3B PROPERTY INSPECTIONS
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# RESIDENTIAL INSPECTION REPORT

## 16719 Diego Dr
## San Diego, CA 92128

Richard Robinson & Mickie Salmen

MAY 28, 2026



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# 1: INSPECTION DETAILS

## Information

**General: In Attendance**
Inspectors Only

**General: Client Name**
Richard Robinson & Mickie Salmen

**General: Occupancy**
Vacant

**General: Style**
Rambler

**General: Type of Building**
Single Family, Attached Garage

**General: Temperature (approximate)**
68 Fahrenheit (F)

**General: Year Built**
1964

**General: Ground Cover**
Dry

**General: Main Entrance Faces**
West

**General: Type of Foundation**
Slab, Covered with Flooring

**General: Weather Conditions**
Cloudy

### General: Scope of Inspection

SCOPE OF THE INSPECTION: A home inspection is a non-invasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives. The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected using the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client. The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgment of the Inspector, is not functioning properly or is unsafe. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component. Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

### General: General Warnings: Pre-1979 Construction

Structures built before 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists, such as industrial hygienists, professional labs, and/or abatement contractors, for this evaluation. For information on lead, asbestos, and other hazardous materials in homes, visit these websites: The Environmental Protection Associationhttp://www.epa.gov The Consumer Products Safety Commissionwww.cpsc.gov The Center for Disease Controlwww.cdc.gov

### General: General Safety & Repair Recommendations

Items identified as safety concerns or in need of repair in this report should be further evaluated and/or corrected by qualified, licensed professionals. It is recommended that these items be addressed during the inspection contingency period and/or prior to the close of escrow.

## General: Smoke & Carbon Monoxide Detectors: Not Tested

Smoke and carbon monoxide detectors may or may not be present within the home; however, their age and remaining service life could not be verified as part of this inspection. Detectors typically have a service life of approximately 10 years. Installation dates are often not visible, and handwritten dates or labels cannot be confirmed for accuracy. Detectors are not removed from ceilings or walls during the inspection. Manufacturer dates may be embedded within serial numbers, but these are not verified. For safety, it is recommended that all smoke and carbon monoxide detectors be installed (if missing) and/or replaced with new units upon taking ownership of the home, or further evaluated by a qualified professional.

# 2: EXTERIOR

## Information

**General: Inspection Method**
Visual

**General: Patio**
Concrete

**General: Trim Material**
Stucco, Wood

**General: Footing Material**
Not Visible

**General: Fence Material**
Chain-Link, Wood

**General: Windows**
Vinyl, Metal

**General: Driveway**
Concrete

**General: Deck/Balcony**
N/A

**General: Fascia Material**
Wood

**General: Foundation Material**
Concrete Slab

**General: Wall Structure**
Wood Frame

**General: Walkways**
Concrete, Pavers, Gravel

**General: Siding Material**
Stucco, Wood

**General: Flashing Material**
Stucco

**General: Retaining Walls**
Stucco

**General: Exterior Doors**
Wood

## General: Exterior Limitations

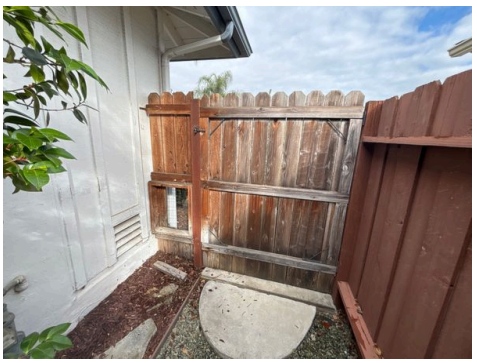
The inspector is not required to:

Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological, or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, breakwalls, or docks. Inspect erosion-control or earth-stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind, or geothermal systems. Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems, or cesspools. Inspect irrigation or sprinkler systems. Inspect drain fields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.







## Limitations

General

### LOW VOLTAGE LIGHTING SYSTEM

The low-voltage lighting system was not tested or evaluated as part of this inspection.
Recommend that the seller demonstrate proper operation of the system and confirm it is functioning as intended. Further evaluation by a qualified specialist is advised if any concerns are noted.


Garage

General

### IRRIGATION / SPRINKLER SYSTEM NOT TESTED

The irrigation (sprinkler) system was not tested or evaluated as part of this inspection.
Recommend the seller demonstrate proper operation of the system and confirm all zones are functioning as intended. A zone map should be provided, if available.




## Recommendations

2.2.1 Siding / Flashing / Trim

Recommendation

### SIDING: HOLES/DETERIORATION

In some areas around the exterior, holes and/or deterioration to the siding. Holes/deterioration could allow water and pests to intrude behind the siding. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



West



West

2.2.2 Siding / Flashing / Trim

Recommendation

### TRIM: DETERIORATION/DAMAGE

One or more exterior trim areas are deteriorated and/or damaged. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Chimney

2.2.3 Siding / Flashing / Trim

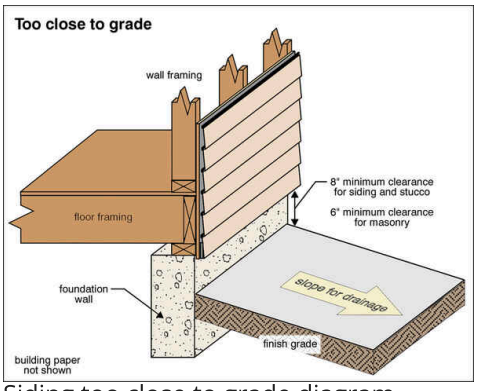
Recommendation

### SIDING: CLEARANCE TO GRADE

The exterior siding was observed to be too close to the ground surface (grade) in one or more areas around the home. Insufficient clearance between siding and grade can allow moisture to wick into materials and may contribute to deterioration, rot, or pest intrusion over time. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Siding too close to grade diagram


West


Front entry


Northwest


North


East

2.2.4 Siding / Flashing / Trim

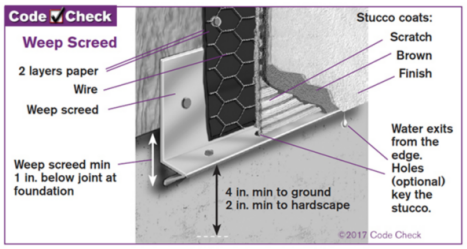
Recommendation

## SIDING: CONCRETE HEIGHT AROUND STUCCO

Concrete was installed within two inches of the bottom of the stucco siding. In some situations, this could prevent water from properly draining from behind the stucco. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.





North


East/Southeast Patio


South

2.2.5 Siding / Flashing / Trim

Recommendation

## EXTERIOR: CAULK DETERIORATED/MISSING

Caulk deteriorated and/or missing in one or more areas around the home's exterior. Caulk or another type of weatherproof patching should be installed to prevent weather and pest from intruding into the house's interior. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.


East Sun room

2.2.6 Siding / Flashing / Trim

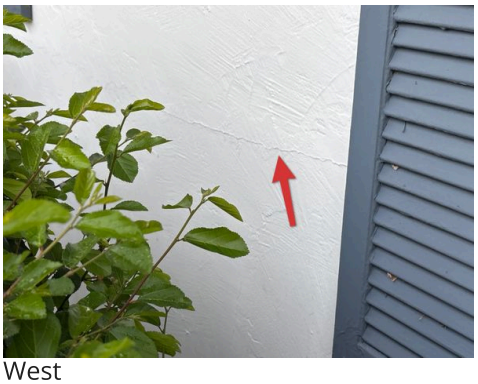
Recommendation

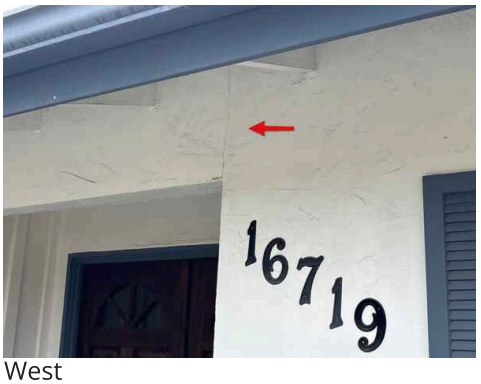
## SIDING: CRACKING - MINOR

One or more areas of the siding showed minor cracking. This can result from expansion and contraction and is typical with homes of this age. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


West



West


North


North


South


Front door

2.2.7 Siding / Flashing / Trim

Recommendation

## FOUNDATION: SURFACE DETERIORATION

One or more areas of the foundation have surface deterioration. Deterioration can be caused by improper soil height and poor drainage, including missing gutters, downspout extensions, and/or garden sprinklers spraying the foundation. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


Northwest


Northwest


North


East


East patio


Sun room

2.3.1 Exterior Doors / Windows

Recommendation

## DOOR: HARDWARE DAMAGED/MISSING/LOOSE

Some doors in the home have loose, damaged, and/or missing door hardware (Hinges, Door Knobs, Strike Plate, Latch, Etc.) Recommend a qualified professional to repair/replace.

Recommendation

Contact a qualified professional.


Front door, lower latch on secondary door door is difficult to unlatch


Latch missing, sun room sliding door

2.3.2 Exterior Doors / Windows

Recommendation

## DOOR: WEATHERSTRIPPING MISSING/DETERIORATED

Weatherstripping around one or more exterior doors is deteriorated and/or missing. Weatherstripping helps prevent energy loss, pests, and weather intrusion. Recommend a qualified professional to evaluate and repair/replace.

Recommendation

Contact a qualified professional.


Northeast

2.3.3 Exterior Doors / Windows

Recommendation

## DOOR/WINDOW: SCREENS MISSING/DAMAGED/LOOSE

One or more screens for doors/windows are missing, loose, and/or damaged. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.


East


Sun room, screen missing

2.3.4 Exterior Doors / Windows

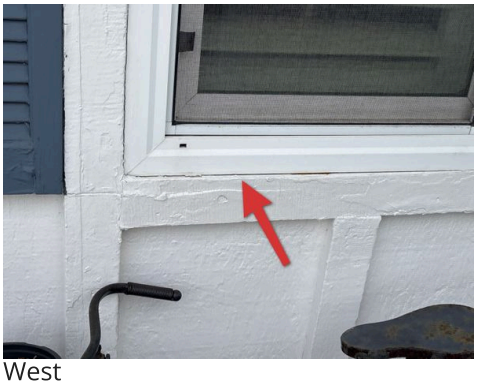
Recommendation

## WINDOW(S): CAULK MISSING / DETERIORATED

Caulk is missing and/or deteriorated between windows and trim in one or more areas. Recommend a qualified professional to evaluate all windows and repair.

