



# Inspection Report

**Rick Johns**

**Property Address:**

4132 Main Place  
San Diego CA 92037



## **The Property Inspection Pros**

**Jeff Duncan**  
**www.tpips.com**  
**jduncan@tpips.com**  
**Cell - 760-525-5340**  
**Certified Professional Inspector**



## Table of Contents

Cover Page.....	1
Table of Contents.....	3
Intro Page .....	5
1 Roofing .....	9
2 Exterior.....	21
3 Electrical System .....	35
4 Garage.....	50
5(A) Water Heater / Main House Water Heaters .....	58
5(B) Water Heater / Pool House Water Heater.....	63
6 Interiors .....	66
7 Plumbing System.....	80
8(A) Left Wing Left Side 1st Bathroom.....	86
8(B) Left Wing Left 1st Bedroom Bathroom ...	88
8(C) Left Wing Right Side 2nd bedroom Bathroom.....	90
8(D) Half Bathroom.....	92
8(E) Right Wing 3rd Bedroom Bathroom.....	93
8(F) Right Wing 4th Bedroom Bathroom.....	96
8(G) Master Bathroom .....	99
8(H) Bathroom(s) / Pool House Bathroom ....	103
9 Laundry.....	105
10(A) Fireplaces/ Chimneys / Main House ....	108
10(B) Fireplaces/ Chimneys / Pool House .....	109
11 Detectors, Safety, Security .....	112
12 Heating Equipment.....	115
13 Cooling Equipment.....	117
14 Heatpump(s).....	119
15 Ventilation and Insulation .....	125
16 Structural Components.....	126
17 Built-In Kitchen Appliances .....	128

18 Gas, Electric, Water Shut-Off Locations .. 135  
19 POOL, SPA, EQUIPMENT & SAFETY ..... 137  
20 SEWER SCOPE INSPECTION..... 150  
General Summary..... 158

<b>Date:</b> 7/11/2024	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b> 4132 Main Place San Diego CA 92037	<b>Customer:</b> Rick Johns	<b>Real Estate Professional:</b>

<b>IN ATTENDANCE DURING THE INSPECTION:</b> BUYER, BUYER'S AGENT, INSPECTOR, SELLER'S AGENT	<b>TYPE OF BUILDING:</b> SINGLE FAMILY DETACHED, WITH POOL/ SPA, AND A DETACHED STRUCTURE	<b>APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):</b> 1972
<b>WEATHER TYPE:</b> OVERCAST	<b>TEMPERATURE:</b> 76, DEGREES	<b>GROUND/ SOIL SURFACE CONDITIONS:</b> DAMP
<b>RAINED IN THE LAST 3 DAYS:</b> NO	<b>NUMBER OF LEVELS:</b> 1	<b>UTILITIES:</b> ALL UTILITIES WERE ON
<b>OCCUPIED:</b> YES	<b>POOL/ SPA INSPECTION:</b> YES	<b>SEWER SCOPE INSPECTION:</b> YES

**PLEASE READ THE FOLLOWING INFORMATION**

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of The Property Inspection Pros and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of The Property Inspection Pros and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

**SCOPE OF THE INSPECTION:**

The Property Inspection Pros Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-525-6154.

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time

and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and The Property Inspection Pros harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

#### **LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:**

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. The Property Inspection Pros does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers.
7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
8. Systems, structures, or components of the building, which are not permanently installed (such

as refrigerators, washing machines and dryers, window AC, etc). 9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report. 10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA). 11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood. 12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems. 13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing. 14. Evaluation of any type of electric Solar system and related components on or off the house/ structure. 15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. 17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of peats or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing The Property Inspection Pros for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further

inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Information Only (IO)** = This item, is for your information only.

Please accept this one year FREE membership to HOCOA your home repair network on my behalf. It's easy to get started just go to this link [HOCOA](#) and fill out the short form. You will then receive your FREE membership kit in the mail in a few days.

THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFERENCE TO THE PROPERTY AS VIEWED FROM THE FRONT ENTRY DOOR.

Inspected in accordance with "THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS".

This home is older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.



# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.



Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**1.0 FLAT ROOF COVERINGS/ MATERIALS**

**FLAT ROOF MATERIAL:** ROLLED ASPHALT, TORCH DOWN

**Comments:**

(1) Pictures of the roof.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---



1.0 Item 3(Picture)



1.0 Item 4(Picture)

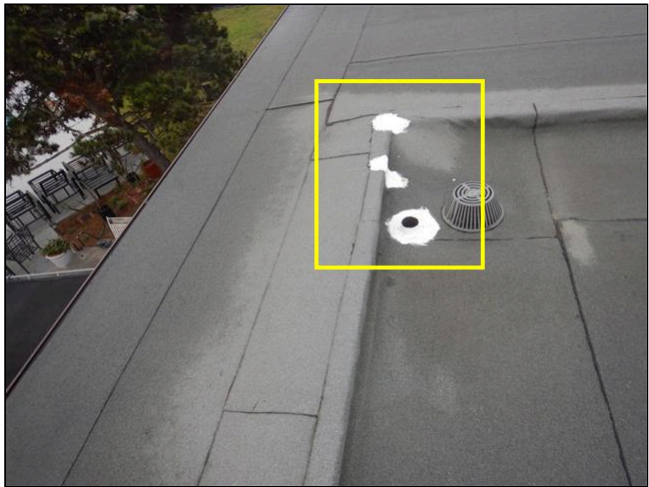
---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

- (2) The flat roof material shows normal wear for its age and type; appears to be in serviceable condition.
- (3) The flat roof has had repairs made to it at several areas. We recommend asking the seller about these repairs, and if concerned we recommend further evaluation by a qualified licensed roof contractor.



