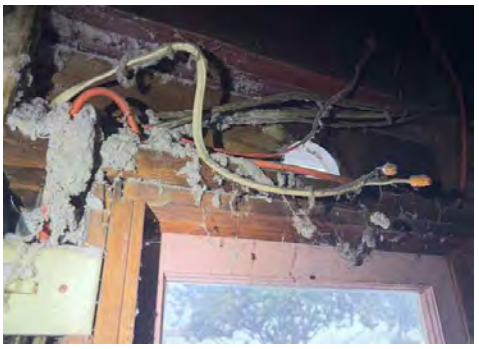
Recommendation

Contact a qualified professional.

13.10.6 Electrical

Health and Safety / Major

DRYER LINT AROUND EXPOSED ELECTRICAL WIRING



Dryer lint and accumulated debris observed around exposed electrical wiring and connections in the ceiling cavity. Condition presents a potential fire and electrical hazard. Recommend removal of lint buildup and evaluation by a qualified electrician to verify wiring integrity and ensure proper protection.

Recommendation

Contact a qualified professional.

14: KITCHEN

		IN	NI	NP
14.1	Floors	X		
14.2	Walls	X		
14.3	Ceiling	X		
14.4	Electrical	X		
14.5	Windows	X		
14.6	Cabinets	X		
14.7	Sink, Faucets, & Drains	X		
14.8	Garbage Disposal	X		
14.9	Countertops	X		
14.10	Refrigerator			X
14.11	Dishwasher	X		
14.12	Range/Cooktop/Vent			X
14.13	Oven			X
14.14	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Garbage Disposal: Brand
ISE



Garbage Disposal: Unit Was working properly at time of inspection?
Yes

Countertops: Material
Tile

Refrigerator : Unit Was working properly at time of inspection?
None

Dishwasher: Unit Was working properly at time of inspection?
Yes

Range/Cooktop/Vent: Unit Was working properly at time of inspection?
None

Range/Cooktop/Vent: Exhaust Hood Type
Vented

Oven: Unit Was working properly at time of inspection?
None



Disclosures: Photo





Disclosures: Disclosure

The kitchen inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of permanently installed kitchen appliances, including the range or cooktop, oven, microwave, dishwasher, garbage disposal, and any installed exhaust hood or fan. Cabinets, countertops, and backsplash surfaces are visually inspected for damage, deterioration, improper installation, or conditions that may affect normal use.

The inspector observes visible plumbing components at sinks, including faucets, shutoff valves, drain piping, and the presence of leaks or moisture-related conditions. Accessible electrical components such as receptacles, lighting, and visible wiring are inspected, including the presence of ground-fault circuit interrupter protection where applicable. The inspector also evaluates the condition of walls, ceilings, floors, and visible ventilation components within the kitchen area.

The inspection does not include dismantling appliances or cabinetry, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical systems. The inspector is not required to verify appliance performance beyond normal on/off operation, confirm code compliance, determine system capacity, or evaluate the remaining service life of kitchen components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Sink, Faucets, & Drains

LIMITED ACCESS BELOW SINK DUE TO DISHWASHER INSTALLATION

Access below sink was limited due to obstruction from dishwasher installation. Condition of cabinetry, plumbing and drain lines could not be fully evaluated.



Observations

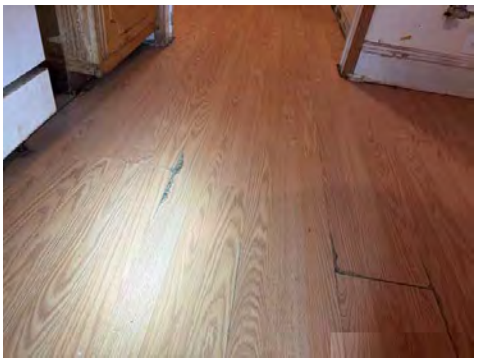
14.1.1 Floors

GENERAL DAMAGE

Moderate

Recommendation

Contact a qualified professional.



14.2.1 Walls

HOLES NOTED

Moderate

Recommendation

Contact a qualified professional.



14.4.1 Electrical

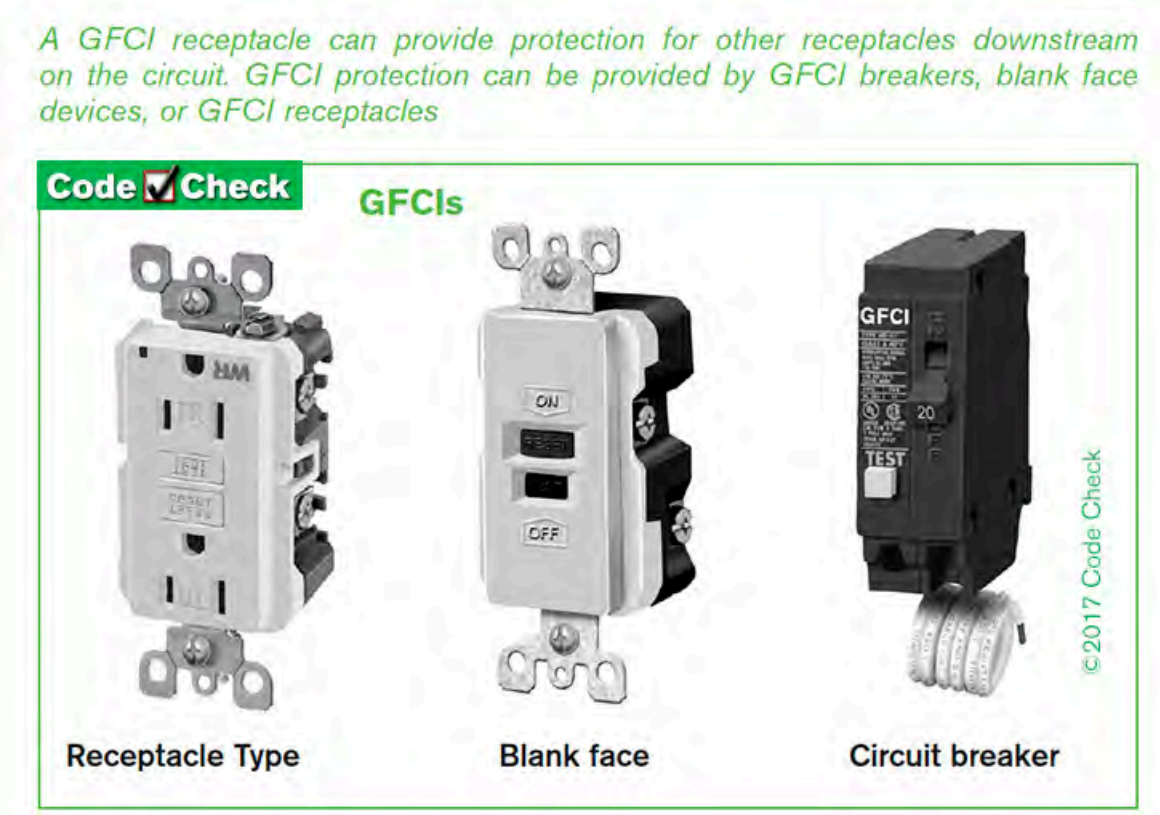
NO GFIS

Health and Safety / Major

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

Recommendation

Contact a qualified professional.



14.4.2 Electrical

INOPERABLE OVERHEAD LIGHT(S)

Moderate

One or more lights are inoperable. Bulb may need to be replaced.

Recommendation

Contact a qualified professional.



14.4.3 Electrical

EXPOSED ROMEX NOTED

Moderate

Exposed romex wiring noted; suggest covering by qualified professional.

Recommendation

Contact a qualified professional.







14.4.4 Electrical

ELECTRICAL OUTLETS – TWO-PRONG

Moderate

Several two-prong (non-grounded) outlets were observed in the home. These outlets do not provide a grounding path and may present safety concerns with modern appliances. Upgrading to grounded three-prong outlets, or installing GFCI protection where appropriate, is recommended. A licensed electrician should evaluate and make necessary improvements for safety.

Recommendation

Contact a qualified professional.

14.5.1 Windows

WINDOW IS STUCK

Minor/Maintenance

One or more windows appear to be stuck. Service may be needed for windows to open correctly.

Recommendation

Contact a qualified professional.



14.6.1 Cabinets

DETERIORATED WOOD

Moderate

Recommendation Note: Deterioration has been detected in one or more sections of the cabinets. It is advised to have an independent termite evaluation to assess the extent of the issue and to determine the best course of action.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188





14.6.2 Cabinets

MISSING DOORS NOTED

Moderate

Recommendation

Contact a qualified professional.