Recommendation

Contact a qualified professional.



West



Northwest

2.4.1 Decks / Balconies / Porches / Steps

Recommendation

## PERGOLA: WEATHERED/DETERIORATED

One or more areas of the pergola wood have weathering and deterioration. Paint missing in areas. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



North

2.5.1 Eaves / Soffits / Fascia

Recommendation

## EAVES: SCREENS MISSING ON SOFFIT VENTS

Some soffit vents/holes have damage or missing metal mesh. The metal mesh protects against pests getting into soffit holes and home/attic areas. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.


North


East

2.5.2 Eaves / Soffits / Fascia

Recommendation

## EAVES: WEATHERED / DAMAGED

One or more sections of the eaves are weathered/damaged. Recommend qualified professional to repair.

Recommendation

Contact a qualified professional.


Northeast


East

2.6.1 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

## FENCE: DETERIORATION

Some areas of the fence are damaged, weathered, deteriorating, and/or in contact with plants/trees/soil, which can bring unwanted moisture to the fence material. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.


Northwest


East gate


Southeast

2.6.2 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

## RETAINING WALL: DETERIORATION

The retaining wall is showing signs of deterioration and has visible cracks. Lack of maintenance and improper drainage can cause deterioration. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



East

2.6.3 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

## RETAINING WALL: DRAINAGE

No visible drainage system between the retaining wall and the upper soil. Without a drainage system, the wall can crack, lean, flake, and shows sign of visible efflorescence. These deficiencies can lead to a failure of the retaining wall. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



East

2.6.4 Vegetation / Grading / Drainage / Fence / Retaining Walls

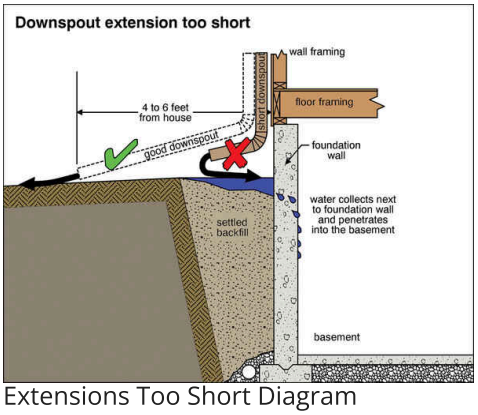
Recommendation

## GUTTER DOWNSPOUTS: EXTENSIONS MISSING

Extensions are missing on the gutter downspouts in some areas around the building. Extensions flow water away from the building, preventing water from ponding near the foundation and siding. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.




Extensions Too Short Diagram



Garage



Northwest

2.6.5 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

## GROUNDS: NEGATIVE GRADING TOWARDS HOME

Grading slopes towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Northeast

2.6.6 Vegetation / Grading / Drainage / Fence / Retaining Walls

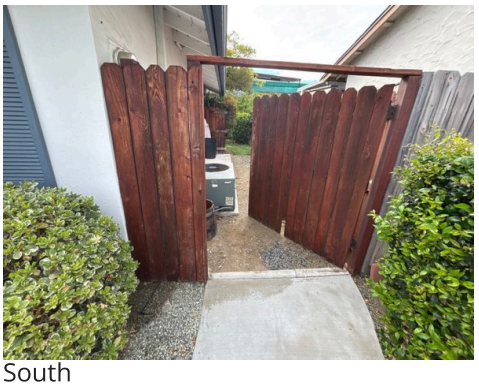
Recommendation

## FENCE: GATES NOT OPERATING PROPERLY

One or more gates around the home are not operating properly. Recommend a qualified professional to repair/adjust.

Recommendation

Contact a qualified professional.



South

2.6.7 Vegetation / Grading / Drainage / Fence / Retaining Walls

Recommendation

## TREES: TRIM VEGETATION AWAY

Some vegetation is in contact with the home. Vegetation can bring unwanted moisture to the home's siding/trim/fascia boards. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Front entry



West



Northwest


East


Southeast

2.7.1 Walkways / Patios / Driveways

Recommendation

## TRIP HAZARDS AROUND HOME

One or more trip hazards around the home. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.


North


South

# 3: ROOFING

## Information

**General: Roof Type/Style**
Gable, Flat

**General: Pitch of Roof**
Medium, Low

This is an estimate of the slope/pitch of the roof.

**General: Roof Material**
Asphalt Shingles, Rolled Asphalt

**General: Roof Layers**
1+

**General: Estimated Age**
20+

**General: Flashing**
Metal

**General: Roof Gutters**
Aluminum

**General: Roof Vents**
Roof Vents, Gable Vents, Turbine

**General: Chimney Crown/Cap**
Metal

**General: Chimney Rain Cap**
Yes

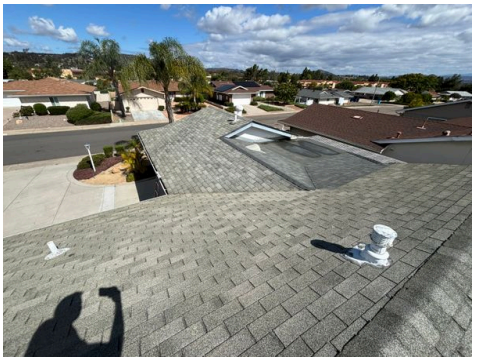
**General: Chimney Chase**
Wood

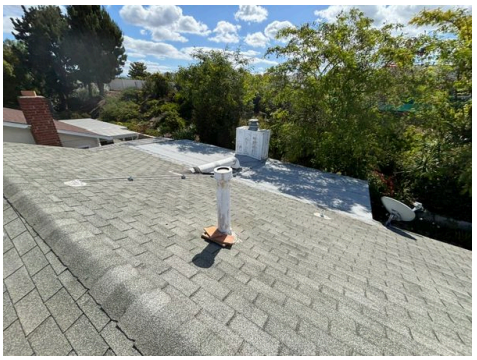
**General: Skylights**
No

## General: Inspection Method

Ground, Roof





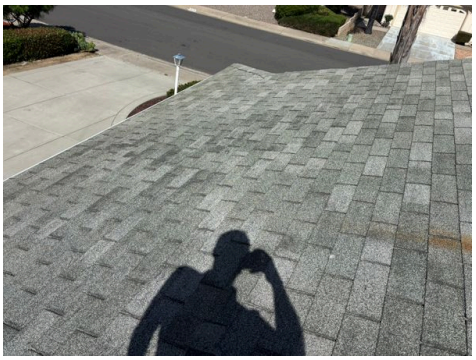















**General:** Roofing Limitations

The inspector is not required to:

1. Walk on any roof surface.
2. Predict the service life expectancy.
3. Inspect underground downspout diverter drainage pipes.
4. Remove snow, ice, debris, or other conditions that prohibit the observation of the roof surfaces.
5. Move insulation.
6. Inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. Walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. Walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. Perform a water test.
10. Warrant or certify the roof.
11. Confirm proper fastening or installation of any roof-covering material.

## Recommendations

3.2.1 Coverings

### ROOF: ANNUAL MAINTENANCE

Service /Maintenance

The roof should be serviced annually by a qualified professional. During the service, a qualified professional will check roof coverings, penetrations, skylights, chimneys, and flashing and clean debris off the roof and gutters. Recommend inquiring with sellers about maintenance records. Recommend a qualified professional to service the roof.

Recommendation

Contact a qualified professional.

3.2.2 Coverings

### ROOF: AGE

Recommendation

The roof material is nearing and/or past its life expectancy. Recommend a qualified professional to evaluate the roof system (coverings, underlayment, flashing, drainage system).

Recommendation

Contact a qualified professional.

3.2.3 Coverings

Recommendation

## ROOF: ASPHALT SHINGLE DELAMINATION



Some areas of the asphalt shingle roof show signs of delamination. Delamination is a separation of the surface layer of asphalt. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.

3.2.4 Coverings

Recommendation

## ROOF: WATER PONDING



Visible water ponding on one or more areas on the roof. Ponding can lead to accelerated deterioration and water leaks. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.

3.3.1 Roof Drainage Systems

Recommendation

## DOWNSPOUTS: NOT PROPERLY ATTACHED TO IN-GROUND DRAINS

One or more downspouts around the home are not properly attached to the in-ground drain system. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Northeast



Northeast

3.4.1 Underlayment / Flashing

Recommendation

## FLASHING: IMPROPER INSTALLATION

Some flashings were improperly installed around the roof area. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.









# 4: GARAGE

## Information

**General: Type**
Attached, 2-Car

**General: Overhead Garage Door**
Metal

**General: Floor**
Epoxy

**General: Burners 18" Above Floor**
Yes

**General: Walls**
Covered with Drywall

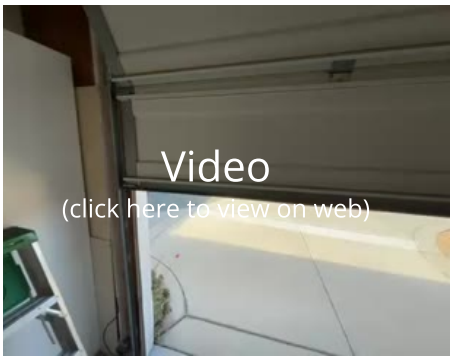
**General: Sill Plates**
Not Visible, Elevated

**General: Automatic Opener**
Operable

Garage doors and motors need service and maintenance annually or per manufacturer recommendations

**General: Motion Reverse Sensors & Pressure Reverse**
Operable

The garage door safety devices need to be tested after any adjustments to the safety system and/or monthly or per manufacturer recommendations.