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.1 FLASHINGS AND ROOF PENETRATIONS

Comments:

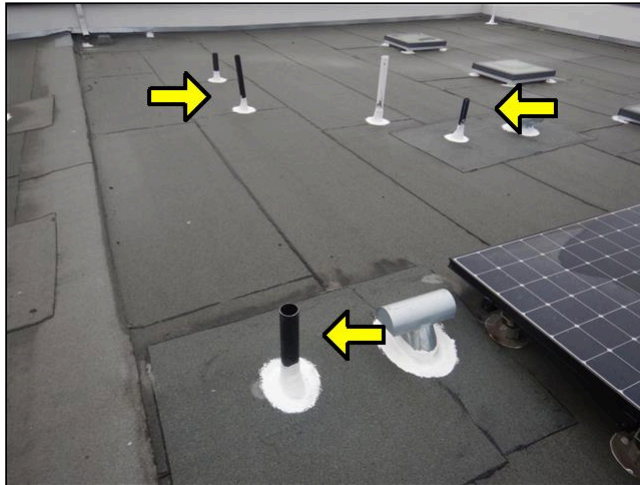
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

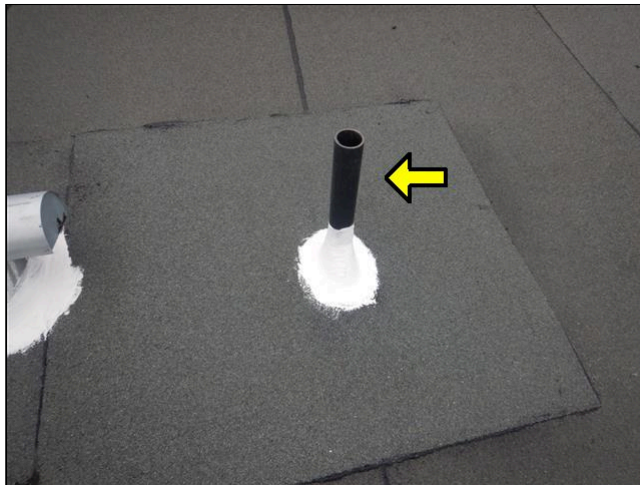
IN NI NP RR IO Items

---

(1) Several of the exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

---

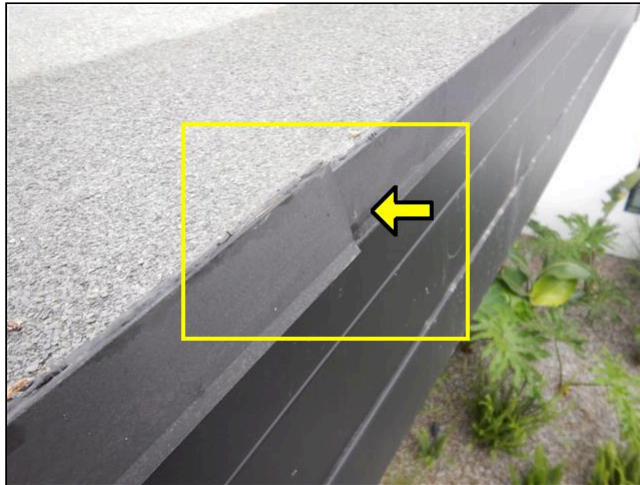
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(2) Drip edge flashing was observed not to be sealed at several areas. We recommend having the drip edge flashing properly sealed where needed by a licensed roofing contractor.



1.1 Item 3(Picture)



1.1 Item 4(Picture)



**1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)**

**Comments:**

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(1) A roof drain at the right exterior wall does not extend past the wall. This is non standard and could cause water intrusion/ damage in this area. We recommend having this drain extended by a qualified licensed contractor.



1.2 Item 1(Picture)

(2) Gutters appear intact but due to the lack of recent or current rain I am unable to determine if the gutters leak at seams or drain properly.



1.2 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

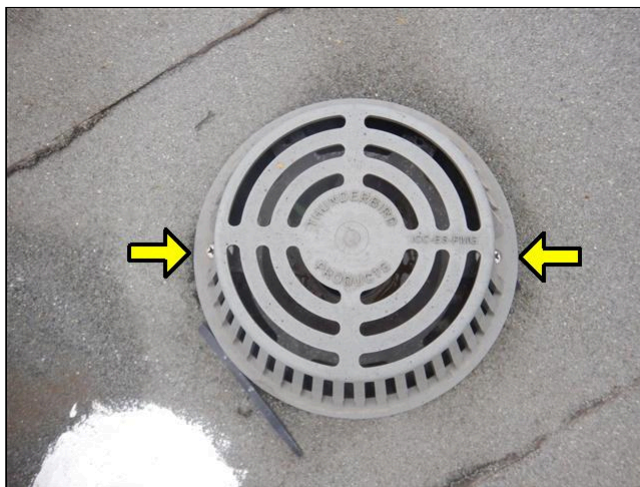
IN NI NP RR IO Items

---

(3) Roof drain mounting screws are not sealed. We recommend having sealant applied where needed by a licensed roof contractor.



1.2 Item 3(Picture)



1.2 Item 4(Picture)

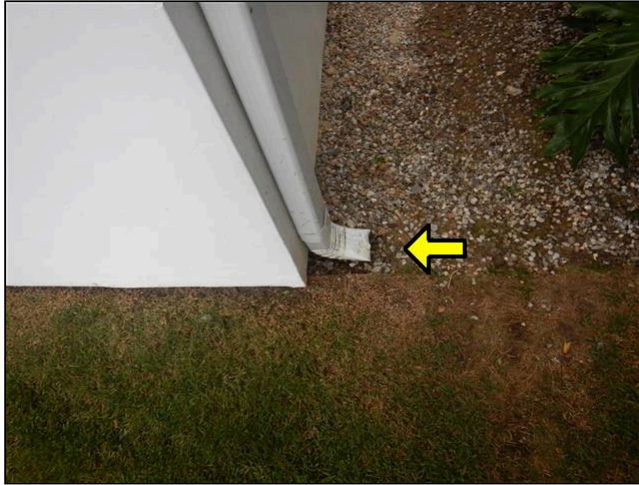
---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(4) Some of the downspouts around the pool house need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.



1.2 Item 5(Picture)



1.2 Item 6(Picture)

**1.3 ROOF SHEATHING (OBSERVABLE)**

**1.4 SKYLIGHT(S) / SOLAR TUBE(S)**  
SKYLIGHT(S): SEVERAL

**Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

---

The skylights appear to be installed without being sloped/ pitched to help with water run-off/ proper drainage. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs or adjustments made as needed.



1.4 Item 1(Picture)



**1.5 ROOFING - OTHER**

**Comments:**

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Pictures of the pool house roof.