14.6.3 Cabinets

CRACKED GLASS

Moderate

Recommend repair or replacement.

Recommendation

Contact a qualified professional.




14.7.1 Sink, Faucets, & Drains

Moderate

ANGLE STOPS - CORROSION

Corrosion noted at angle stops no evidence leak at time of inspection.

Recommendation

Contact a qualified professional.

14.7.2 Sink, Faucets, & Drains

Minor/Maintenance

SUGGEST RE-CAULKING AS NEEDED

Caulk is in poor condition around sink, recommend re-caulking to prevent water damage or other leakage

Recommendation

Contact a qualified professional.

14.7.3 Sink, Faucets, & Drains

Moderate

WEAK FLOW AT FAUCET

Restricted water flow noted. Recommend further evaluation and/or repair by qualified professional.

Recommendation

Contact a qualified professional.

14.9.1 Countertops

Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

INTERIORS Maintenance Note: [8]Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, and sinks to prevent water seepage. Additionally, checking and reapplying caulk/grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

14.9.2 Countertops

Moderate

CRACKED TILE(S) NOTED

Crack observed at one or more locations.

Recommendation

Contact a qualified professional.



14.11.1 Dishwasher

Moderate

DISHWASHER - SERVICEABLE LIFE EXPECTANCY

Dishwasher operated during inspection; however, based on visible age and condition, it may be near the end of its typical service life. Recommend monitoring for signs of diminished performance or leakage. Replacement may be needed in the near future depending on usage and ongoing maintenance.

Recommendation

Contact a qualified professional.

14.12.1 Range/Cooktop/Vent

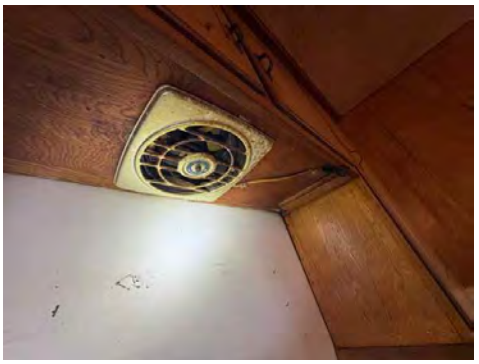
Moderate

EXHAUST FAN INOPERABLE

Exhaust fan was inoperable. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



14.12.2 Range/Cooktop/Vent

Moderate

RECCOMEND CLEANING EXHAUST HOOD

Recommendation

Contact a qualified professional.

14.12.3 Range/Cooktop/Vent

Moderate

UNCAPPED GAS LINE

Unused gas lines should be capped as a safety precaution.

Recommendation

Contact a qualified professional.

15: LAUNDRY ROOM

		IN	NI	NP
15.1	Floor	X		
15.2	Walls	X		
15.3	Ceiling	X		
15.4	Electrical	X		
15.5	Exhaust Fan			X
15.6	Laundry Tub	X		
15.7	Washer Hook up	X		
15.8	Dryer Hook Up	X		
15.9	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Washer Hook up: Angle Stop

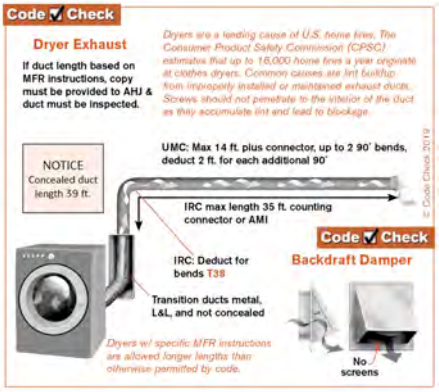


Dryer Hook Up: Fuel Source

Gas

Dryer Hook Up: Vent

No



Disclosure: Picture



Disclosure: Disclosure

In the Laundry area, we do not test clothes dryers, nor washing machines And their water connections and drainpipes. However, you should be Aware that water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, We recommend using modern braided stainless steel type water hoses that

are more dependable as an upgrade when you take possession of this property.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

15.1.1 Floor

Moderate

ELEVATED FLOORING

Elevated Flooring – Limited visibility

The laundry area flooring in the garage is elevated and appears to be supported by wood posts. Due to limited visibility beneath the flooring, the supporting structure, connections, and overall construction could not be fully evaluated. Recommend further inspection by a qualified contractor to verify proper support, structural integrity, and compliance with applicable building standards.

Recommendation

Contact a qualified professional.

15.4.1 Electrical

Moderate

NO GFI

There is no ground fault interrupter in this area which may not have been standard at the time of construction. However, todays standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

Recommendation

Contact a qualified professional.

15.5.1 Exhaust Fan

Moderate

INSPECTION NOTE NO LAUNDRY ROOM EXHAUST FAN

The laundry room is not equipped with an exhaust fan, which is important for removing moisture and improving ventilation. Without proper airflow, humidity can accumulate and contribute to mold growth or material deterioration. Recommend installing a code-compliant exhaust fan to enhance air circulation and maintain a healthier indoor environment.

Recommendation

Contact a qualified professional.

15.6.1 Laundry Tub

Moderate

CORROSION NOTED

Corrosion noted On either drain, supply, angle stops, or multiple items. No leaks at time of inspection

Recommendation

Contact a qualified professional.



15.6.2 Laundry Tub

Moderate

INOPERABLE SINK FIXTURE(S) / FAUCET

Sink fixtures were not producing water at the time of inspection. Recommend plumber evaluation.

Recommendation

Contact a qualified professional.



15.7.1 Washer Hook up

Minor/Maintenance

RECOMMEND PAN

Today washers are installed with a pan underneath the washing machine. Recommend installing one as an upgrade with a drain.

Recommendation

Contact a qualified professional.

15.7.2 Washer Hook up

Minor/Maintenance

WASHER DRAINS TO LAUNDRY TUB

No standpipe for drainage was observed in the laundry area during the home inspection. The washing machine is currently draining into a laundry tub. Recommend installing a standpipe to ensure proper drainage and prevent potential issues.

Recommendation

Contact a qualified professional.

15.8.1 Dryer Hook Up

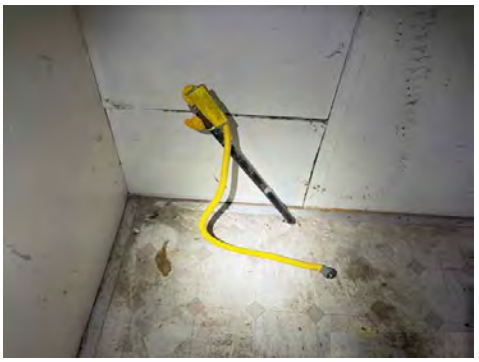
Moderate

UNCAPPED GAS LINE

Recommend capping gas line to prevent accidentally turning on.

Recommendation

Contact a qualified professional.



15.8.2 Dryer Hook Up

Moderate

NO DRYER VENT NOTED

Recommend adding dryer vent to allow dryer to exhaust properly.

Recommendation

Contact a qualified professional.

16: BATHROOM - HALLWAY

		IN	NI	NP
16.1	Floors	X		
16.2	Walls	X		
16.3	Ceiling	X		
16.4	Doors	X		
16.5	Window(s)			X
16.6	Exhaust Fan	X		
16.7	Electrical	X		
16.8	Sink/Faucet/Drains/Supply	X		
16.9	Toilet	X		
16.10	Counter/Cabinets	X		
16.11	Shower	X		
16.12	Tub	X		
16.13	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo