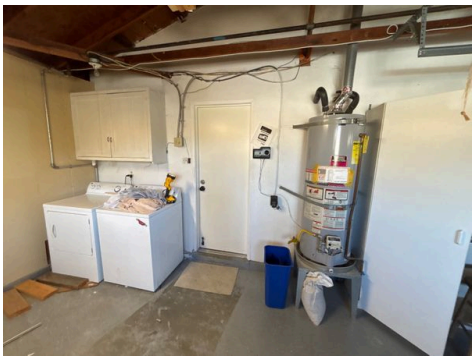


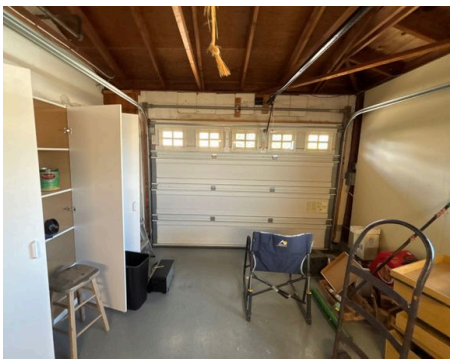
### General: Garage Limitations

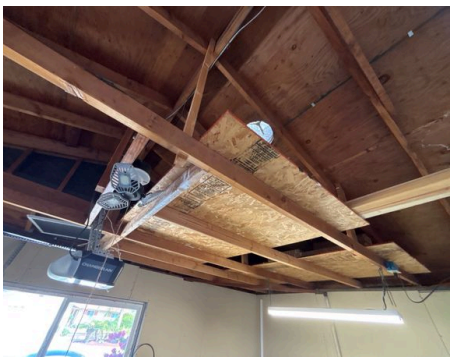
The inspector is not required to:

1. Verify or certify the proper operation of a garage door's pressure-activated auto-reverse or related safety feature.
2. Discover firewall compromises.

**Garage areas are often not visible or inspected due to vehicles or personal items.**



## Recommendations

4.2.1 Garage Overhead Door

Recommendation

### GARAGE DOOR: DENTS OBSERVED

One or more dents in the overhead garage door. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



4.3.1 Floor

## GARAGE FLOOR: EPOXY/PAINT COATING DETERIORATION

Recommendation

Minor chip/flake/deterioration visible on the epoxy/painted floor of the garage. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.





4.3.2 Floor

## GARAGE FLOOR: CRACK

Recommendation

Cracks are visible on the garage floor. These appear to be settlement cracks typical for a home of this age. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



4.4.1 Walls / Ceiling / Doors

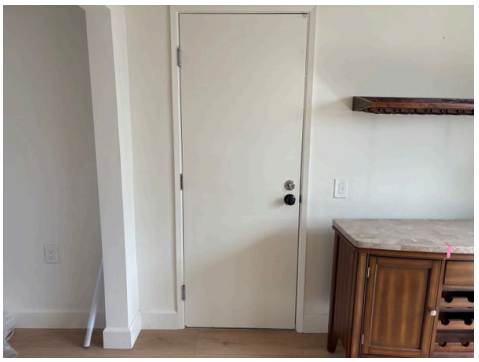
## GARAGE: FIRE-RATED DOOR UNKNOWN

Safety Hazard

Unable to determine if the door between the garage and the home's interior is fire-rated. No visible fire-rated data plate. Fire doors can help reduce the time it takes for a fire to spread from the garage to the interior. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



4.4.2 Walls / Ceiling / Doors

## GARAGE WALL/CEILING: STAINS

Recommendation

Stains are visible on the ceiling and/or walls of the garage. Recommend a qualified professional to repair. Recommend inquiring with the seller for more information regarding the stain.

Recommendation

Contact a qualified professional.



4.4.3 Walls / Ceiling / Doors

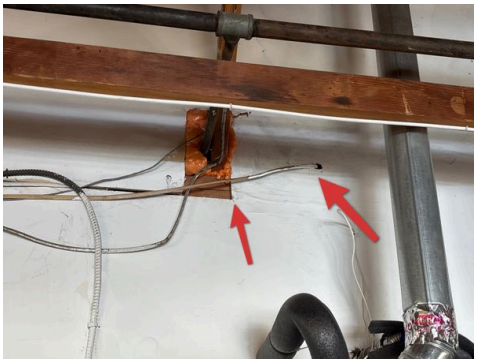
Recommendation

## GARAGE WALLS: AIR GAPS

Holes/Air gaps were observed around pipes leading into walls/ceiling in the garage. Recommend a qualified professional to evaluate and repair/patch.

Recommendation

Contact a qualified professional.







4.4.4 Walls / Ceiling / Doors

Recommendation

## POSSIBLE ASBESTOS MATERIAL: FURTHER EVALUATION RECOMMENDED

Possible asbestos-containing ceiling and/or wall tiles were observed in the garage area. The material was not tested as part of the inspection, and the presence of asbestos cannot be confirmed without laboratory analysis. If renovation, disturbance, repair, or removal is planned, recommend consulting with a qualified asbestos specialist for further evaluation and testing prior to any work being performed.

Recommendation

Contact a qualified professional.



# 5: PLUMBING & LAUNDRY

## Information

**General: Water Meter (Location)**
Front Yard



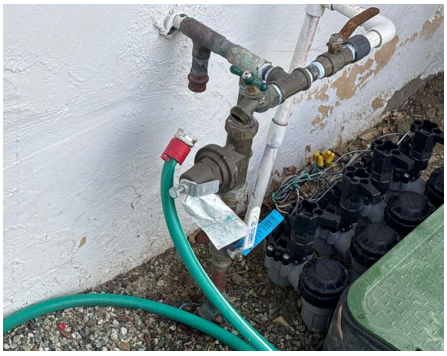
**General: Main Water Shut-Off Device (Location)**
Pressure Regulator or Water Meter



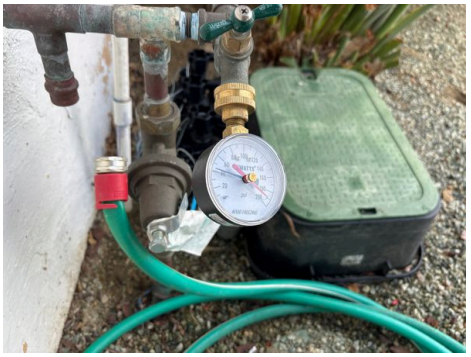
**General: Main Fuel Shut-Off (Location)**
Gas Meter, No Seismic Gas Shut-Off Valve



**General: Water Pressure Regulator**
Yes



**General: Water Pressure**
45-55 PSi



**General: Supply Pipe**
Not Visible

**General: Distribution Pipe**
Copper

**General: Drain Pipe**
ABS

**General: Fuel Line**
Black Iron, Flexible Appliance Connector (FAC)

**General: Dryer Power Source**
Gas

**General: Exhaust Fans**
Not Visible

**General: Bathtub Jets**
No

**General: Sump Pump**
No

**General: Filters**
None

No visible service or maintenance records were observed for the whole house water filtration system. Routine maintenance is recommended to help ensure proper filtration performance and water quality. Filters and components typically require periodic replacement or servicing in accordance with manufacturer recommendations.

## General: Dryer Vent

Metal

The Chimney Safety Institute of America (CSIA) recommends CSIA Certified Dryer Exhaust Technicians perform dryer vent inspections annually to ensure safe and efficient operation of your clothes dryer system.

## General: Visible Fire Suppression System

No

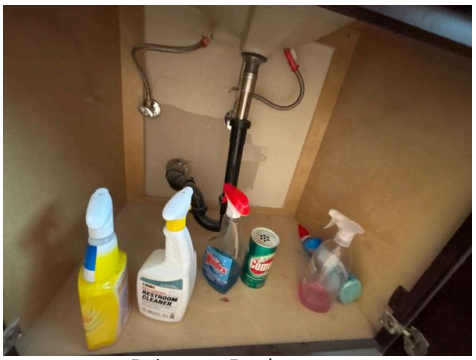
Regular maintenance of the home sprinkler system is recommended. Never block or paint sprinkler heads or covers.

## General: Plumbing and Laundry Limitations

The inspector is not required to:

1. Light or ignite pilot flames.
2. Measure the water heater's capacity, temperature, age, life expectancy, or adequacy.
3. Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. Determine the water supply's exact flow rate, volume, pressure, temperature, or adequacy.
5. Determine the water supply or source's water quality, portability, or reliability.
6. Open sealed plumbing access panels.
7. Inspect clothes washing machines or their connections.
8. Operate any valve.
9. Test shower pans, tubs, and surrounds or enclosures for protection of leakage or functional overflow.
10. Evaluate the compliance with conservation, energy, or building standards or the proper design or sizing of any water, waste, or venting components, fixtures, or piping.
11. Determine the effectiveness of anti-siphon, back-flow prevention, or drain-stop devices.
12. Determine whether there are sufficient cleanouts for effective cleaning of drains.
13. Evaluate fuel storage tanks or supply systems.
14. Inspect wastewater treatment systems.
15. Inspect water treatment systems or water filters.
16. Inspect water storage tanks, pressure pumps, or bladder tanks.
17. Evaluate wait time to obtain hot water at fixtures or perform testing on water heater elements.
18. Evaluate or determine the adequacy of combustion air.
19. Test, operate, open, or close safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. Determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. Inspect or test for gas or fuel leaks or indications thereof.


Hallway Bathroom


Primary Bathroom


Primary Bathroom


Kitchen

# Limitations

General

### SEWER LATERAL NOT INSPECTED

The sewer lateral was not inspected. It is recommended that a sewer lateral camera inspection be performed to determine the condition of the sewer lateral.

General

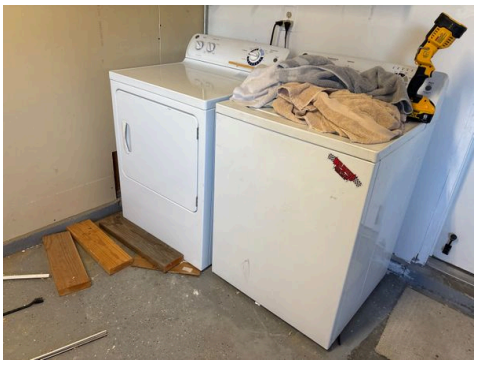
### AREA BEHIND WASHER/DRYER: NOT VISIBLE

The area behind and under the washer and dryer was not visible.