1.5 Item 1(Picture)

(2) The flat roof material shows normal wear for its age and type; appears to be in serviceable condition.

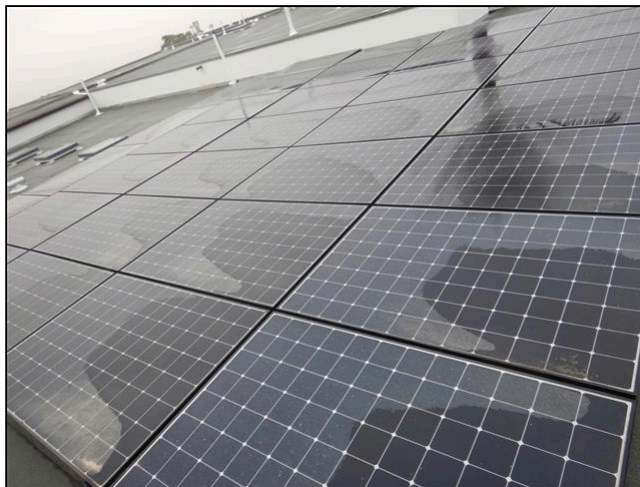


1.6 SOLAR SYSTEM

Comments:

The electric solar system and its related components are beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.

We also recommend having all the solar panels cleaned by a qualified person.



1.6 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**2.0 EXTERIOR (GENERAL COMMENTS)**

**Comments:**

Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

**2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)**

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

LOT TYPE: FLAT

LOT DRAINAGE: POORLY GRADED, BURRIED DRAIN LINES

Comments:

(1) Ground drain lines were visible in the yard at several areas. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We recommend having all ground drain lines inspected and cleaned after moving into the property and on a periodic basis by a qualified person.

(2) Landscape at the right side of the house may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

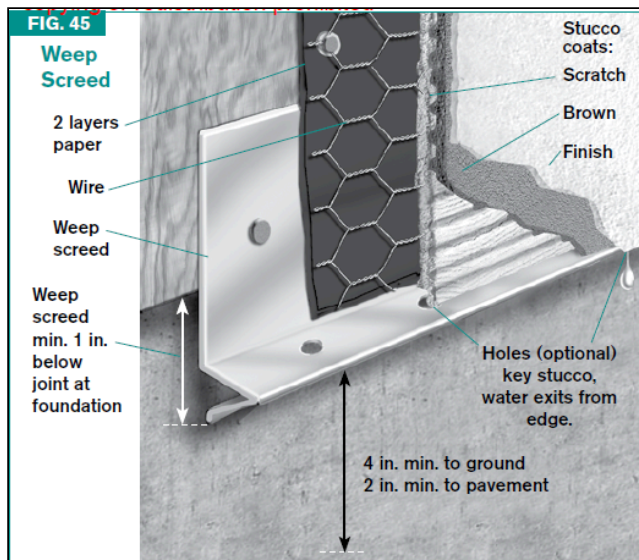
IN NI NP RR IO Items

inspection period. We recommend further evaluation and necessary corrections by a licensed landscape contractor.



2.2 Item 1(Picture)

(3) The stucco/weep screed is in contact with ground at several areas. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited air flow. We recommend a ground clearance of four inches where possible allow for proper drainage and for ventilation of the stucco walls. Dirt in contact with the stucco can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend further evaluation and necessary corrections by a qualified licensed contractor.



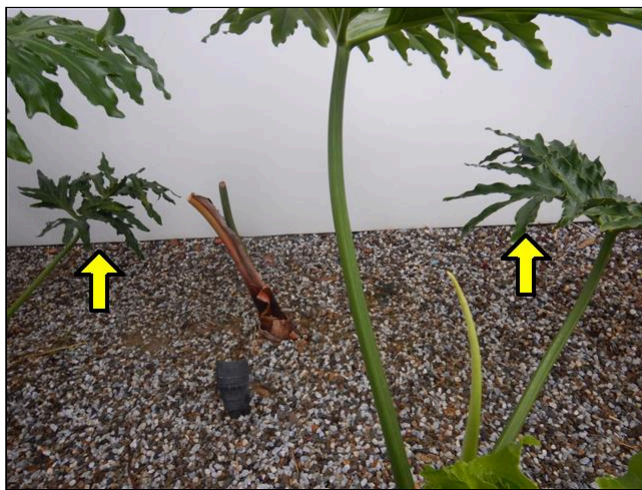
2.2 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



2.2 Item 3(Picture)



2.2 Item 4(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

(4) There is a negative slope at the front of home and could cause or contribute to water intrusion or deterioration. This area does not appear to drain water away from the home and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the house to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the house and/or adding yard drains to carry water away from the low lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation and necessary corrections by a qualified landscape contractor.



2.2 Item 5(Picture)

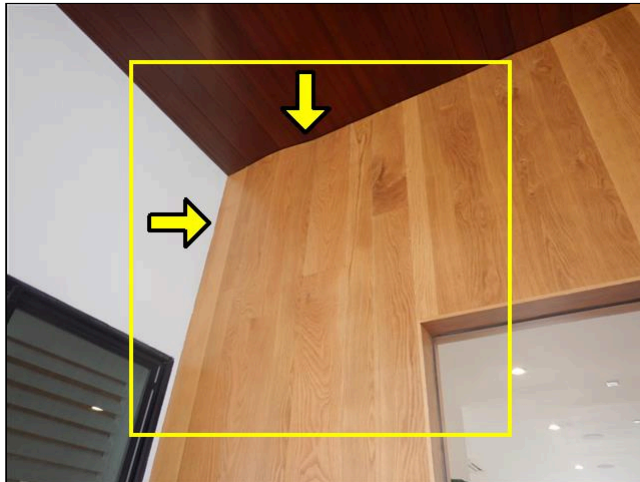


2.3 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: STUCCO

Comments:

(1) Some of the front exterior wood siding is observed to be bowing or buckling at several areas. We recommend necessary repairs or replacing the wood siding as needed by a qualified licensed contractor.