Electrical: GFCI Location

None

Sink/Faucet/Drains/Supply: Hot Water Temperature



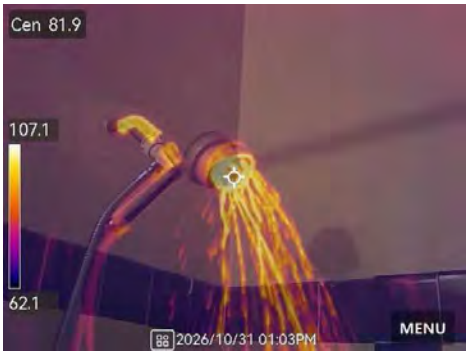
Sink/Faucet/Drains/Supply: Angle Stops



Toilet: Angle Stops



Shower: Water Temperature



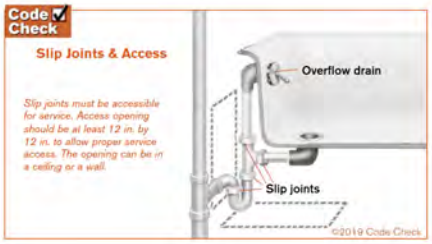
Tub: Water Temperature

Tub: Tub Access Panel

Illustration Purposes Only

Disclosure: Pictures

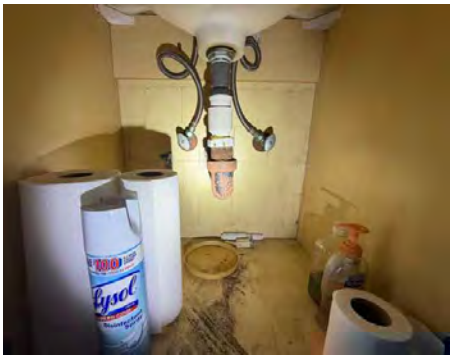


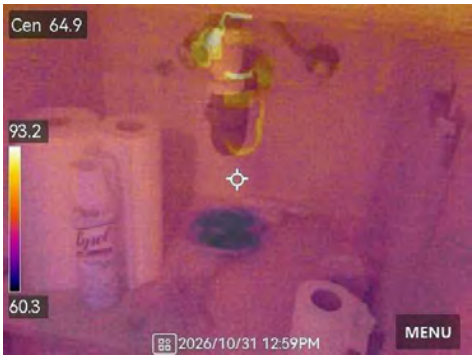






Sink/Faucet/Drains/Supply: Below Sink





Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Limitations

Electrical

NO OUTLETS VISIBLE

Observations

16.1.1 Floors

Minor/Maintenance

SUGGEST RE-GROUTING WHERE NEEDED

Re-grouting is recommended in areas where grout is missing, cracked, or deteriorated to maintain a proper seal and prevent moisture intrusion.

Recommendation

Contact a qualified professional.

16.1.2 Floors

Moderate

SLOPING FLOOR NOTED

A sloping floor was observed in certain areas. This may be due to natural settling or structural movement. Further evaluation is recommended to determine the cause and address any necessary repairs.

Recommendation

Contact a qualified professional.

16.6.1 Exhaust Fan

Minor/Maintenance

RECOMMEND CLEANING EXHAUST FAN COVER

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

16.7.1 Electrical

Moderate

NO OUTLETS / NONE VISIBLE

Recommendation

Contact a qualified professional.

16.8.1 Sink/Faucet/Drains/Supply

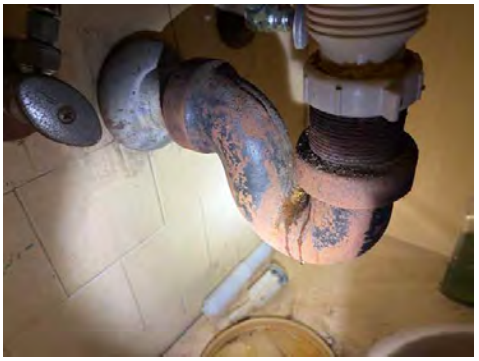
Moderate

CORROSION

Corrosion on sink drain and/or angle stops at one or more locations.

Recommendation

Contact a qualified professional.



16.8.2 Sink/Faucet/Drains/Supply

Moderate

FLEX PIPE

Flexible drain pipe observed. These are prone to clogs. Recommend replacing by licensed plumber.

Recommendation

Contact a qualified professional.



16.8.3 Sink/Faucet/Drains/Supply

Moderate

FUNCTIONALLY WEAK WATER FLOW

Functionally weak water flow observed. Could be water saving device. Recommend further evaluation by qualified professional.

Recommendation

Contact a qualified professional.



16.8.4 Sink/Faucet/Drains/Supply

Moderate

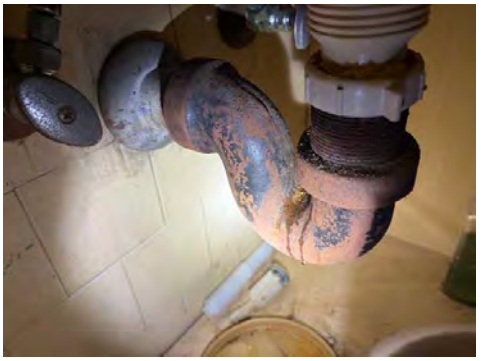
DRAIN PIPE LEAKING

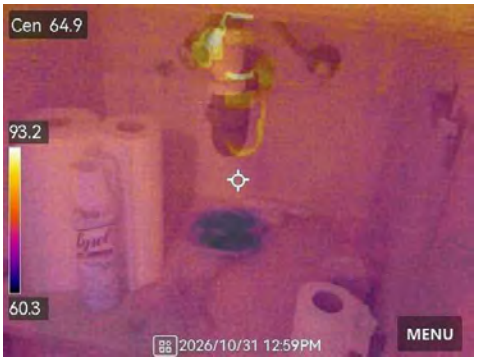
Drain pipe was leaking at one or more areas below sink. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.







16.9.1 Toilet

Moderate

TOILET IS LOOSE AT BASE



The toilet is loose at the base, which may indicate improper securing or a potential issue with the wax seal. Further evaluation and proper securing are recommended to prevent leaks or damage.

Recommendation

Contact a handyman or DIY project

16.10.1 Counter/Cabinets

Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

General Maintenance Note: Caulking in sinks, baths, & showers Areas

Regular maintenance of caulking in wet areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

16.10.2 Counter/Cabinets

Moderate

APPARENT MICROBIAL GROWTH



Inspection Note: Evidence of possible microbial growth, which may pose health and safety concerns. We recommend an inspection and testing in accordance with the IAC2 Standards of Practice (SOP) to thoroughly evaluate the situation. This will help in determining the necessary corrective actions.

Recommendation

Contact a qualified trident inspection group 949-294-1188

16.11.1 Shower

Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

16.11.2 Shower

Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

16.11.3 Shower

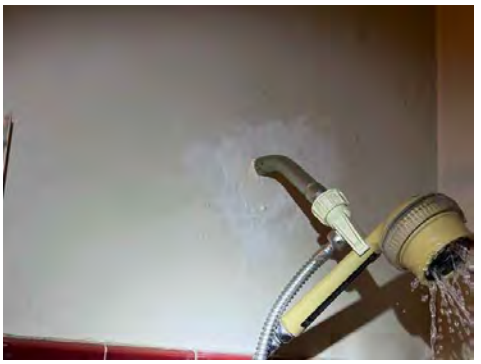
Moderate

MISSING FLANGE

Recommend replacing to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



16.12.1 Tub

Minor/Maintenance

SUGGEST RE-CAULKING AND GROUT AS NEEDED.

General Maintenance Note: Caulking/Grouting in Bath/Shower Areas

Regular maintenance of caulking and/or grout in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

16.12.2 Tub

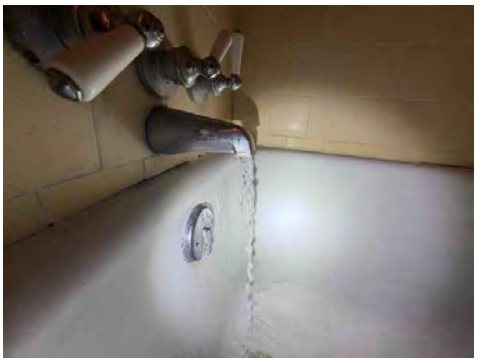
Moderate

WEAK FLOW

Weak water flow noted at tub faucet. Recommend further evaluation by plumbing contractor.

Recommendation

Contact a qualified professional.



17: BATHROOM - REAR RIGHT

		IN	NI	NP
17.1	Floors	X		
17.2	Walls	X		
17.3	Ceiling	X		
17.4	Doors	X		
17.5	Window(s)	X		
17.6	Exhaust Fan	X		
17.7	Electrical	X		
17.8	Toilet	X		
17.9	Sink/Faucet/Drains/Supply	X		
17.10	Counter/Cabinets	X		
17.11	Shower	X		
17.12	Disclosure	X		

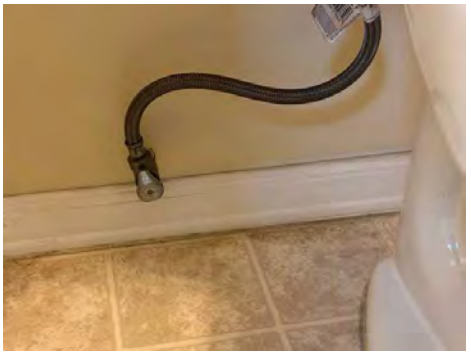
IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo



Toilet: Angle Stops



Sink/Faucet/Drains/Supply: Hot Water Temperature



Sink/Faucet/Drains/Supply: Angle Stops



Shower: Water Temperature



Disclosure: Pictures

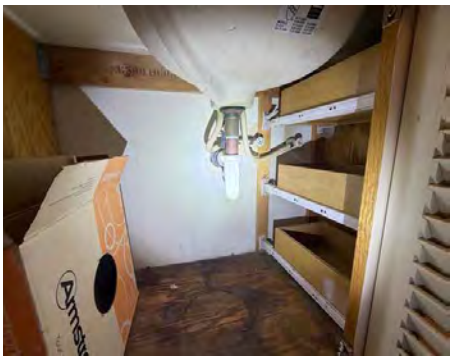


Electrical: Picture





Sink/Faucet/Drains/Supply: Below Sink





Disclosure: Disclosure

The bathroom inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of bathroom fixtures, including sinks, faucets, toilets, tubs, showers, and whirlpool tubs when present. Visible plumbing components are inspected for leaks, improper connections, drainage issues, or signs of moisture intrusion. The inspector also observes the condition of countertops, cabinets, mirrors, and other built-in components for damage or deterioration.