General

### LAUNDRY: WASHER/DRYER NOT TESTED

The washer and dryer appliances were not tested. Recommend having the seller demonstrate these appliances, if staying with the home, are operating.



## Recommendations

5.2.1 Water Supply Pipes

Recommendation

### WATER PIPE VALVE(S): CORROSION

Corrosion was observed at one or more water supply valves. Corrosion can lead to the deterioration of valve components and potential leakage at connections over time. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


Hallway Bathroom Sink


Primary Bathroom


Primary Bathroom

5.2.2 Water Supply Pipes

Recommendation

### WATER SUPPLY VALVES: GATE VALVE (UPGRADE RECOMMENDED)

One or more water supply valves were observed to be older-style gate valves. Visible corrosion was also noted at one or more valves. Gate valves are prone to internal wear and corrosion over time and may not fully shut off water when needed. These valves are generally less reliable than modern quarter-turn (ball-type) valves. Recommend replacement with modern quarter-turn shutoff valves by a qualified, licensed plumbing professional. Corrosion may further affect valve operation and reliability.

Recommendation

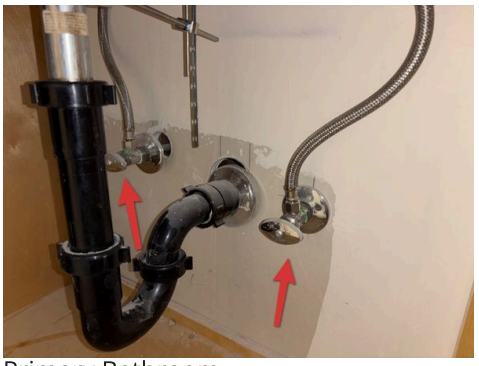
Contact a qualified professional.



Hallway Bathroom Sink



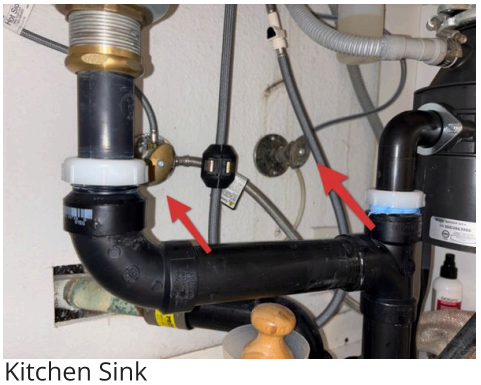
Hallway Bathroom Toilet



Primary Bathroom



Primary Bathroom



Kitchen Sink

5.3.1 Drain / Sewer Pipes

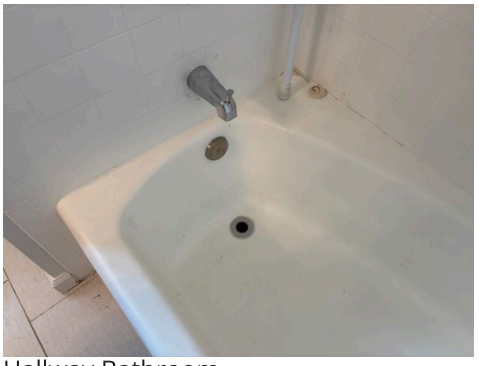
Recommendation

## BATHTUB DRAIN: DRAIN STOP MISSING / NOT OPERATING PROPERLY

One or more bathtub drain stops are missing or not operating correctly. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Hallway Bathroom

5.3.2 Drain / Sewer Pipes

Recommendation

## SEWER PIPE: CORRODED

One or more sections of the sewer pipe in the crawlspace were corroded. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


North

5.4.1 Fixtures / Faucets

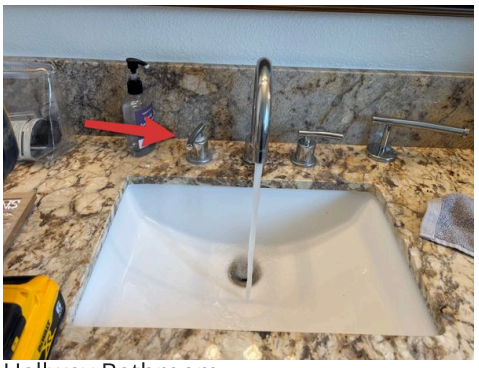
Recommendation

## FAUCET: WORN OUT

Some parts/components on faucets are worn out and/or damaged. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


Hallway Bathroom

5.4.2 Fixtures / Faucets

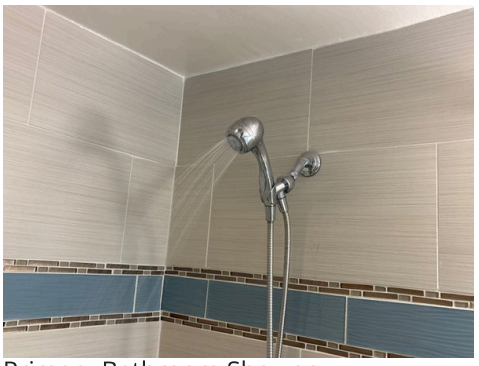
Recommendation

## FAUCET: LOW PRESSURE

One or more faucets have low water pressure. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


Primary Bathroom Shower

5.4.3 Fixtures / Faucets

Recommendation

## SHOWER/BATHTUB: CAULK CRACKED/MISSING

In some shower/bathtub areas, caulk showed signs of deterioration. Caulk had stains and/or cracks in areas. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.


Primary Bathroom


Primary Bathroom Shower

5.4.4 Fixtures / Faucets

Recommendation

## HOSE BIB(S): MISSING ANTI-SIPHON VALVE

Anti-siphon valves are missing on some hose bibs. Anti-siphon valves allow water to only flow in one direction and prevent water from the irrigation system from being siphoned back into the water supply line. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.


West


North

5.5.1 Laundry / Dryer Vent

Service /Maintenance

## DRYER VENT/DUCT: ANNUAL CLEANING

Depending on usage, the dryer vent/duct should be cleaned annually or per manufacturer recommendations. Recommend a qualified professional to clean the dryer vent/duct.

Recommendation

Contact a qualified professional.

5.5.2 Laundry / Dryer Vent

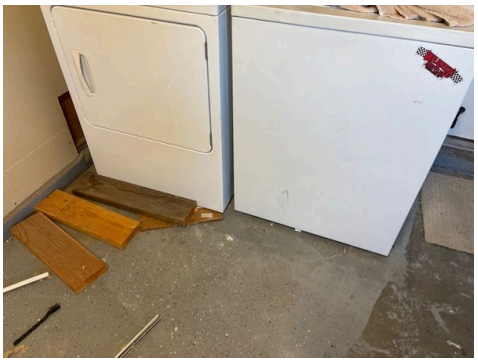
Recommendation

## WASHING MACHINE: CATCH PAN

No catch pan was installed under the washing machine. The catch pan collects water in case the washing machine leaks. Recommend qualified professionals to install a catch pan under the washing machine.

Recommendation

Contact a qualified professional.



5.6.1 Exhaust Fans

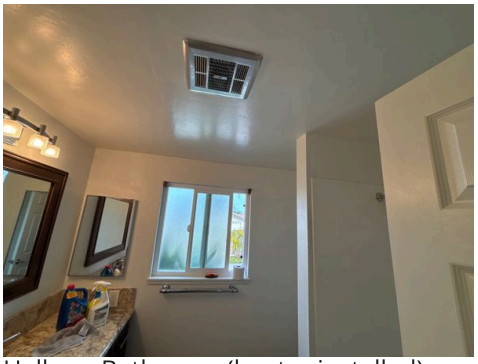
Recommendation

## EXHAUST FAN: MISSING IN BATHROOM

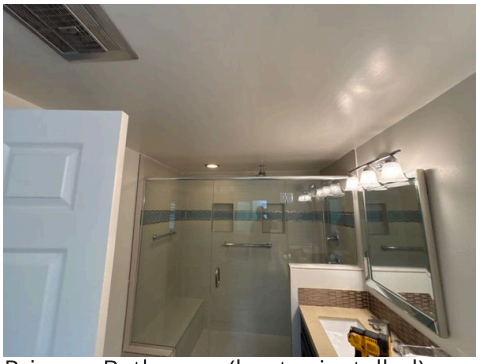
Exhaust fans are missing in one or more bathrooms. Exhaust fans help assist open bathroom windows by removing hot, humid air from the bathroom that can cause condensation. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Hallway Bathroom (heater installed)



Primary Bathroom (heater installed)

# 6: WATER HEATER

## Information

**General:** **Manufacturer**
Kenmore

**General:** **Model / Serial #**
Visible

**General:** **Estimated Age**
10






**General:** **Type**
Tank

**General:** **Energy Source**
Gas

**General:** **Catch Drain Pan**
Yes

**General:** **Expansion Tank**
No

**General:** **Proper Seismic Straps**
Yes

**General:** **Proper TPRV Extension**
No

**General:** **Proper Vent Flue Pipe**
Yes

**General:** **Location**
Garage

**General:** **Circulator Pump**
Not Visible

**General:** **Capacity**
50

The inspector does not calculate water heater size for home. For info on sizing water heaters, visit energy.gov

**General:** Heat Operable

Yes



**General:** Water Heater Limitations

The inspector is not required to:

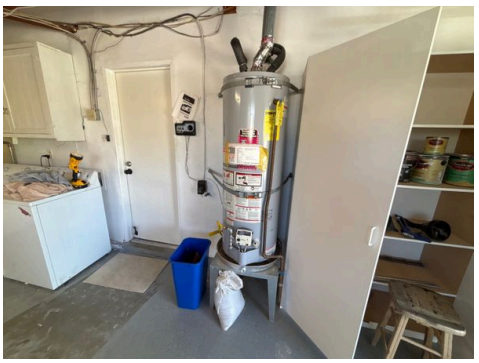
1. Light or ignite pilot flames.
2. Measure the capacity, temperature, age, life expectancy, or adequacy of the water heater.
3. Evaluate wait time to obtain hot water at fixtures or perform testing of any kind on water heater elements.
4. Evaluate or determine the adequacy of combustion air.
5. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
6. Inspect or test for gas or fuel leaks or indications thereof.