2.3 Item 1(Picture)

(2) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may

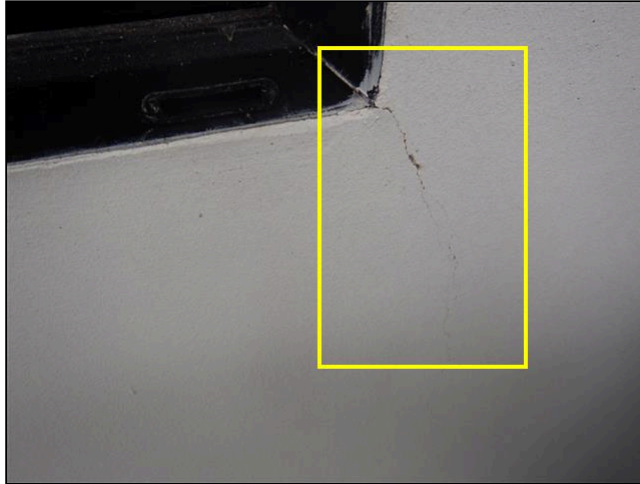
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

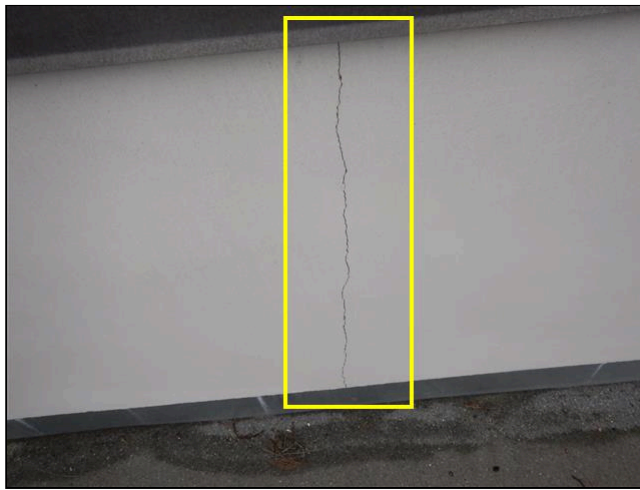
**IN NI NP RR IO Items**

---

indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.



2.3 Item 2(Picture)



2.3 Item 3(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) Routine Maintenance Tip: Seal all gaps, cracks and openings in the stucco. This includes cracks around windows and doors, gaps between flashing and stucco and small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(4) Several gaps were observed at the front wood siding. These gaps can allow water to flow behind the siding causing damage. We recommend caulking the gaps as needed to seal the siding and prevent water intrusion.



2.3 Item 4(Picture)



2.3 Item 5(Picture)

2.4 EAVES, SOFFITS, FASCIAS

2.5 DOORS (EXTERIOR)  
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(1) The front door metal striker rubs the door frame. We recommend making adjustments/repairs by a licensed contractor.



2.5 Item 1(Picture)

(2) The front right wing guest room double doors lowering locking latch does not latch the bottom metal threshold. We recommend making necessary repairs/replacement where needed by a licensed door contractor.



2.5 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(3) The front entry door trim is damaged. We recommend repairs/replacement where needed by a qualified licensed contractor.



2.5 Item 3(Picture)



**2.6 WINDOWS (INTERIOR AND EXTERIOR)**

**WINDOWS:** DOUBLE PANE VINYL

**Comments:**

(1) Damaged seals were observed between the panes of glass at several window(s). This can be caused by exposure to the sun (excessive heat) or a manufacturing flaw. Replacement of the insulated unit is needed to restore visibility. We recommend having all of the windows reviewed by a qualified licensed window contractor to determine how many windows require repair/replacement.



2.6 Item 1(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---



2.6 Item 2(Picture)

(2) A loose lower locking latch was observed in the 1st bedroom on the left. We recommend making repairs/replacement where needed by a licensed window contractor.



2.6 Item 3(Picture)

---

IN NI NP RR IO Items

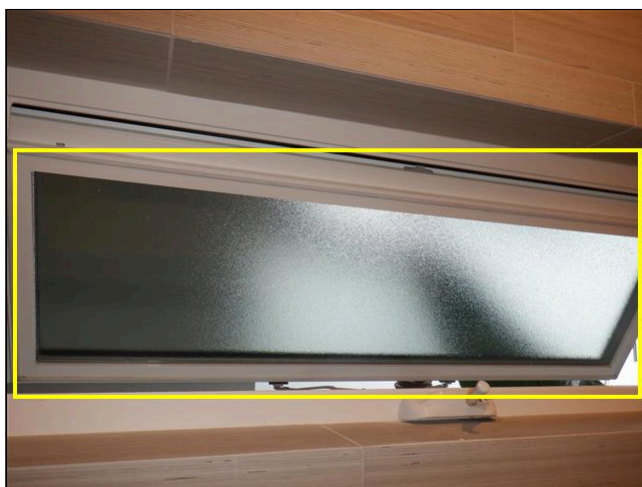
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There are several window screens that are missing throughout the house. We recommend repair or replace as needed by a qualified person.



2.6 Item 4(Picture)



2.6 Item 5(Picture)

(4) Dual Pane Window Note - Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

**2.7 SAFETY GLASS (EXTERIOR)**

**2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)**

**DRIVEWAY:** CONCRETE

**Comments:**

The rear patio area off the master bedroom does not have a drainage system installed. This area may require a trench or drain if water stands or puddles after heavy rain. I am

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

unable to determine due to no rain during the inspection period. We recommend further evaluation by a qualified licensed landscape contractor.



2.8 Item 1(Picture)

2.9 EXTERIOR STAIRS/ STEPS

2.10 FENCE AND/OR GATES

**Comments:**

(1) The fence is loose and leaning at several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



2.10 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

(2) Vegetation is growing on the fence in several areas. Vegetation can hold moisture to the fence and cause excessive weight and damage. We recommend trimming back and removing the vegetation by a qualified licensed landscaper.



2.10 Item 2(Picture)

**2.11 OUTLETS/ WIRING/ FIXTURES**

**2.12 IRRIGATION**

**Comments:**

Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection. We did not inspect or check any type of landscape sprinklers or irrigation systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person prior to the end of your contingency period.

**2.13 EXTERIOR - OTHER**

**Comments:**

(1) The grill control panel did not operate at the time of the inspection. We recommend further evaluation by a qualified person and necessary repairs or replacement as needed.