The inspector evaluates visible electrical components within the bathroom, including lighting, exhaust fans, receptacles, and switches, and notes the presence of ground-fault circuit interrupter protection where applicable. Ventilation systems are observed for basic operation and general condition when accessible. Walls, ceilings, floors, and visible finishes are inspected for damage, improper installation, or moisture-related concerns such as staining, swelling, or microbial growth indicators.

The inspection does not include dismantling fixtures, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical components. The inspector is not required to determine code compliance, verify water pressure or flow rates, evaluate drainage performance beyond normal use, or assess the remaining service life of bathroom components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

17.1.1 Floors

Minor/Maintenance

SUGGEST RE-GROUTING WHERE NEEDED

Re-grouting is recommended in areas where grout is missing, cracked, or deteriorated to maintain a proper seal and prevent moisture intrusion.

Recommendation

Contact a qualified professional.

17.4.1 Doors

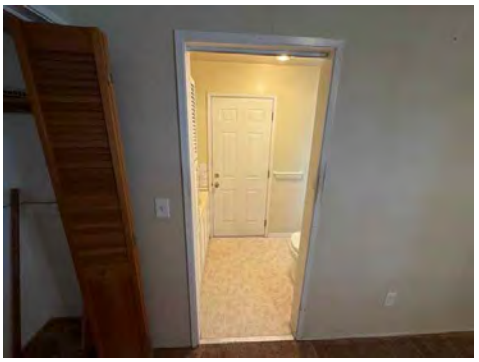
Minor/Maintenance

MISSING ENTRY DOOR

An entry door is missing in a specified area. Installing a suitable door is recommended to ensure security, privacy, and functionality.

Recommendation

Contact a qualified professional.



17.7.1 Electrical

Moderate

GFCI - FAILURE DURING INSPECTION

The GFCI outlet failed to reset during testing, indicating it may not be functioning properly. Replacement or repair by a licensed electrician is recommended to ensure safety and compliance with electrical standards.

Recommendation

Contact a qualified professional.



17.8.1 Toilet

Moderate

MISSING ESCUTCHEON(FLANGE) AT TOILET ANGLE STOP

The toilet angle stop is missing the escutcheon (decorative flange) where the supply line enters the wall. This condition leaves the wall penetration exposed and may allow moisture intrusion or concealment of wall damage. Recommend installing a proper escutcheon for a finished appearance and added protection.

Recommendation

Contact a qualified professional.



17.9.1 Sink/Faucet/Drains/Supply

Moderate

MISSING ESCUTCHEON (FLANGE) AT WATER SUPPLY LINE BENEATH BATHROOM SINK

The escutcheon (decorative flange) is missing at the water supply line penetration beneath the bathroom sink. The wall opening around the pipe is exposed, which is a cosmetic defect and may allow pests, moisture, or debris to enter the wall cavity. While this condition does not affect current fixture operation, installation of a properly sized escutcheon is recommended to seal the opening and improve the finished appearance.

Recommendation

Contact a qualified professional.



17.9.2 Sink/Faucet/Drains/Supply

Moderate

FUNCTIONALLY WEAK WATER FLOW

Functionally weak water flow observed. Could be water saving device. Recommend further evaluation by qualified professional.

Recommendation

Contact a qualified professional.



17.9.3 Sink/Faucet/Drains/Supply

Minor/Maintenance

RECOMMENDED PLUMBING UPGRADE – ANGLE STOP VALVES

Older-style multi-turn angle stop valves are recommended to be replaced with modern 1/4-turn shutoff valves. Newer valves typically provide improved reliability and easier operation during emergencies. This recommendation is preventative in nature only and not a required repair, unless otherwise noted elsewhere in the report.

Recommendation

Contact a qualified professional.



17.10.1 Counter/Cabinets

Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

General Maintenance Note: Caulking in sinks, baths, & showers Areas

Regular maintenance of caulking in wet areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

17.10.2 Counter/Cabinets

Moderate

WATER STAIN

Water stain observed at cabinet. No leak observed at time of inspection.

Recommendation

Contact a qualified professional.



17.11.1 Shower

Minor/Maintenance

SHOWER PAN NOT FLOOD TESTED

Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

17.11.2 Shower

Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

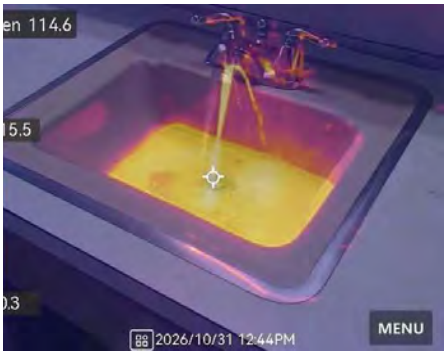
18: BATHROOM - PRIMARY BEDROOM

		IN	NI	NP
18.1	Floors	X		
18.2	Walls	X		
18.3	Ceiling	X		
18.4	Doors	X		
18.5	Window(s)	X		
18.6	Exhaust Fan			X
18.7	Electrical	X		
18.8	Sink/Faucet/Drains/Supply	X		
18.9	Toilet	X		
18.10	Counter/Cabinets	X		
18.11	Shower	X		
18.12	Tub	X		
18.13	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

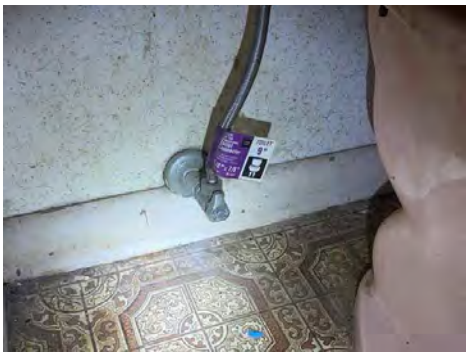
Sink/Faucet/Drains/Supply: Hot Water Temperature



Sink/Faucet/Drains/Supply: Angle Stops



Toilet: Angle Stops



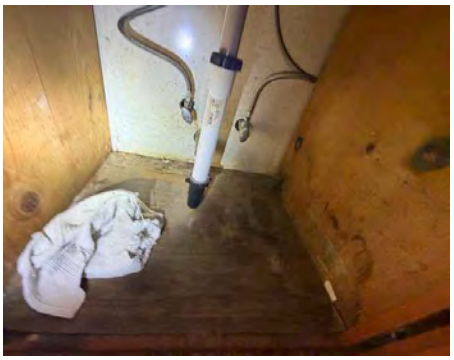
Tub: Water Temperature



Disclosure: Pictures



Sink/Faucet/Drains/Supply: Below Sink





Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

18.1.1 Floors

Moderate

SLOPING FLOOR NOTED

A sloping floor was observed in certain areas. This may be due to natural settling or structural movement. Further evaluation is recommended to determine the cause and address any necessary repairs.

Recommendation

Contact a qualified professional.

18.1.2 Floors

SOFT SPOTS ON FLOOR

Moderate

A soft spot was noted on the floor in a specific area, which may indicate subfloor damage or weakening. Further evaluation is recommended to determine the cause and necessary repairs.

Recommendation

Contact a qualified professional.



18.1.3 Floors

DAMAGED FLOORING / DETERIORATED WOOD

Moderate

Inspection noted damaged and deteriorated wood flooring, with visible signs of wear and deterioration. Recommend evaluation by a qualified flooring contractor and repair or replacement of affected areas as necessary.

Recommendation

Contact a qualified professional.