## Recommendations

6.2.1 Water Heater

Service /Maintenance

### WATER HEATER: SERVICE / MAINTENANCE



No visible service or maintenance records were observed on or around the water heater.
Routine maintenance is recommended to help ensure efficient operation and extend the service life of the unit. Both tank and tankless water heaters should be serviced annually or in accordance with manufacturer recommendations. Recommend a qualified professional to service the water heater.

Recommendation

Contact a qualified professional.

6.2.2 Water Heater

Service /Maintenance

## WATER HEATER: AGE



The age of the water heater appears to be 10-15+ years. Most manufacturers state the average lifespan of a water heater is 10-15 years; however, the lifespan can be increased with proper service and maintenance. The water heater may need to be upgraded within the next five years. Recommend a qualified professional to perform service by following manufacturer recommendations and routine maintenance to increase the water heater's lifespan.

Tips for maintaining a water heater, link: Water Heater Maintenance

Recommendation

Contact a qualified professional.

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6.4.1 Tank/Straps/Catch Pan

Recommendation

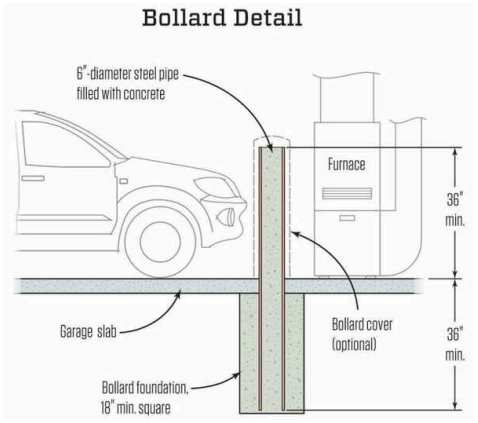
## WATER HEATER: MISSING BOLLARDS

GARAGE

In the garage, protective bollards are missing in front of gas appliances (water heater and/or furnace). Bollards protect gas appliances from vehicle damage into them. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



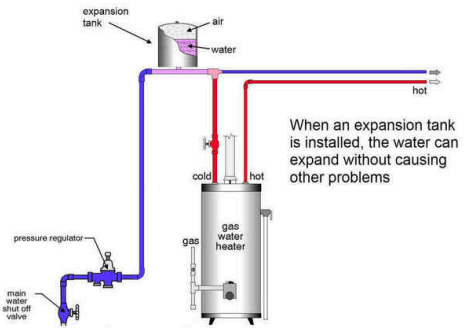



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6.4.2 Tank/Straps/Catch Pan

Recommendation

## WATER HEATER: EXPANSION TANK MISSING




No expansion tank was visible around the water heater. Expansion tanks help with thermal expansion when water is heating and help minimize the risk of pressure damage to the plumbing system. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.

6.4.3 Tank/Straps/Catch Pan

Recommendation

## WATER HEATER: CATCH PAN DISCHARGE PIPE MISSING

The water heaters catch pan is missing a discharge pipe and/or a water sensor. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



6.6.1 Flue Pipe

Recommendation

## WATER HEATER: POSSIBLE ASBESTOS FLUE PIPE

The flue pipe for the older water heater has a section that could have asbestos-type material. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



6.7.1 Temperature Pressure Relief Valve

Recommendation

## WATER HEATER: TPRV PIPE NOT DRAINING TO EXTERIOR

The temperature-pressure relief valve (TPRV) discharge pipe is not draining to the home's exterior. This can allow water to get on the ground around the tank, which can prematurely deteriorate the bottom of it. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



# 7: KITCHEN

## Information

**General:** Dishwasher Air Gap
No

**General:** Range
Operable



**General:** Microwave
Operable




**General:** BBQ
No

**General:** Disposal
Operable





**General:** Dishwasher
Operable

Dishwashers need maintenance and cleaning according to manufacturer recommendations





## General: Oven

Operable




## General: Exhaust Fan

Operable

Exhaust fans need to be maintained and cleaned periodically according to manufacturer recommendations



## General: Refrigerator

Inoperable

Refrigerators/Freezers need to be serviced annually or per manufacturer recommendations. Refrigerators need service according to manufacturer recommendations.






### General: Kitchen Limitations

The inspector is not required to inspect or move household appliances. Any comments provided regarding these items are offered as a courtesy only. Areas that are obscured or inaccessible behind and/or beneath appliances are excluded from this inspection. The condition of concealed surfaces and connections (including plumbing, electrical, and venting) behind or beneath appliances could not be evaluated.

## Limitations

General

### AREA BEHIND REFRIGERATOR NOT VISIBLE

The areas behind and under the refrigerator were not visible during the inspection. Pulling out the refrigerator can damage the plumbing components (valves, hose connections) which could cause a water leak. Pulling the refrigerator out can sometimes damage the flooring.



## Recommendations

7.2.1 Kitchen Appliances

Service /Maintenance

### KITCHEN APPLIANCES: SERVICE / MAINTENANCE

No visible service or maintenance records for the kitchen appliances. Most kitchen appliances need service and maintenance annually or per manufacturer recommendations. Refrigerators will need filters cleaned, coils cleaned, door seals and gaskets monitored, etc. Oven/Ranges need periodic cleaning, and door seals and gaskets monitored. Dishwasher sprayer arms and filters must be cleaned periodically, and racks must be monitored for rust. Range hood fans, vents, and ducts need cleaning periodically. Recommend inquiring with the seller about service records. Recommend a qualified professional to evaluate and service kitchen appliances.

Recommendation

Contact a qualified appliance repair professional.

7.3.1 Disposal/Dishwasher/Air Gap

Recommendation

### DISHWASHER: AIR-GAP MISSING

KITCHEN

The dishwasher air gap is missing. A dishwasher air gap helps prevent contaminated water from draining back into the dishwasher. Recommend a licensed plumber to repair.

Recommendation

Contact a qualified appliance repair professional.






7.4.1 Oven/Range

Safety Hazard

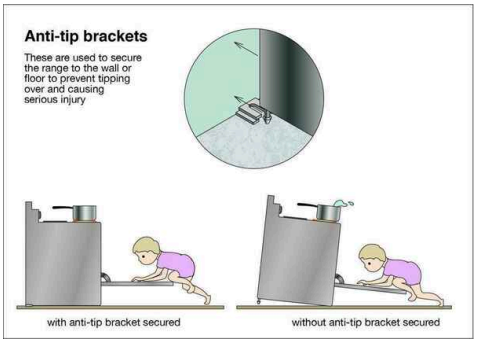
## OVEN: NO ANTI-TIP BRACKET

KITCHEN

The oven doesn't appear connected to an anti-tip bracket. The bracket provides protection when excessive force or weight is applied to an open oven door. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.






7.6.1 Microwave

Recommendation

## MICROWAVE: IMPROPER DUCT MATERIAL

KITCHEN

A flexible duct is being used for the microwave exhaust duct. The flexible duct can allow for grease build-up. A smooth metal duct should be used to exhaust the microwave. Recommend a qualified professional to repair.

Recommendation

Contact a qualified appliance repair professional.



7.7.1 Refrigerator

Recommendation

## REFRIGERATOR: INOPERABLE

The refrigerator was inoperable during the inspection. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



# 8: ELECTRICAL

## Information

**General: Service Type**
Underground

**General: Service Wire Type**
Not Visible

**General: Voltage**
120/240

**General: Appears Grounded**
Not Visible

**General: Branch Circuit Wiring**
Copper

**General: Solid Aluminum Wiring Present**
Not Visible

**General: Wiring Method**
Romex

**General: Protection**
Breakers

**General: GFCI Outlets**
Yes, Missing In Some Areas

**General: AFCI Outlets**
No

**General: Sub-Panel**
N/A

**General: Location Of Sub-Panel**
N/A

**General: Smoke Detectors**
Yes, Age Of Detector Unknown

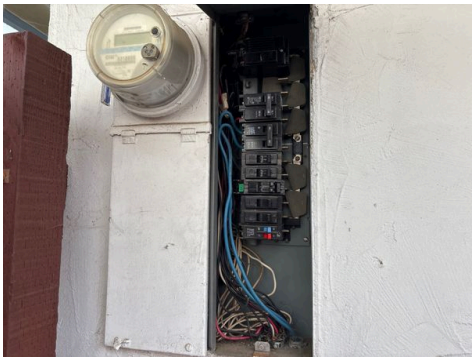
**General: Carbon Monoxide Detectors**
Yes



Hallway

**General: Location of Main Panel**
Outside





**General:** Estimated Amperage

100

Inspector does not calculate load, and/or measure amperage, voltage, and impedance.




**General:** Solar System Installed

N/A

Always inquire with the seller about the permits obtained to install the solar and if a licensed solar company was used. Some solar panels systems require a new electrical panel and/or a higher amperage panel.

**General:** Electrical Limitations

The inspector is not required to:

1. Insert any tool, probe, or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. Operate electrical systems that are shut down.
3. Remove panelboard cabinet covers or dead fronts.
4. Operate or re-set over-current protection devices or overload devices.
5. Operate or test smoke or carbon monoxide detectors or alarms.
6. Inspect, operate, or test any security, fire, alarm systems, components or other warning or signaling systems.
7. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled.
8. Inspect ancillary wiring or remote-control devices.
9. Activate any electrical systems or branch circuits that are not energized.
10. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. Verify the service ground.
12. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.
13. Inspect spark or lightning arrestors.
14. Inspect or test de-icing equipment.
15. Conduct voltage-drop calculations.
16. Determine the accuracy of labeling.
17. Inspect exterior lighting.

## Recommendations

8.3.1 Main Electrical Service Panel / Sub-Panel / Service and Grounding Equipment

Recommendation

### ELECTRICAL PANEL: CIRCUIT IDENTIFICATION (LABELING)

The circuit breakers within the electrical panel were not properly labeled or identified.
Accurate labeling helps identify which breaker controls specific areas or components of the home, which is important for safe operation, maintenance, and emergency shutoff. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Main Electrical Service Panel / Sub-Panel / Service and Grounding Equipment

Recommendation

## ELECTRICAL PANEL: PAST LIFE EXPECTANCY

The electrical panel appears to be original. The components in the electrical panel are past their life expectancy. Recommend a qualified professional to evaluate the electrical panel.