2.13 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

---

(2) Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

### 3. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

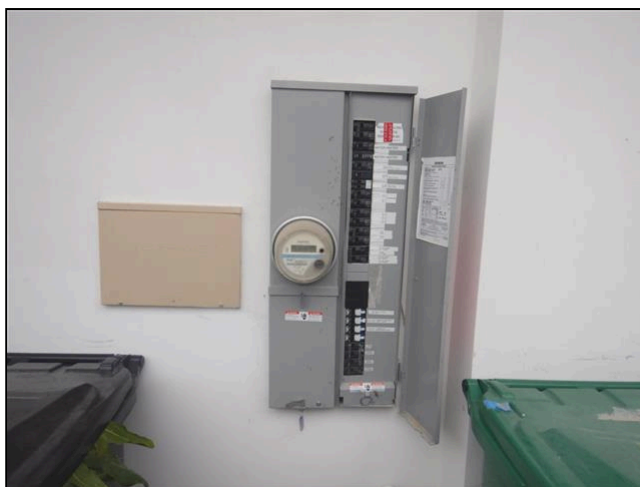
**3.0 MAIN PANEL**

**MAIN PANEL CAPACITY:** 200 AMP

**ELECTRIC SERVICE CONDUCTORS:** BELOW GROUND, 220 VOLTS

**Comments:**

- (1) [Photo of the main electrical panel.](#)



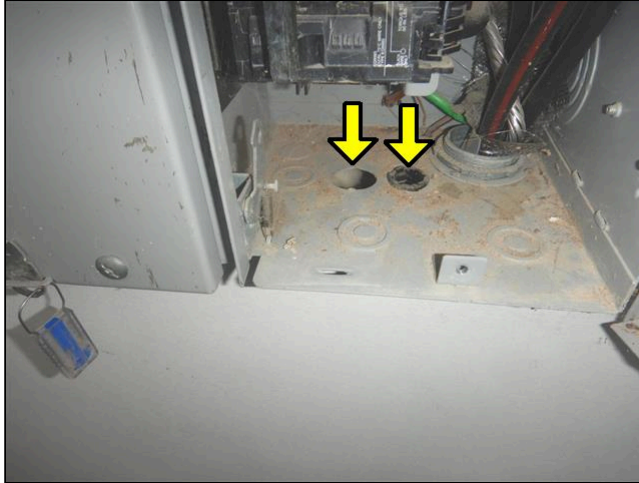
3.0 Item 1(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

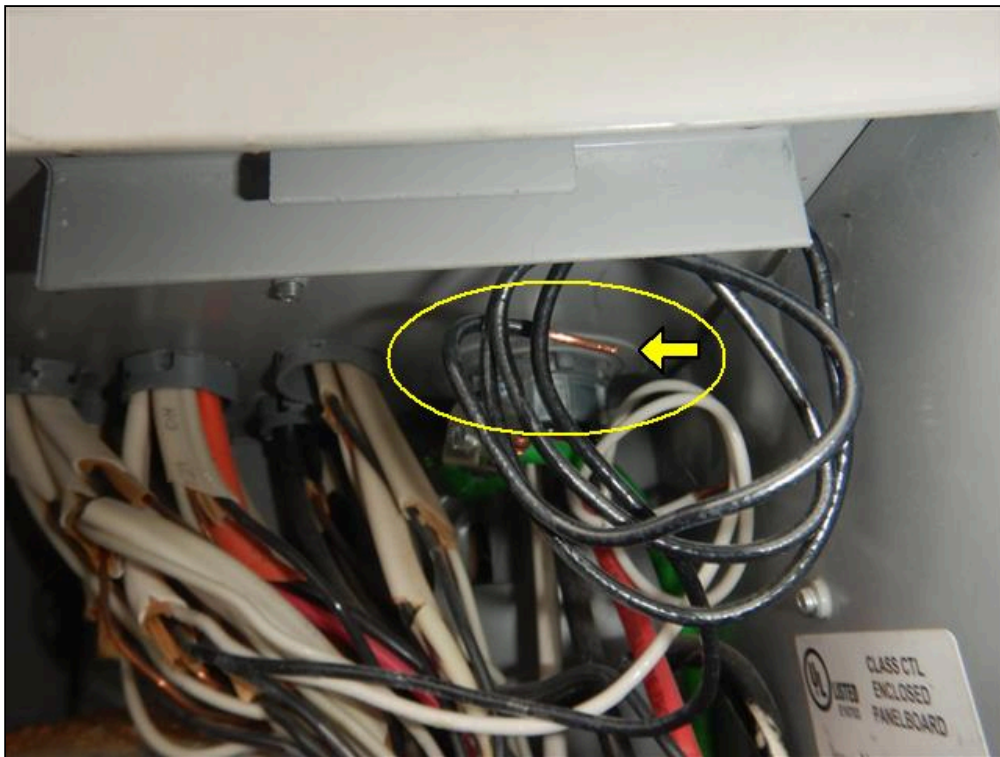
IN NI NP RR IO Items

(2) Knockouts are noted missing from inside the main electrical panel. When a knockout is removed and left empty a cover plug is required to be installed to prevent rodent intrusion for fire safety. We recommend installing knockout plug(s) where needed by a qualified licensed electrician for safety.



3.0 Item 2(Picture)

(3) There is an improperly terminated wire observed in the main electrical panel. These wires must be properly terminated for safety. We recommend necessary corrections by a qualified licensed electrician.



3.0 Item 3(Picture)



3.1 SUB PANEL

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

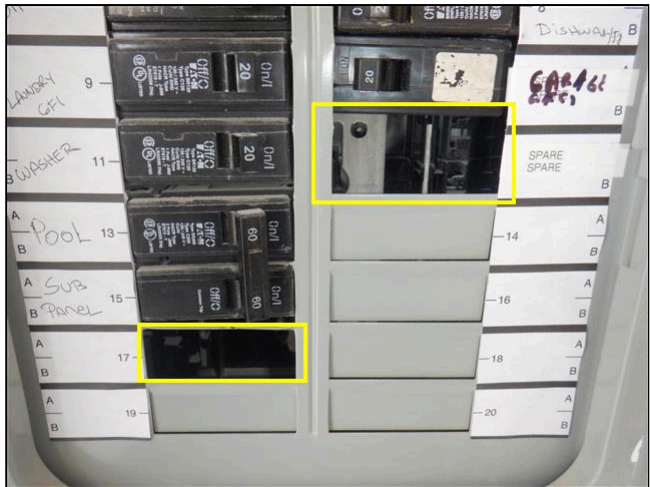
---

(1) **Photo of the sub electrical panel.**



3.1 Item 1(Picture)

(2) Several twist outs are missing at the sub panel dead-front cover. Whenever a twist out is removed and no breaker is present then a cover insert is required to be installed to help prevent shocks and rodent intrusion. We recommend installing cover insert(s) where needed by a qualified person for safety.