18.1.4 Floors

ELEVATED FLOORING

Moderate

Elevated Flooring – Limited visibility

The laundry area flooring in the garage is elevated and appears to be supported by wood posts. Due to limited visibility beneath the flooring, the supporting structure, connections, and overall construction could not be fully evaluated. Recommend further inspection by a qualified contractor to verify proper support, structural integrity, and compliance with applicable building standards.

Recommendation

Contact a qualified professional.

18.3.1 Ceiling

CRACKS NOTED

Moderate

Cracks were observed in certain areas. These may be cosmetic or indicative of normal settling. Monitoring and repairs, such as patching and painting, are recommended as needed.

Recommendation

Contact a qualified professional.



18.3.2 Ceiling

Moderate

STAINING NOTED

No moisture detected during inspection. Recommend further evaluation by qualified professional.

Recommendation

Contact a qualified professional.



18.4.1 Doors

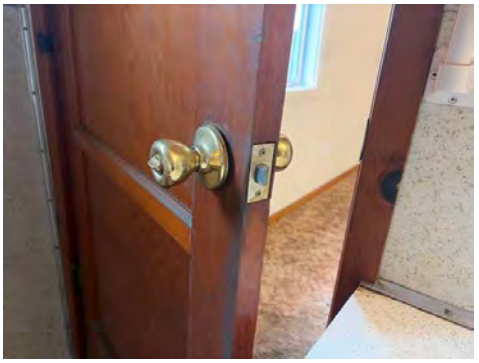
Moderate

DOOR HANDLE/HARDWARE

The door handle or hardware is loose, missing, or not functioning properly. Repairs or replacement are recommended to restore proper operation and functionality.

Recommendation

Contact a qualified professional.



18.6.1 Exhaust Fan

Moderate

NO EXHAUST FAN

The bathroom lacks an exhaust fan, which may impact ventilation and moisture control. Installing an exhaust fan is recommended to improve air circulation and reduce the risk of moisture-related issues.

Recommendation

Contact a qualified professional.

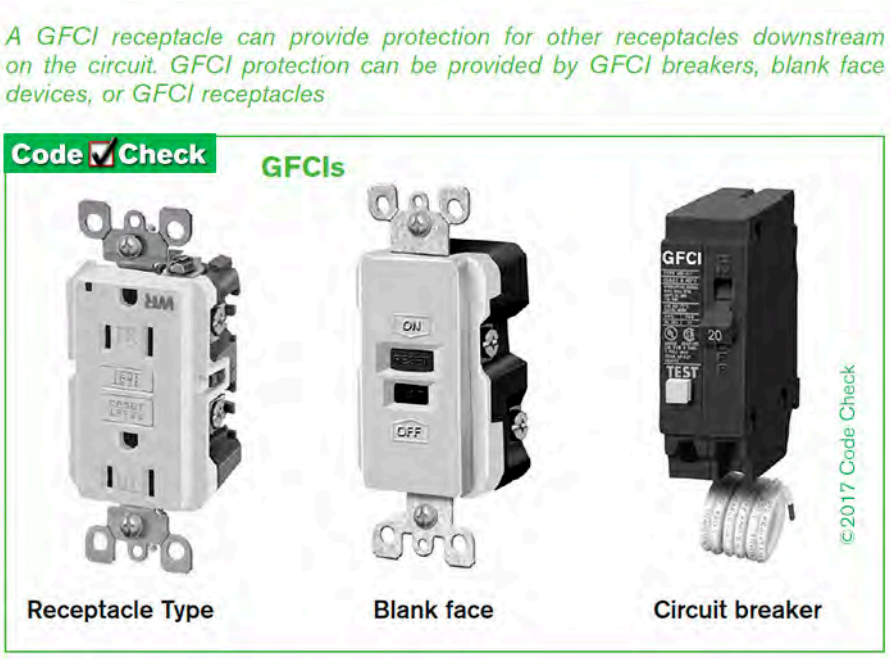
18.7.1 Electrical

NO GFCI PROTECTION INSTALLED

Health and Safety / Major

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

Here is a link to read about how GFCI receptacles keep you safe.



Recommendation

Contact a qualified electrical contractor.

18.7.2 Electrical

OPEN GROUND RECEPTACLE

Moderate

An open ground was noted at the GFCI outlet near the sink during the inspection. It is recommended to have a qualified electrician evaluate and address this issue to ensure proper grounding and enhance safety.

Recommendation

Contact a qualified professional.

18.7.3 Electrical

ELECTRICAL OUTLETS – TWO-PRONG

Moderate

Several two-prong (non-grounded) outlets were observed in the home. These outlets do not provide a grounding path and may present safety concerns with modern appliances. Upgrading to grounded three-prong outlets, or installing GFCI protection where appropriate, is recommended. A licensed electrician should evaluate and make necessary improvements for safety.



Recommendation

Contact a qualified professional.

18.7.4 Electrical

Moderate

ELECTRIC WALL HEATER - SERVICING / CLEANING NEEDED



Recommendation

Contact a qualified professional.

18.7.5 Electrical

Moderate

LIGHT FIXTURE COVERED / DAMAGED



Recommendation

Contact a qualified professional.

18.8.1 Sink/Faucet/Drains/Supply

Minor/Maintenance

SINK DRAIN SLOWLY



The sink was observed to be draining slowly. Recommend inspection and cleaning of the drainpipe to address any potential blockages. Regular maintenance will ensure proper drainage and prevent further issues with water backup or slow draining.

Recommendation

Contact a qualified professional.

18.8.2 Sink/Faucet/Drains/Supply

Moderate

MISSING ESCUTCHEON (FLANGE) AT WATER SUPPLY LINE BENEATH BATHROOM SINK



The escutcheon (decorative flange) is missing at the water supply line penetration beneath the bathroom sink. The wall opening around the pipe is exposed, which is a cosmetic defect and may allow pests, moisture, or debris to enter the wall cavity. While this condition does not affect current fixture operation, installation of a properly sized escutcheon is recommended to seal the opening and improve the finished appearance.

Recommendation

Contact a qualified professional.

18.10.1 Counter/Cabinets

Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

General Maintenance Note: Caulking in sinks, baths, & showers Areas

Regular maintenance of caulking in wet areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.10.2 Counter/Cabinets

Moderate

WATER DAMAGE NOTED TO CABINET

Observed water damage in the bathroom cabinet, including warped wood.

Recommendation

Contact a qualified professional.



18.10.3 Counter/Cabinets

Moderate

CABINET - DOORS NOT CLOSING

Cabinet doors observed to have difficulty closing properly. Doors may exhibit misalignment, resulting in limited or uneven closure. Further assessment by a qualified professional is recommended to determine the underlying cause and potential solutions for improved functionality of the cabinet doors.

Recommendation

Contact a qualified professional.



18.11.1 Shower

Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.11.2 Shower

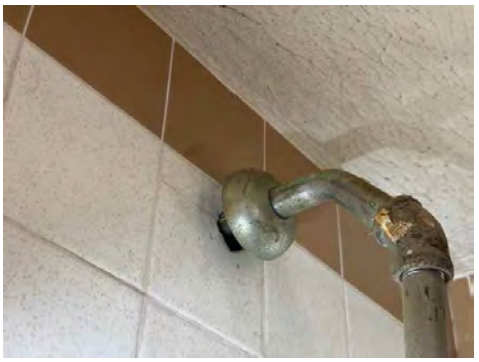
LOOSE FLANGE

Moderate

Recommend re-caulking to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



18.11.3 Shower

CORROSION AT SHOWER DRAIN COVER

Moderate

Corrosion was observed on the shower drain cover. This condition may be due to prolonged moisture exposure and can lead to deterioration or restricted drainage over time. Recommend cleaning or replacing the drain cover as needed and monitoring for proper drainage during use.

Recommendation

Contact a qualified professional.



18.11.4 Shower

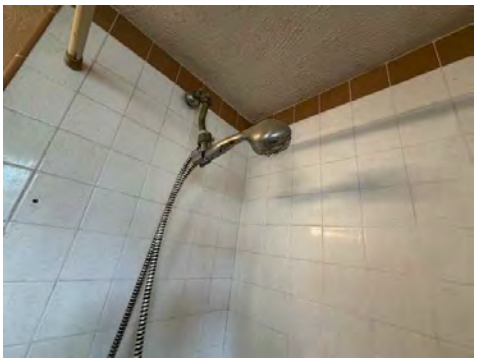
INOPERABLE SHOWER DIVERTER / SHOWERHEAD FIXTURE

Moderate

Inspection found the shower diverter/showerhead fixture inoperable. Fixture does not properly divert water flow between the tub spout and showerhead. Repair or replacement is required to restore proper operation.