Recommendation

Contact a qualified professional.



8.4.1 Branch Wiring

Safety Hazard

## BRANCH WIRES: CONDUIT MISSING/LOOSE

One or more sections of electrical wiring are not in a proper conduit and/or the conduit has loose connections. Conduit protects against impact and weather. Recommend a qualified professional to repair.

Recommendation

Contact a qualified electrical contractor.





Southeast

8.4.2 Branch Wiring

Safety Hazard

## BRANCH WIRES: JUNCTION BOXES MISSING

Electrical wires are connected outside the junction box in one or more areas. Junction boxes protect the connections from accidental damage and contain sparks and heat from a loose connection or short circuit. Recommend a licensed electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Attic

8.5.1 Connected Devices and Fixtures

Recommendation

## LIGHT BULB(S): NOT OPERATING

One or more light bulbs are not operating in the home. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Kitchen Sink



Living Room

8.6.1 Polarity and Grounding of Receptacles

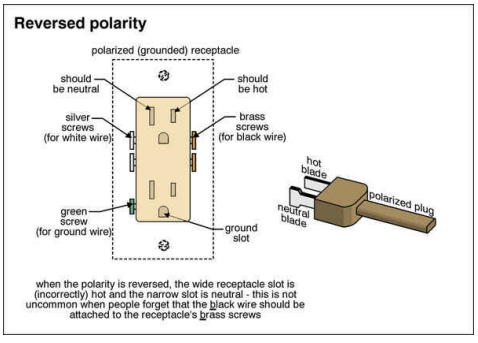
Safety Hazard

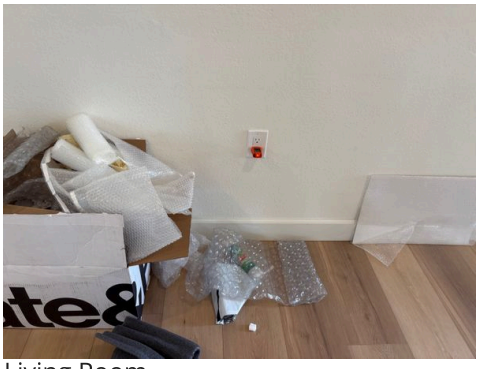
## ELECTRICAL OUTLET(S): REVERSE POLARITY

One or more electrical outlets have been wired incorrectly. The hot and neutral wires are reversed. This can create a shock hazard. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Living Room

8.7.1 GFCI & AFCI Outlets

Safety Hazard

## GFCI OUTLET(S): MISSING

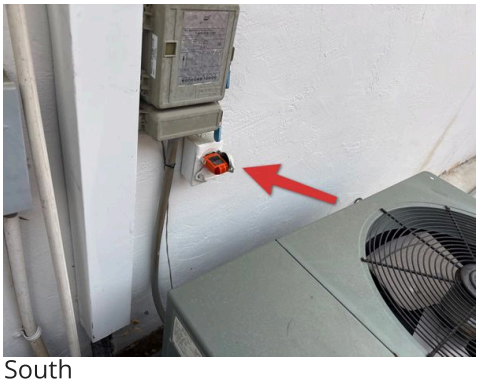
One or more electrical outlets in specific areas (Exterior, Bathrooms, Garages, Kitchens, Laundry) had no visible GFCI (ground fault circuit interrupter) protection, and/or the inspector could not determine if GFCI protection was present. GFCI outlets help protect against shock hazards posed in these potential wet areas. In some older homes, GFCIs may not have been required during the construction of the house, but these types of safety outlets are recommended. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



West



South



Garage outlets

8.8.1 Smoke Detectors

Recommendation

## SMOKE DETECTOR(S): NO VISIBLE INSTALLATION DATE

No visible date on one or more smoke detectors. Smoke detectors should be replaced every 10 years. Recommend a qualified professional to replace with new smoke detectors in proper locations if the date of the detector cannot be determined.

Recommendation

Contact a qualified professional.

# 9: HEATING

## Information

**General:** Manufacturer
Rheem

**General:** Type of Heater
Gas Furnace

**General:** Model / Serial #
Visible







**General:** Estimated Age
20+

**General:** Energy Source
Gas

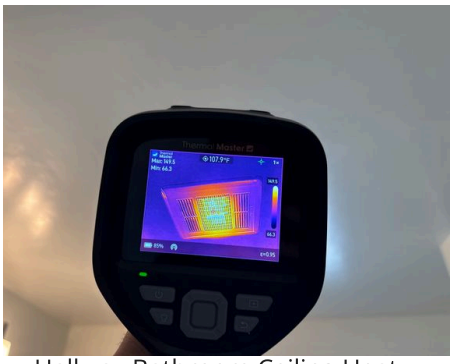
**General:** Furnace Location
Attic

**General:** Heat Operating
Forced Air Unit
No, Thermostat Not Operating

**General:** Last Service Date
No Service Date Visible

**General:** Distribution
Flex Duct, Rigid Metal

**General:** Heat Operating
Bathroom Ceiling Heat
Yes



Hallway Bathroom Ceiling Heat



Primary Bathroom Ceiling Heat

**General:** Filter Location
Return Vents

Recommend having the air filters cleaned or replaced every six months and or after three months of continuous usage.

### General: Heating Limitations

The inspector is not required to:

1. Inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. Inspect fuel tanks or underground or concealed fuel supply systems.
3. Determine the heating system's uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy.
4. Light or ignite pilot flames.
5. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. Override electronic thermostats.
7. Evaluate fuel quality.
8. Verify thermostat calibration, heat anticipation, automatic setbacks, timers, programs, or clocks.
9. Measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

## Recommendations

9.2.1 Gas Furnace

Service /Maintenance

### FURNACE: AGE / SERVICE / MAINTENANCE

The age of the furnace appears to be 15-20+ years. Most manufacturers state the average lifespan of a gas-fired furnace is 15-20 years; however, the lifespan can be increased with proper service and maintenance. The furnace may need to be upgraded within the next five years. Recommend a qualified professional to perform service per manufacturer recommendations and routine maintenance to increase the furnace's lifespan.

Recommendation

Contact a qualified professional.

---

9.2.2 Gas Furnace

Service /Maintenance

### FURNACE: SERVICE / MAINTENANCE

The last service date for the gas furnace could not be determined. Routine maintenance is recommended to help ensure safe and efficient operation. Gas furnaces should be serviced annually or in accordance with manufacturer recommendations. Recommend a qualified professional to evaluate and service.

Recommendation

Contact a qualified professional.

---

9.2.3 Gas Furnace

Recommendation

### FURNACE GAS LINE: SEDIMENT TRAP (IMPROPER INSTALLATION)



The sediment trap on the gas line serving the furnace was observed to be improperly installed.
Sediment traps are intended to help prevent debris or contaminants in the gas line from entering the appliance. Proper installation typically includes a downward vertical leg (trap) at a 90-degree change in gas flow. The sediment trap should include a downward vertical leg (typically at least 3 inches in length) to help collect debris before it reaches the appliance. Improper configuration may reduce the effectiveness of the trap. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

9.3.1 HVAC System

Recommendation

## HVAC SYSTEM: NOT TESTED / PAST TYPICAL SERVICE LIFE

The HVAC system was not tested during the inspection because the thermostat was inoperable. In addition, the furnace and air conditioning system appeared to be over 20 years old, which is beyond the typical service life expectancy for many HVAC components. Due to the age and inability to test the system, recommend a qualified HVAC contractor evaluate, service, and repair or replace the system and thermostat as needed prior to close of escrow.

Recommendation

Contact a qualified professional.








9.4.1 Thermostat

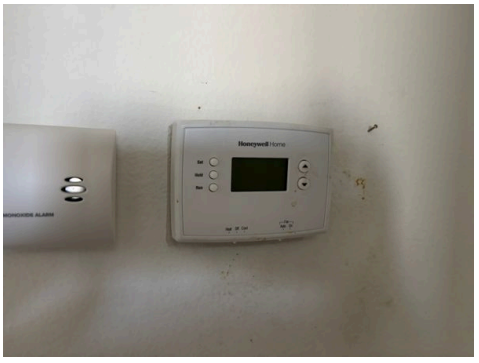
Recommendation

## THERMOSTAT: NOT OPERATING PROPERLY

The thermostat was not operating properly. Buttons and/or displays not operating properly. Recommend an HVAC contractor to repair.

Recommendation

Contact a qualified HVAC professional.



9.5.1 Ducts/Vents

Recommendation

## HVAC DUCT: POSSIBLE ASBESTOS WRAP

Possible asbestos-style material wrapped around heating supply ducts. Recommend a licensed HVAC contractor who specializes in working with this type of material to further evaluate.

Recommendation

Contact a qualified HVAC professional.



Attic

9.5.2 Ducts/Vents

Recommendation

## HVAC VENT: NOT OPERATING PROPERLY

One or more HVAC supply ducts were not operating properly. It doesn't appear that the duct is connected in the attic area. Recommend a professional HVAC technician to further evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



Sun Room

9.5.3 Ducts/Vents

Recommendation

## HVAC DUCTS: OLDER / SERVICE / UPGRADE RECOMMENDED

Older HVAC ducting was observed at the property. Older duct materials and connections may have reduced efficiency, air leakage, deterioration, or limited insulation compared to modern standards. Recommend a qualified HVAC contractor evaluate the duct system and repair, seal, clean, or replace components as needed to improve overall system performance and efficiency.

Recommendation

Contact a qualified professional.





# 10: AIR CONDITIONING

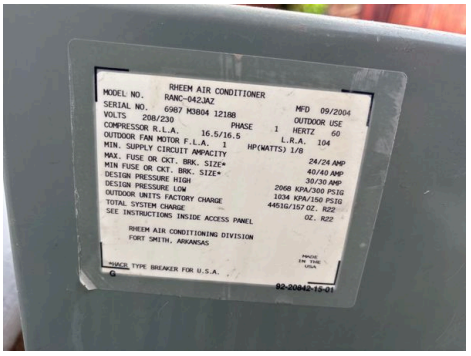
## Information

**General: Manufacturer**
Rheem

**General: Type**
Air Conditioner

**General: Model / Serial #**
Visible






**General: Estimated Age**
20+

**General: Energy Source**
Electric

**General: Condensate Line**
To Pump, To Exterior

**General: Temperature Differential**
Thermostat Inoperable / Not Tested

**General: Max Breaker/Fuse**
40

**General: Evaporator Coil**
Not Visible

**General: Operable**
Not Tested, Thermostat Inoperable

**General: AC Unit(s) Location**
South

**General: Whole House Fan**
No

**General: Air Conditioning Limitations**

The inspector is not required to:

1. Determine the cooling system's uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy.
2. Inspect portable window units, through-wall units, or electronic air filters.
3. Operate equipment or systems if the exterior temperature is below 65° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
4. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. Examine electrical current, coolant fluids or gases, or coolant leakage.