3.1 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(3) [Photo of the pool house sub electrical panel.](#)



3.1 Item 3(Picture)



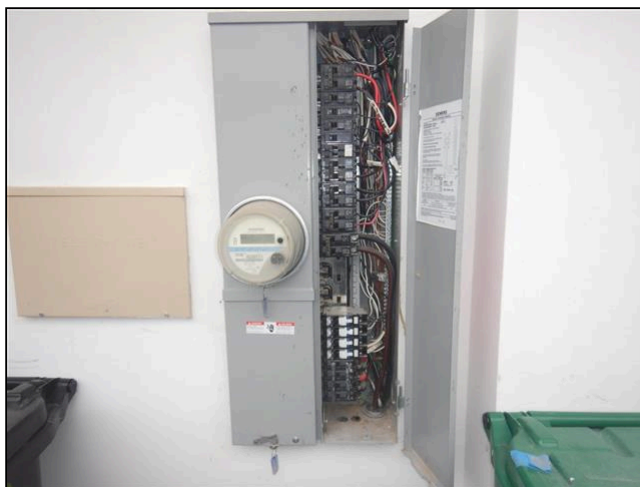
**3.2 CIRCUIT BREAKERS/ FUSES**

PANEL TYPE: CIRCUIT BREAKERS

**Comments:**

(1) [Photo inside of the main electrical panel.](#)

The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



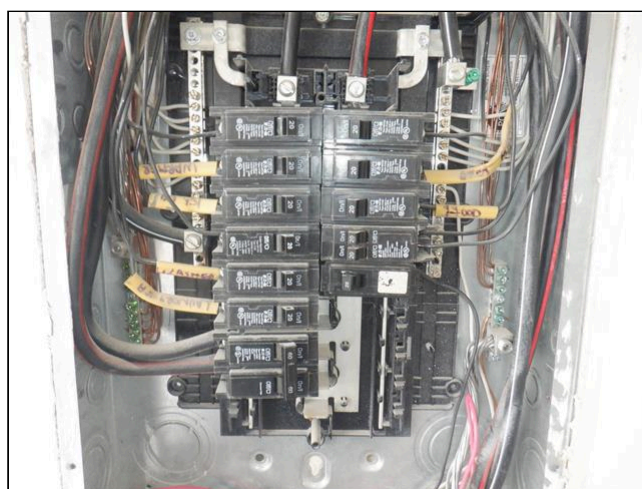
3.2 Item 1(Picture)



3.2 Item 2(Picture)

(2) **Photo inside of the sub electrical panel.**

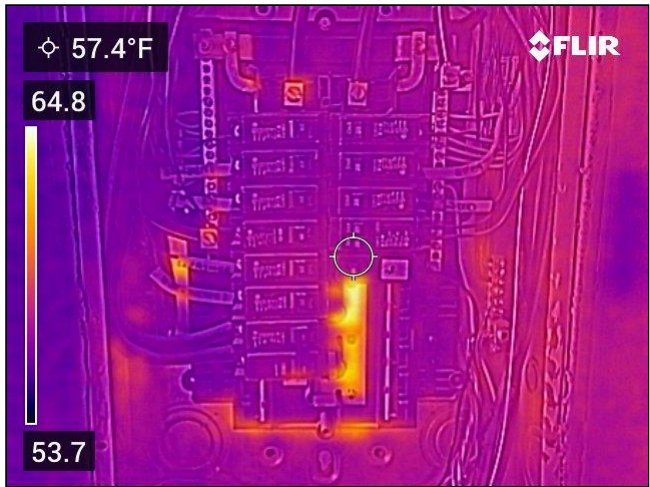
The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



3.2 Item 3(Picture)

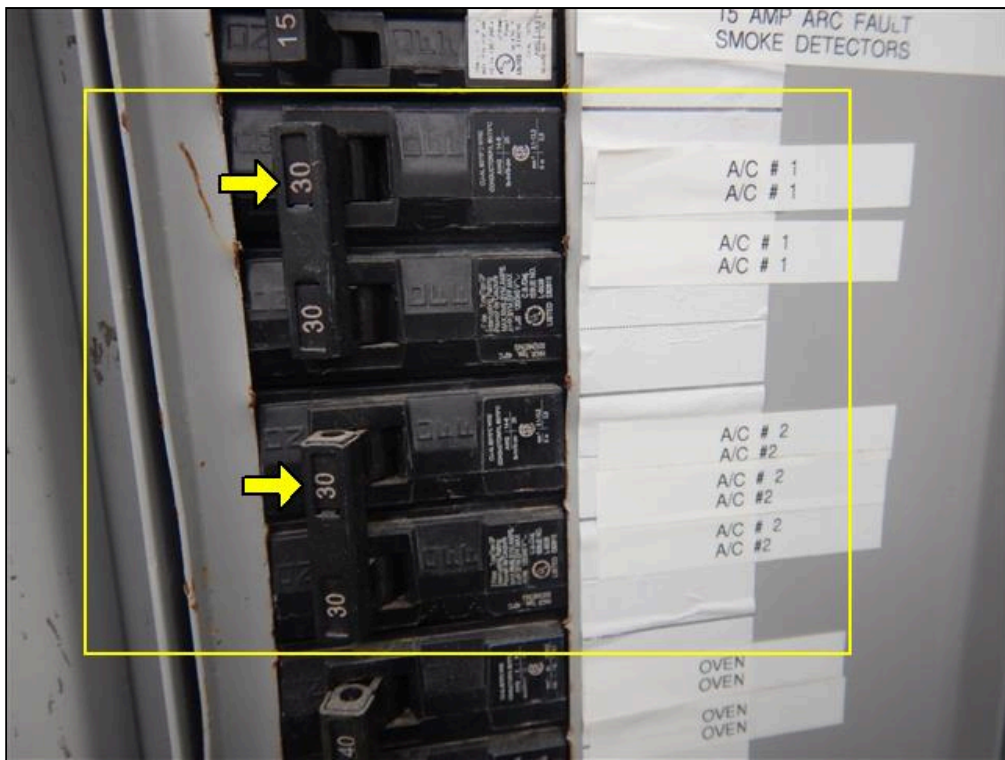
**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