Recommendation

Contact a qualified professional.





18.11.5 Shower

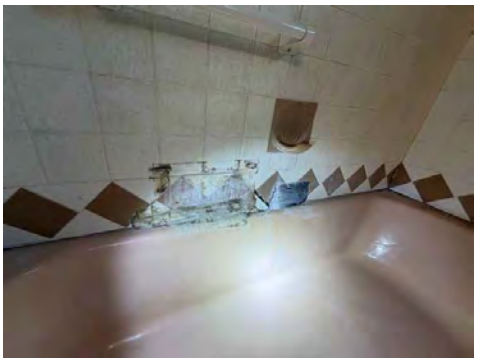
Moderate

SHOWER WALL - DAMAGED / MISSING TILES

One or more tiles were observed to be damaged and/or missing. Recommend repair or replacement by qualified professional.

Recommendation

Contact a qualified professional.





18.12.1 Tub

Minor/Maintenance

SUGGEST RE-CAULKING AND GROUT AS NEEDED.

General Maintenance Note: Caulking/Grouting in Bath/Shower Areas

Regular maintenance of caulking and/or grout in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.12.2 Tub

Moderate

TUB / FLOOR - SLOPING

The bathroom floor and bathtub were noted to be sloping. The cause and extent of the sloping could not be determined during the inspection. Further investigation by a suitably qualified contractor is recommended to establish the cause and determine whether remedial work is required.

Recommendation

Contact a qualified professional.



19: HALLWAY

		IN	NI	NP
19.1	Floors	X		
19.2	Walls	X		
19.3	Ceilings	X		
19.4	Doors	X		
19.5	Electrical	X		
19.6	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged buildings in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in this building please contact a specialist for those items as we do not specialize in those areas.

Observations

19.1.1 Floors

Moderate

SQUEAK NOTED, UNABLE TO DETERMINE CAUSE

Inspection Note: Noted squeaking noises from the 2nd floor when walking. This is often due to floorboard movement or subfloor issues. It's a common occurrence in homes and typically not indicative of major structural concerns. Suggest further evaluation for potential minor repairs or adjustments.

Recommendation

Contact a qualified professional.

20: FAMILY ROOM

		IN	NI	NP
20.1	Floors	X		
20.2	Walls	X		
20.3	Ceilings	X		
20.4	Doors	X		
20.5	Windows	X		
20.6	Electrical	X		
20.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture





Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged properties in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws can be overlooked, thus we suggest you double-check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde within the property please contact a specialist for those items as we do not specialize in those areas.

Observations

20.5.1 Windows

SAFETY GLASS LIMITATION

Moderate



Some glazing observed during the inspection did not display visible safety glass markings or indicators at the time of inspection. Determination of glass type is limited to a visual assessment only, and concealed or unmarked safety glazing may be present. Glass lacking safety ratings may pose an increased risk of injury. Further evaluation and upgrades are recommended as appropriate.

Recommendation

Contact a qualified professional.

20.6.1 Electrical

TWO-PRONGED OUTLET

Moderate

The home inspection noted the presence of 2-prong electrical outlets in various rooms. It is worth mentioning that these outlets may lack grounding capabilities, which could limit the use of certain electrical devices. Further evaluation by a qualified electrician is recommended for safety and potential upgrades.







20.6.2 Electrical

LOOSE / DAMAGED OUTLET

Moderate

Recommend repair by qualified professional.

Recommendation

Contact a qualified professional.





21: OFFICE / DEN

		IN	NI	NP
21.1	Floors	X		
21.2	Walls	X		
21.3	Ceilings	X		
21.4	Doors	X		
21.5	Windows	X		
21.6	Electrical	X		
21.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Observations

21.1.1 Floors

Moderate

SQUEAK NOTED, UNABLE TO DETERMINE CAUSE

Recommendation

Contact a qualified professional.

21.1.2 Floors

Moderate

DAMAGED / DETERIORATED WOOD

Recommend further evaluation and repair or replacement by qualified contractor.

Recommendation

Contact a qualified professional.





21.4.1 Doors

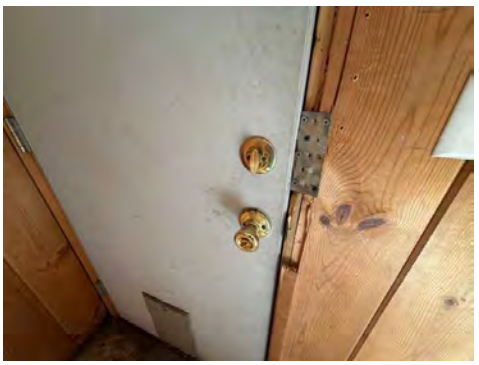
Moderate

UNABLE TO OPEN

Recommend repairs and/or corrections as needed for intended use.

Recommendation

Contact a qualified professional.



21.6.1 Electrical

Minor/Maintenance

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



21.6.2 Electrical

RECEPTACLE

Moderate

Open ground- An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Recommend further evaluation by qualified professional.



Recommendation

Contact a qualified professional.

22: DINING AREA

		IN	NI	NP
22.1	Floors	X		
22.2	Cabniets	X		
22.3	Walls	X		
22.4	Ceilings	X		
22.5	Windows	X		
22.6	Electrical	X		
22.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Disclosure: Disclosure

The inspection of interior rooms is a visual, non-invasive evaluation of readily accessible components at the time of inspection. Interior rooms include bedrooms, living rooms, dining rooms, family rooms, offices, and similar finished spaces. The inspector evaluates the general condition of walls, ceilings, floors, doors, windows, and visible trim for damage, deterioration, improper installation, or signs of moisture intrusion or movement. Built-in features such as closets, shelving, and cabinets are visually inspected where accessible.

The inspector observes visible electrical components within interior rooms, including lighting fixtures, switches, and receptacles, and reports conditions such as damage, improper installation, or safety-related concerns when observed. Heating and cooling distribution components such as visible vents or registers are observed for general condition and airflow presence when readily accessible. The inspector also evaluates windows and doors for basic operation, visible damage, and proper closure when safely operable.

The inspection does not include moving furniture or personal belongings, testing window seals, dismantling finishes, or inspecting concealed structural, electrical, plumbing, or mechanical components. The inspector is not required to determine code compliance, evaluate sound transmission, confirm room dimensions or egress requirements, or assess the remaining service life of interior finishes or components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

22.1.1 Floors

HOLE / DAMAGE NOTED AT FLOORING

Moderate

Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



22.4.1 Ceilings

PATCHING NOTED

Moderate

Patching observed in ceiling. Unable to determine cause or effectiveness of repair. Recommend inquiring with seller for details prior to close

Recommendation

Contact a qualified professional.



22.5.1 Windows

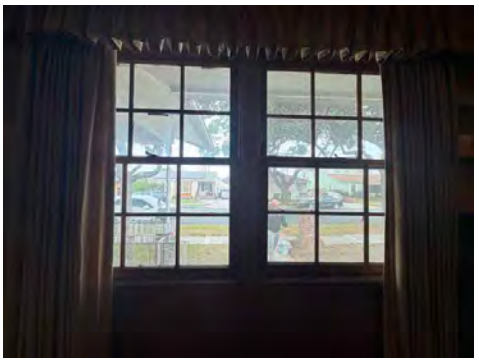
INOPERABLE / STUCK / UNABLE TO OPEN

Moderate

Recommend servicing / repair as needed.

Recommendation

Contact a qualified professional.



22.6.1 Electrical

RECEPTACLE

Moderate

Open ground- An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Recommend further evaluation by qualified professional.



Recommendation

Contact a qualified professional.

22.6.2 Electrical

Minor/Maintenance

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



22.6.3 Electrical

Moderate

TWO PRONG OUTLET

The home inspection noted the presence of 2-prong electrical outlets in various rooms. It is worth mentioning that these outlets may lack grounding capabilities, which could limit the use of certain electrical devices. Further evaluation by a qualified electrician is recommended for safety and potential upgrades



23: LIVING ROOM

		IN	NI	NP
23.1	Floors	X		
23.2	Walls	X		
23.3	Ceilings	X		
23.4	Doors	X		
23.5	Windows	X		
23.6	Electrical	X		
23.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlets



Disclosure: Picture





Disclosure: Disclosure

The inspection of interior rooms is a visual, non-invasive evaluation of readily accessible components at the time of inspection. Interior rooms include bedrooms, living rooms, dining rooms, family rooms, offices, and similar finished spaces. The inspector evaluates the general condition of walls, ceilings, floors, doors, windows, and visible trim for damage, deterioration, improper installation, or signs of moisture intrusion or movement. Built-in features such as closets, shelving, and cabinets are visually inspected where accessible.