## Recommendations

10.2.1 Cooling Equipment

### AC UNIT: AGE / SERVICE LIFE

Service /Maintenance

The air conditioning/heat pump system appears to be approximately 10–15+ years old. Many systems have an average service life of 10–15 years, although longevity can vary depending on usage, maintenance, and environmental conditions. Based on its apparent age, the system may be approaching or beyond the end of its typical service life. Recommend evaluation and servicing by a qualified HVAC professional. Budgeting for potential repair or replacement in the near term is advised. Routine maintenance may help extend the remaining service life.

Air Conditioner service/maintenance tips, link: AC Tips



Recommendation

Contact a qualified professional.

---

10.2.2 Cooling Equipment

Recommendation

## AC UNIT: REFRIGERANT LINE INSULATION

Insulation on the refrigerant line was observed to be missing and/or damaged. Proper insulation helps improve system efficiency and prevents condensation from forming on the line, which can lead to moisture-related issues over time. Recommend a qualified professional to evaluate and repair.



Recommendation

Contact a qualified professional.

---

10.2.3 Cooling Equipment

Recommendation

## AC UNIT: NOT SECURED TO GROUND/BASE

The air conditioner unit was not adequately secured to the ground/base. Recommend a qualified professional to repair.



Recommendation

Contact a qualified professional.

---

10.2.4 Cooling Equipment

Recommendation

## AC UNIT: AIR GAP/HOLE AROUND REFRIGERANT LINES

An air gap/hole was observed around the refrigerant lines that enter the home. This can allow pests to intrude into the attic. Recommend a qualified professional to evaluate and repair.



Recommendation

Contact a qualified professional.

# 11: INTERIORS

## Information

**General: Ceilings**
Drywall

**General: Doors**
Wood, Glass Sliders

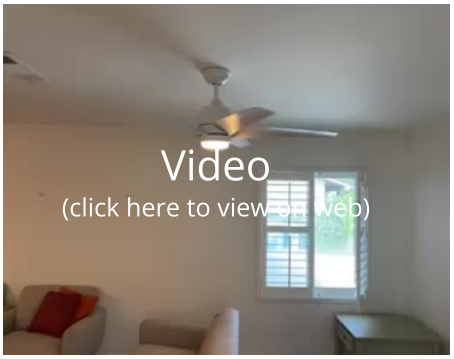
**General: Flooring**
Carpet, Luxury Vinyl Plank, Tile

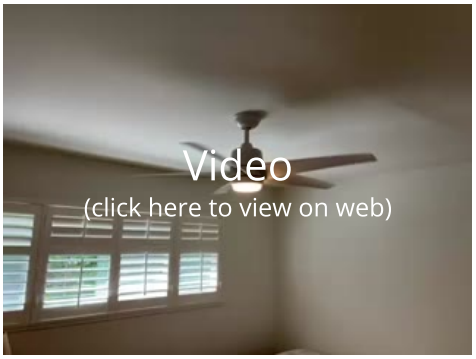
**General: Steps, Stairways & Railings**
N/A

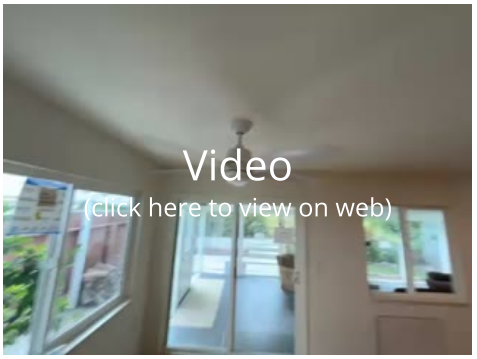
**General: Walls**
Drywall

**General: Windows**
Vinyl, Metal

**General: Ceiling Fans**
Yes



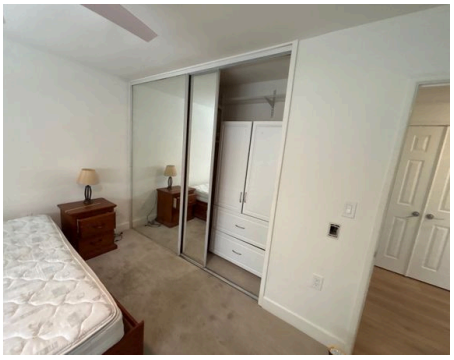



## General: Interior Limitations

The inspector is not required to:

1. Inspect paint, wallpaper, window treatments, or finish treatments.
2. Inspect floor coverings or carpeting.
3. Inspect central vacuum systems.
4. Inspect for safety glazing.
5. Inspect security systems or components.
6. Evaluate the fastening of islands, countertops, cabinets, sinktops, or fixtures.
7. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. Move suspended ceiling tiles.
9. Inspect or move any household appliances.
10. Inspect or operate equipment housed in the garage, except as otherwise noted.
11. Verify or certify the proper operation of a garage door's pressure-activated auto-reverse or related safety feature.
12. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards.
13. Operate any system, appliance, or component that requires special keys, codes, combinations, or devices.
14. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. Inspect microwave ovens or test leakage from microwave ovens.
16. Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. Inspect elevators.
18. Inspect remote controls.
19. Inspect appliances.
20. Inspect items not permanently installed.
21. Discover firewall compromises.
22. Inspect pools, spas, or fountains.
23. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. Determine the structural integrity or leakage of pools or spas.

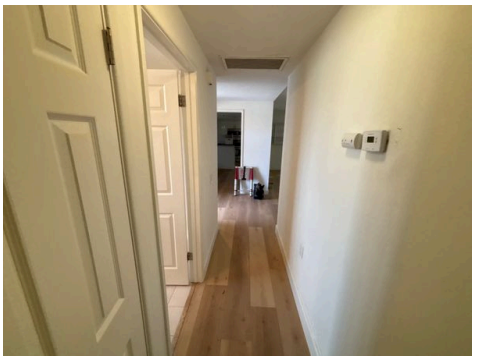
**Many times, areas of the interior are not visible or inspected due to furnishings or personal items.**

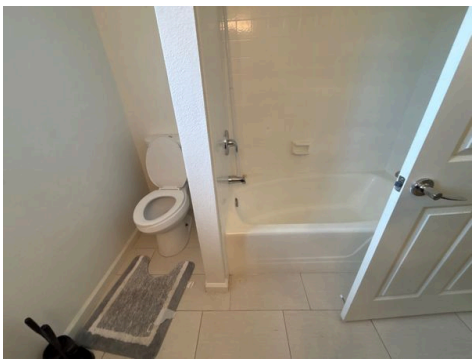


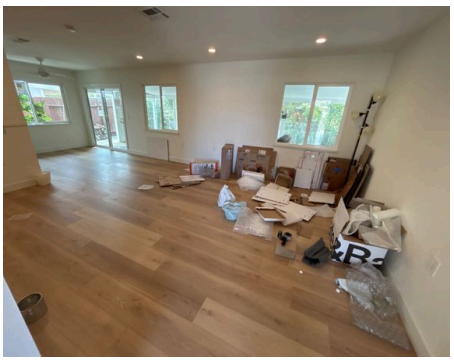






















## Recommendations

11.3.1 Ceilings

### CEILINGS: CRACKING

Recommendation

Cracks were observed in one or more areas of the interior ceilings. These cracks may be related to normal settlement over time, but can also be influenced by factors such as structural movement, drainage conditions, or drywall installation methods (e.g., tape joints). Minor cracking can be typical; however, changes in size or pattern may indicate underlying concerns. Recommend monitoring for movement and further evaluation and repair, as needed, by a qualified professional.


Kitchen

Recommendation

Contact a qualified professional.

11.4.1 Floors

### FLOORS: CARPET STAINS

Recommendation

The carpet had areas of staining or discoloration. Recommend a qualified professional to repair/clean.

Recommendation

Contact a qualified professional.


Primary Bathroom


Guest Bedroom

11.4.2 Floors

### FLOORS: RODENT DROPPINGS

Recommendation

Rodent droppings were visible on one or more areas of the flooring. Recommend a qualified professional to evaluate, clean, and eliminate rodents.

Recommendation

Contact a qualified professional.



Guest Bedroom

11.6.1 Countertops & Cabinets

Recommendation

## COUNTERTOP: GROUT DETERIORATING / MISSING

In one or more areas of the countertops, grout was missing and/or had visible cracks and deterioration. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



Kitchen Sink

11.7.1 Doors

Recommendation

## INTERIOR DOOR(S): DOOR STOPS MISSING / NOT OPERATING PROPERLY

One or more door stops are missing and/ or not operating properly. Doorstops help protect drywall from the doorknob when the door is opened. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



Front door

11.8.1 Windows

Recommendation

## WINDOW(S): POSSIBLE FAILED SEALS

One or more windows appear to have possible failed seals. Failed window seals can result in fogging or condensation between panes of glass. In some cases, it can be difficult to distinguish between seal failure and conditions such as dirty glass, residue, or applied tint/film. Recommend further evaluation of all windows by a qualified window professional and repair or replacement, as needed.

Recommendation

Contact a qualified window repair/installation contractor.