3.2 Item 4(Picture)

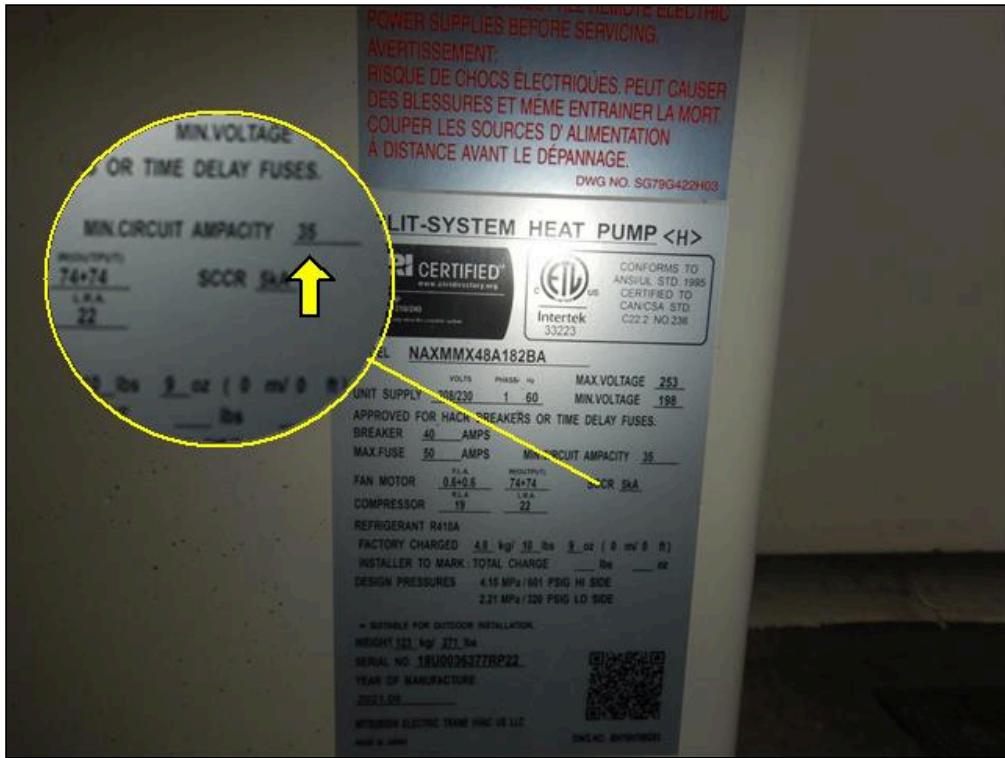
(3) The circuit breakers for the Main House air conditioner condensing units appear to be too small/ under fused which does not meet/ is less than the manufacturers installation requirements. We recommend further evaluation by a licensed HVAC contractor to determine if this is correct. If not we recommend necessary corrections as needed.



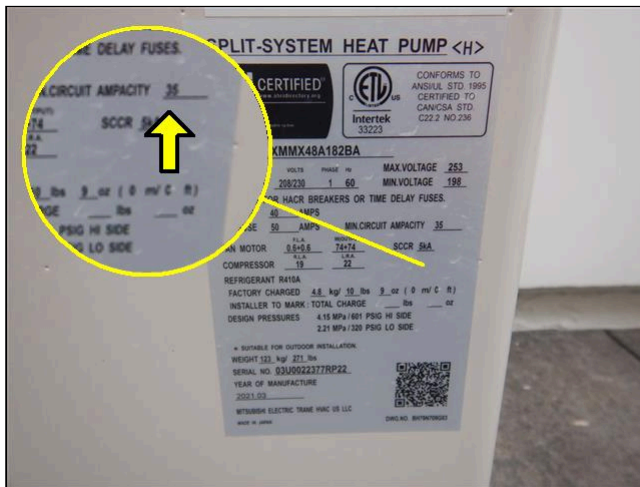
3.2 Item 5(Picture)



IN NI NP RR IO Items



3.2 Item 6(Picture)



3.2 Item 7(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

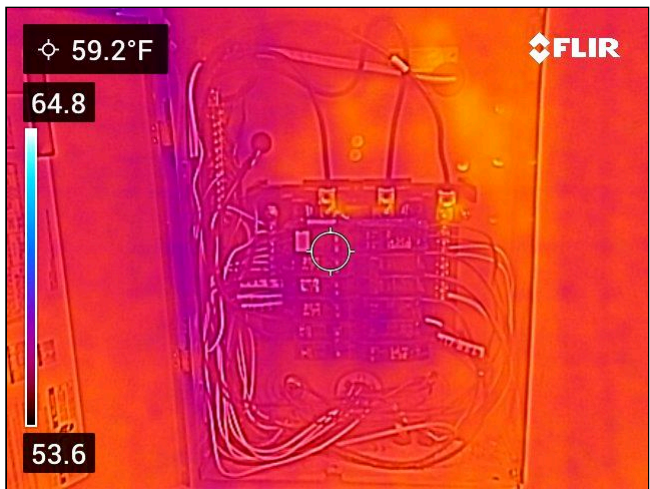
IN NI NP RR IO Items

(4) **Photo inside of the pool house sub electrical panel.**

The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



3.2 Item 8(Picture)



3.2 Item 9(Picture)



**3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING**

**BRANCH WIRE 15 AND 20 AMP: COPPER**

**WIRING METHODS: ROMEX**

**Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) There is exposed Romex type wires noted underneath the smaller kitchen sink cabinet. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.



3.3 Item 1(Picture)

(2) Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period for verification of these items.

(3) Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period for verification of these items.