The inspector observes visible electrical components within interior rooms, including lighting fixtures, switches, and receptacles, and reports conditions such as damage, improper installation, or safety-related concerns when observed. Heating and cooling distribution components such as visible vents or registers are observed for general condition and airflow presence when readily accessible. The inspector also evaluates windows and doors for basic operation, visible damage, and proper closure when safely operable.

The inspection does not include moving furniture or personal belongings, testing window seals, dismantling finishes, or inspecting concealed structural, electrical, plumbing, or mechanical components. The inspector is not required to determine code compliance, evaluate sound transmission, confirm room dimensions or egress requirements, or assess

the remaining service life of interior finishes or components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

23.1.1 Floors

Moderate

CARPET RIPPLING

Rippling was observed in the carpet. Carpet ripples can develop due to improper installation, age, wear, or changes in temperature and humidity. The uneven surface may present a trip hazard and can lead to premature wear of the carpet. Recommend evaluation and repair by a qualified flooring contractor, which may include re-stretching or replacement as needed.

Recommendation

Contact a qualified professional.



23.5.1 Windows

Moderate

WINDOWS ARE DIFFICULT TO OPEN & CLOSE

One or more windows are difficult to open and close

Recommendation

Contact a qualified professional.



24: BEDROOM - REAR RIGHT

		IN	NI	NP
24.1	Floors	X		
24.2	Walls	X		
24.3	Ceilings	X		
24.4	Doors	X		
24.5	Windows	X		
24.6	Electrical	X		
24.7	Closet	X		
24.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Observations

24.2.1 Walls

Moderate

CRACKS NOTED

Minor cracks in walls Usually, these minor cracks can be patched during normal maintenance.

Recommendation

Contact a qualified professional.



24.4.1 Doors

Minor/Maintenance

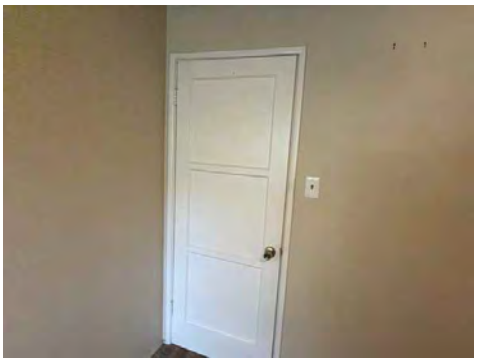
DOOR STICKS OR RUBS ON JAMB

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



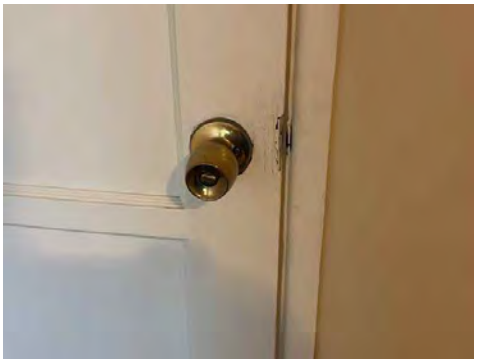
24.4.2 Doors

Moderate

DOORKNOB / HARDWARE - ADJUSTMENT NEEDED

Recommendation

Contact a qualified professional.



24.6.1 Electrical

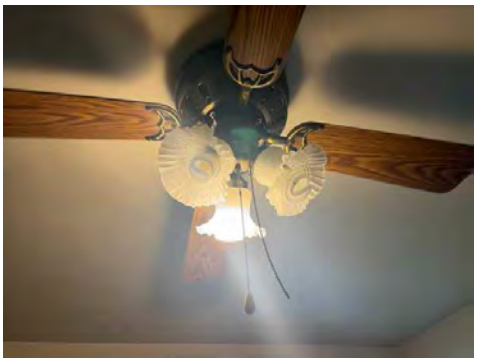
Minor/Maintenance

LIGHT INOPERABLE

One or more lights are not operating. Light bulb may possibly need replacement.

Recommendation

Contact a qualified electrical contractor.



24.6.2 Electrical

Moderate

TWO PRONG OUTLETS

The home inspection noted the presence of 2-prong electrical outlets in various rooms. It is worth mentioning that these outlets may lack grounding capabilities, which could limit the use of certain electrical devices. Further evaluation by a qualified electrician is recommended for safety and potential upgrades

Recommendation

Contact a qualified professional.



25: BEDROOM - REAR MID

		IN	NI	NP
25.1	Floors	X		
25.2	Walls	X		
25.3	Ceilings	X		
25.4	Doors	X		
25.5	Windows	X		
25.6	Electrical	X		
25.7	Closet	X		
25.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture



Observations

25.1.1 Floors

Moderate

SLOPING NOTED UNABLE TO DETERMINE CAUSE

A slight slope noticed on the floor with no visible signs of damage or issues. It is advisable to monitor the slope over time and consult a professional if there are any changes or concerns in the future.

Recommendation

Contact a qualified professional.

25.1.2 Floors

SEVERE WEAR / DETERIORATED WOOD

Moderate

Floors have severe surface wear and/or deterioration in one ore more areas. Recommend a qualified flooring contractor evaluate & remedy.

Here is a DIY article that outlines how to refinish wood floors yourself.

Recommendation

Contact a qualified flooring contractor






25.2.1 Walls

COVER PLATE MISSING

Moderate

Recommendation

Contact a qualified professional.



25.3.1 Ceilings

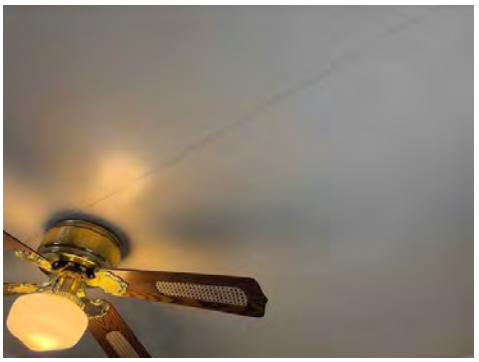
Moderate

CRACKS NOTED

Cracks in ceiling. Usually, these minor cracks can be patched during normal maintenance.

Recommendation

Contact a qualified professional.



25.6.1 Electrical

Moderate

TWO PRONG OUTLETS

The home inspection noted the presence of 2-prong electrical outlets in various rooms. It is worth mentioning that these outlets may lack grounding capabilities, which could limit the use of certain electrical devices. Further evaluation by a qualified electrician is recommended for safety and potential upgrades

Recommendation

Contact a qualified professional.



25.7.1 Closet

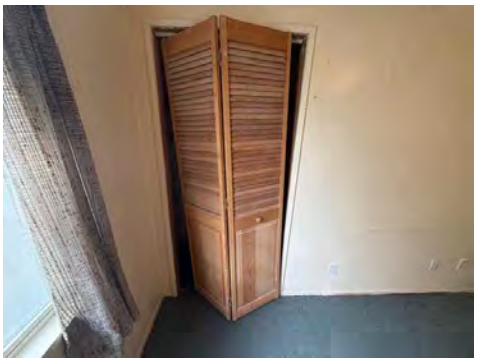
Minor/Maintenance

CLOSET DOOR OFF ITS TRACK

One or more closet doors are off the track. Recommend correction to prevent door from falling down.

Recommendation

Contact a qualified professional.



26: BEDROOM - PRIMARY

		IN	NI	NP
26.1	Floors	X		
26.2	Walls	X		
26.3	Ceilings	X		
26.4	Doors	X		
26.5	Windows	X		
26.6	Electrical	X		
26.7	Closet	X		
26.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture





Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

26.1.1 Floors

DAMAGED CARPET

Moderate

Recommendation

Contact a qualified professional.



26.2.1 Walls

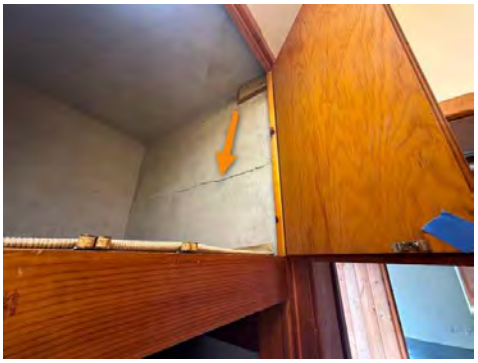
WALL - CRACKS

Moderate

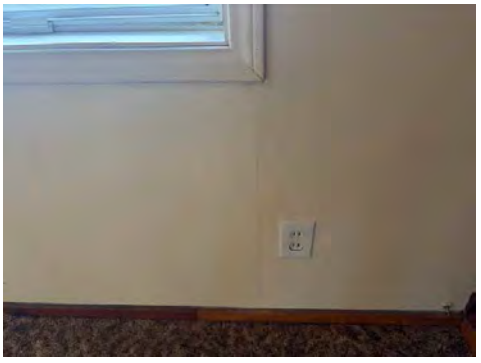
Cracks in walls. Appeared to be the result of long-term settling. Recommend further evaluation by qualified professional prior to close of escrow

Recommendation

Contact a qualified professional.