Primary Bathroom


Guest Bedroom


Family Room


Kitchen Sink

11.8.2 Windows

Safety Hazard

## WINDOW(S): SIZE, HEIGHT ABOVE FLOOR

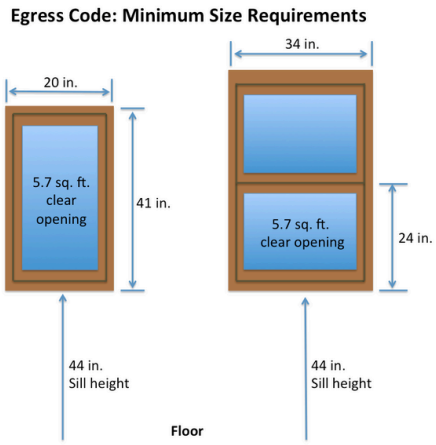
In some bedrooms, windows are an improper size or too high off the floor. These can prevent proper egress from the bedroom areas. Recommend a licensed window contractor further evaluate and repair bedroom window egress.

For more information on bedroom egress:

https://www.finehomebuilding.com/2002/08/01/common-building-code-violations-emergency-egress-windows-too-small

Recommendation

Contact a qualified window repair/installation contractor.





Primary Bathroom

# 12: ATTIC

## Information

**General: Access**
Scuttlehole/Hatch

**General: Location**
Hallway

**General: Inspected From**
In the Attic


Attic

**General: Flooring**
None

**General: Roof Structure**
Wood Rafters, Purlins

**General: Ceiling Joists**
Wood

**General: Sheathing**
Plywood

**General: Ventilation**
Soffit Vents, Gable Vents

**General: Depth of Insulation**
4-6"

Determining the depth of attic insulation is only estimated

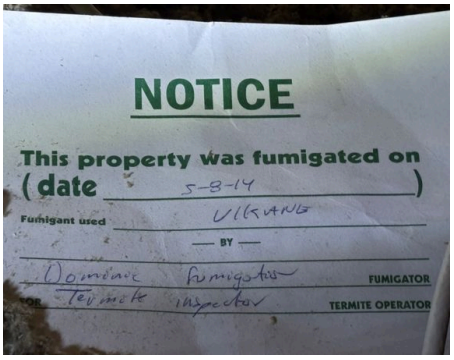
**General: Installed In**
Between Ceiling Joists

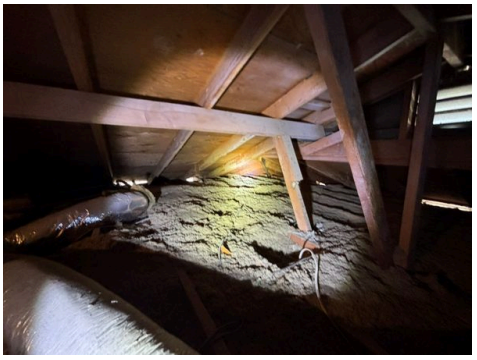
**General: Insulation**
Loose Cellulose

### General: Attic Limitations

The inspector is not required to:

1. Enter the attic or any unfinished spaces that are not readily accessible or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. Move, touch, or disturb insulation.
3. Move, touch, or disturb vapor retarders.
4. Break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. Identify the composition or R-value of insulation material.
6. Activate thermostatically operated fans.
7. Determine the types of materials used in the insulation or wrapping of pipes, ducts, jackets, boilers, or wiring.
8. Determine the adequacy of ventilation.






## Limitations

General

### LIMITED ATTIC VISIBILITY

Not all areas of the attic were visible due to limited access inside the attic due to height of the roof and components such as insulation and HVAC ducts.

## Recommendations

12.2.1 Attic Area

Recommendation

### ATTIC: STAINS ON ROOF SHEATHING

ATTIC

Stains in roof sheathing and joists. No significant moisture was detected in these areas using a pin-style moisture meter. Recommend a professional roof contractor to evaluate and repair any water leaks in the roof.

Recommendation

Contact a qualified roofing professional.



12.2.2 Attic Area

Recommendation

## ATTIC: INSULATION MISSING/DISPLACED

ATTIC

Attic insulation is missing or displaced in some areas. Recommend a qualified professional to repair.

Recommendation

Contact a qualified professional.



12.2.3 Attic Area

Recommendation

## ATTIC: FRAMING CONNECTIONS / LIMITED FASTENING

ATTIC

In the attic, wood structural members were observed to be connected primarily with nails. While this was a typical construction method at the time, modern practices often incorporate additional hardware (such as metal straps, connectors, or structural screws) to improve structural integrity, particularly during seismic activity. Recommend evaluation of the roof framing connections and upgrades, as needed, by a qualified professional.

Recommendation

Contact a qualified general contractor.



Rafter to beam connections

# 13: FIREPLACES AND FUEL-BURNING APPLIANCES

## Information

**General: Fireplace Type**
Gas

**General: Chimney Flue Type**
Metal

**General: Damper Operable**
Yes, Damper Clamp Missing



**General: Fireplace Doors**
No, Spark Arrestor

**General: Fireplace Locations**
Sun Room

**General: Operating**
Not tested, Have Seller Demonstrate

**General: Fireplace, Wood Stove & Chimney Limitations**

The inspector is not required to:

1. Inspect the flue or vent system.
2. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. Determine the need for a chimney sweep.
4. Operate gas fireplace inserts.
5. Light pilot flames.
6. Determine the appropriateness of any installation.
7. Inspect automatic fuel-fed devices.
8. Inspect combustion and/or make-up air devices.
9. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. Ignite or extinguish fires.
11. Determine the adequacy of drafts or draft characteristics.
12. Move fireplace inserts, stoves, or firebox contents.
13. Perform a smoke test.
14. Dismantle or remove any component.
15. Perform a National Fire Protection Association (NFPA)-style inspection.
16. Perform a Phase I fireplace and chimney inspection.

## Recommendations

13.2.1 Fireplaces, Stoves, Inserts, & Chimneys

**FIREPLACE: DAMPER CLAMP (MISSING/IMPROPER)**

Safety Hazard

A damper clamp was observed to be missing and/or improperly installed at the gas fireplace. Damper clamps are intended to keep the flue damper in a fixed open position when gas appliances are in use. This helps ensure that combustion gases, including carbon monoxide, can properly vent to the exterior. Recommend installation of a properly configured damper clamp by a qualified fireplace or chimney professional.
More information: Damper Clamp Info

Recommendation

Contact a qualified fireplace contractor.



Example of a damper clamp



13.2.2 Fireplaces, Stoves, Inserts, & Chimneys

Safety Hazard

## FIREPLACE DOORS: MISSING/NOT INSTALLED

No fireplace doors are installed in front of the fireplace. Fireplace doors help with energy efficiency and prevent sparks from a fire that could jump out of the firebox. Recommend a qualified professional to repair.

Recommendation

Contact a qualified fireplace contractor.



13.2.3 Fireplaces, Stoves, Inserts, & Chimneys

Service /Maintenance

## FIREPLACE / CHIMNEY: SERVICE / MAINTENANCE

Fuel-burning fireplaces and chimneys should be inspected, serviced, and cleaned annually to help ensure safe and proper operation. No visible service records were observed at the time of inspection. Routine maintenance is especially important as components age. Recommend inquiring with the seller regarding the last service and cleaning. Also recommend evaluation and servicing by a qualified fireplace and chimney professional, as needed.

Recommendation

Contact a qualified fireplace contractor.



13.2.4 Fireplaces, Stoves, Inserts, & Chimneys

Recommendation

## FIREPLACE GAS LINE: NOT SEALED AROUND GAS PIPES

Visible gaps around the perimeter of the gas line inside the fireplace. This small gap should be sealed with high-temperature caulking or sealant. Recommend having a qualified service professional to evaluate and repair.



Recommendation

Contact a qualified professional.

# STANDARDS OF PRACTICE

## Exterior
I. The inspector shall inspect:

The exterior wall-covering materials;  the eaves, soffits, and fascia; a representative number of windows; all exterior doors; flashing and trim; adjacent walkways and driveways; stairs, steps, stoops, stairways, and ramps; porches, patios, decks, balconies, and carports; railings, guards and handrails; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

The type of exterior wall-covering materials.

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

any improper spacing between intermediate balusters, spindles, and rails.

## Roofing
I. The inspector shall inspect from ground level or the eaves: the roof-covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe

A. the type of roof-covering materials.

III. The inspector shall report as needing correction:

A. observed indications of active roof leaks.

## Plumbing & Laundry
I. The inspector shall inspect:

The main water supply shut-off valve; the main fuel supply shut-off valve; the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; the drain, waste and vent system; and drainage sump pumps with accessible floats.

II. The inspector shall describe:

Whether the water supply is public or private based upon observed evidence; the location of the main water supply shut-off valve; the location of the main fuel supply shut-off valve; the location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled.

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

Deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; active plumbing water leaks that were observed during the inspection; and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## Electrical
I. The inspector shall inspect:

The service drop; the overhead service conductors and attachment point; the service head, gooseneck, and drip loops; the service mast, service conduit, and raceway; the electric meter and base; service-entrance conductors; the main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

The main service disconnect's amperage rating, if labeled, and the type of wiring observed.

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

Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; any unused circuit-breaker panel opening that was not filled; the presence of solid conductor aluminum branch-circuit wiring, if readily visible; any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and the absence of smoke and/or carbon monoxide detectors.

## Heating

I. The inspector shall inspect:

The heating system, using normal operating controls.

II. The inspector shall describe:

The location of the thermostat for the heating system; the energy source; and the heating method.

III. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible.

## Air Conditioning

I. The inspector shall inspect:

The cooling system, using normal operating controls.

II. The inspector shall describe:

The location of the thermostat for the cooling system; and the cooling method.

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

Any cooling system that did not operate; and if the cooling system was deemed inaccessible.

## Interiors

I. The inspector shall inspect:

a representative number of doors and windows by opening and closing them; floors, walls, and ceilings; stairs, steps, landings, stairways, and ramps; railings, guards, and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: a garage vehicle door as manually operated or installed with a garage door opener.

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

improper spacing between intermediate balusters, spindles, and rails for steps, stairways, guards, and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

## Attic

I. The inspector shall inspect:

Insulation in unfinished spaces, including attics, crawlspace, and foundation areas; ventilation of unfinished spaces, including attics, crawlspace, and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms, and laundry area.

II. The inspector shall describe:

The type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

The general absence of insulation or ventilation in unfinished spaces.

## Fireplaces and Fuel-Burning Appliances

I. The inspector shall inspect:

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

II. The inspector shall describe:

The type of fireplace.

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

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