26.3.1 Ceilings

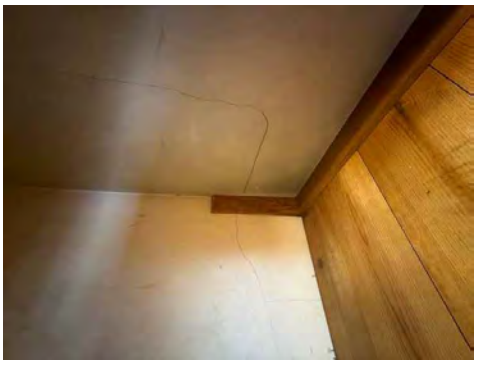
Moderate

CRACKS NOTED

Cracks in ceiling. Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



26.5.1 Windows

Moderate

CRACKED WINDOW PANE

One or more window panes maybe cracked.

Recommendation

Contact a qualified professional.



26.6.1 Electrical

Moderate

TWO PRONG OUTLETS

The home inspection noted the presence of 2-prong electrical outlets in various rooms. It is worth mentioning that these outlets may lack grounding capabilities, which could limit the use of certain electrical devices. Further evaluation by a qualified electrician is recommended for safety and potential upgrades

Recommendation

Contact a qualified professional.



26.6.2 Electrical

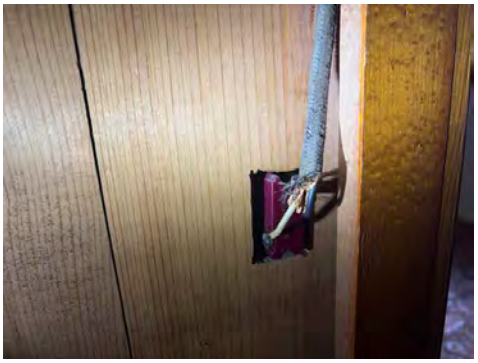
Health and Safety / Major

EXPOSED WIRES

Exposed wires noted. Recommend covering for safety.

Recommendation

Contact a qualified professional.





26.7.1 Closet

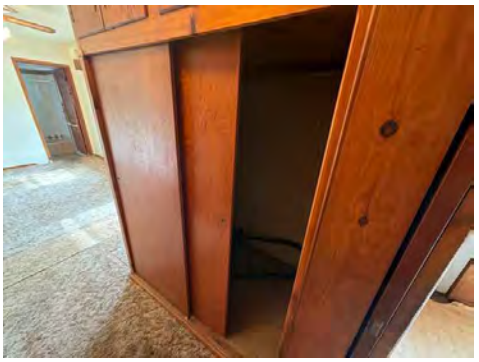
Minor/Maintenance

CLOSET DOOR OFF ITS TRACK

One or more closet doors are off the track. Recommend correction to prevent door from falling down.

Recommendation

Contact a qualified professional.



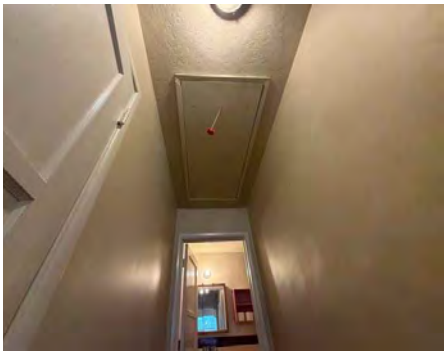
27: ATTIC

		IN	NI	NP
27.1	General Information - Attic	X		
27.2	Access Location	X		
27.3	Sheathing	X		
27.4	Evidence of leakage	X		
27.5	Attic Insulation	X		
27.6	Ventilation	X		
27.7	Attic Comments	X		
27.8	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Access Location: Attic access
Hall



Sheathing: Material
OSB



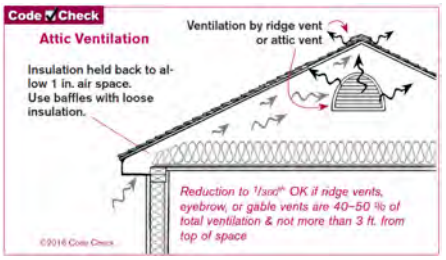
Evidence of leakage: Leaking
Water stains

Attic Insulation: Insulation
Yes



Attic Insulation: Approximate Thickness
7-9″

Ventilation: Ventilation
Adequate



General Information - Attic: General

The following was inspected:

A. The insulation
B. Ventilation of attic spaces
C. Framing and sheathing (plywood/OSB)

The inspection was focused on deficiencies that could lead to water intrusion into the home's structure.

General Information - Attic: Accessibility Limitations

LMT - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Disclosures: Disclosure

The attic inspection is a visual, non-invasive evaluation of readily accessible areas at the time of inspection. The inspector enters the attic when safe access is available and evaluates visible components, including roof framing, trusses, rafters, sheathing, and other structural elements for signs of damage, deterioration, improper alterations, or movement. The inspector observes insulation materials for type, approximate coverage, and visible deficiencies such as displacement, compression, or contamination.

The inspector evaluates visible ventilation components, including ridge vents, gable vents, soffit vents, and mechanical exhaust terminations when present, and notes conditions that may affect airflow or moisture control. The attic is also inspected for visible signs of moisture intrusion, staining, microbial growth indicators, pest activity, or daylight penetration through the roof structure. Electrical components within the attic, such as visible wiring, junction boxes, and lighting, are observed for improper conditions when accessible.

The inspection does not include moving insulation, dismantling components, entering unsafe or inaccessible areas, or inspecting concealed systems. The inspector is not required to determine structural adequacy, calculate insulation R-values, verify ventilation effectiveness, confirm code compliance, or evaluate the remaining service life of attic components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Access Location

ATTIC ACCESS: LIMITED ACCESS STORAGE

The occupant's belongings were stored in the attic and blocked access to and view of portions of the attic. You may wish to have these portions of the attic re-inspected after access is provided by removal of the items which limited the attic inspection.





Attic Comments

ATTIC INSULATION

Limitation Note:

During the attic inspection, it was noted that there is no visible or limited catwalk, and due to the lack of visibility due to insulation the inspector could not traverse the entire space. This limitation hinders a comprehensive evaluation of the attic and the systems within.

Observations

27.4.1 Evidence of leakage

Moderate

WATER STAINS NOTED AT ONE OR MORE PLACES IN THE ATTIC.

Recommend evaluation by qualified roofer to determine whether or not there are active leaks.

Recommendation

Contact a qualified professional.



27.5.1 Attic Insulation

Moderate

INSUFFICIENT INSULATION

Insulation is inadequate for todays standards. Recommend to add additional insulation.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188





27.7.1 Attic Comments

Moderate

DETERIORATED WOOD

Evidence of deterioration has been observed in several sections of the attic. It may be beneficial to have a Termite Company conduct an evaluation to ensure the integrity and safety of the structure.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188



28: ADDITIONS

		IN	NI	NP
28.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Limitation: Structural Modifications and Floor Plan Changes

Limitations

General

ADDITIONS

Inspection Limitation Note - Property Additions, Building Codes, and Permits:

During our property inspection, we aim to provide a comprehensive evaluation of the visible and accessible components of the structure. However, it's important to be aware of certain limitations, particularly in regard to property additions and their compliance with building codes and permits.

Additions to a property may have been constructed at various points in time, and our inspection is primarily focused on the condition and functionality of these additions as observed during the inspection. We do not perform exhaustive investigations into the historical permits or building code compliance for these additions.

To ensure full compliance with local building codes and regulations, as well as to verify the presence of necessary permits for any property additions, we recommend that clients consult with the appropriate municipal authorities or review documentation provided by the property owner. A thorough examination by a licensed contractor or architect with knowledge of local building codes may also be necessary for a complete assessment.

Please understand that our inspection is based on the visible and accessible areas of the property at the time of the inspection, and it may not include an in-depth analysis of historical construction records or permitting processes.

STANDARDS OF PRACTICE