**3.4 SERVICE AND GROUNDING EQUIPMENT**

**Comments:**

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

**3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)**

**3.6 SWITCHES**

**Comments:**

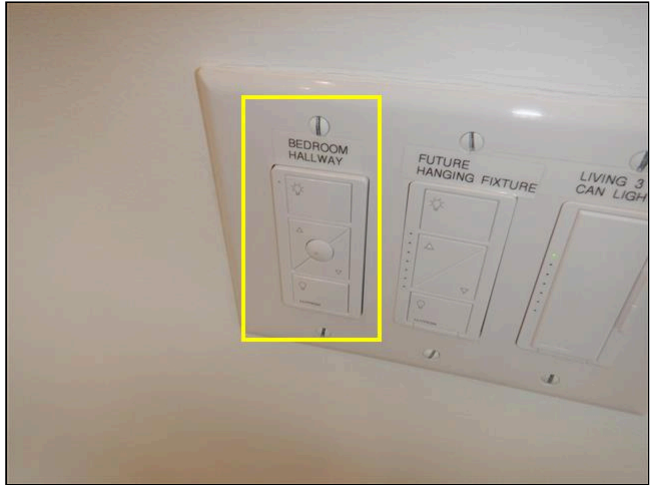
---

IN NI NP RR IO Items

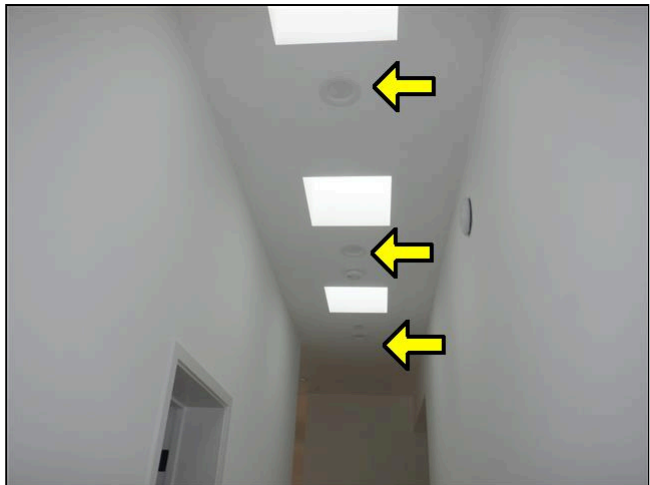
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

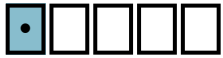
The right wing bedroom hallway (family room) switch did not turn the lights on at the time of the inspection. You need to go to the other side of the hallway to operate lights. We recommend further evaluation by a qualified licensed electrician and have repairs made where needed.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



**3.7 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)**

**Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**Photo of a receptacle being tested.**

A representative number of receptacles throughout the property were tested for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.



3.7 Item 1(Picture)



**3.8 RECEPTACLE(S) ISSUES**

**Comments:**

There is a receptacle cover missing in the kitchen. This is non standard and a potential shock hazard. We recommend installing a receptacle plate by a qualified person where needed for safety.



3.8 Item 1(Picture)



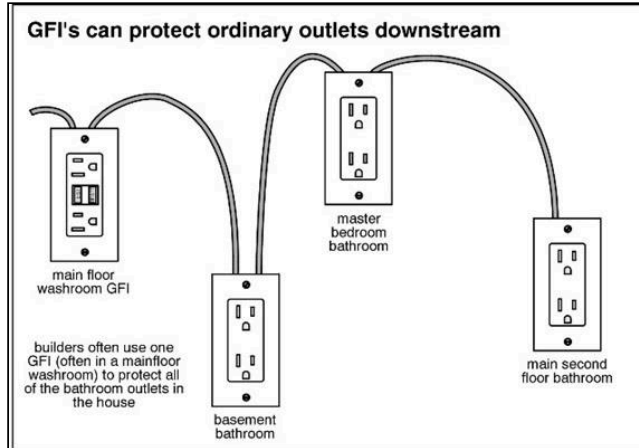
**3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:**

All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's

IN NI NP RR IO Items

and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



3.9 Item 1(Picture)



3.9 Item 2(Picture)

**3.10 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)**

**Comments:**

The AFCI circuit breakers were tested using the AFCI test button on the AFCI circuit breakers. The AFCI circuit breakers were found to be functional at the time of the inspection.

**3.11 JUNCTION BOXES (OBSERVABLE)**

**Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

An open junction box is observed underneath the smaller kitchen sink cabinet. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.11 Item 1(Picture)



**3.12 EXTERIOR LIGHTING**

**EXTERIOR LIGHTING CONTROL:** STANDARD SWITCHED

**Comments:**

(1) A representative number of exterior lights were tested and were found to be functional at the time of the inspection.



3.12 Item 1(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



3.12 Item 2(Picture)

(2) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.



3.12 Item 3(Picture)



**IN NI NP RR IO Items**

---



3.12 Item 4(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

## 4. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; Operate a representative number of 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 home inspector is not required to observe: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**4.0 GARAGE VEHICLE DOOR(S)**

**Comments:**  
[Garage door photo\(s\).](#)

The garage vehicle door hardware including the door, track, and springs appear to be functioning as intended.



4.0 Item 1(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

**4.1 GARAGE VEHICLE DOOR OPENER(S)**

IN NI NP RR IO Items

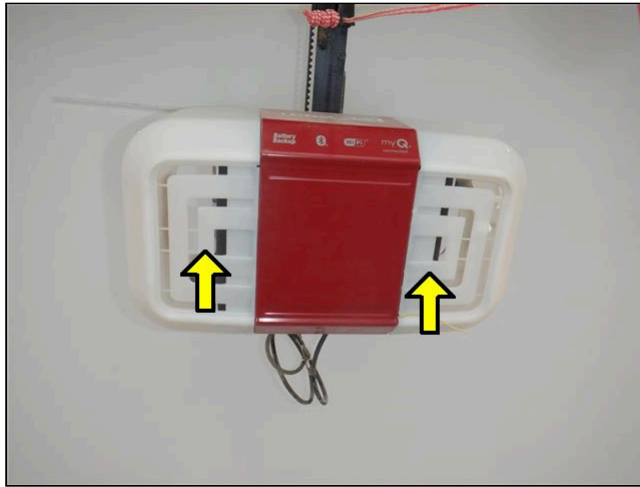
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

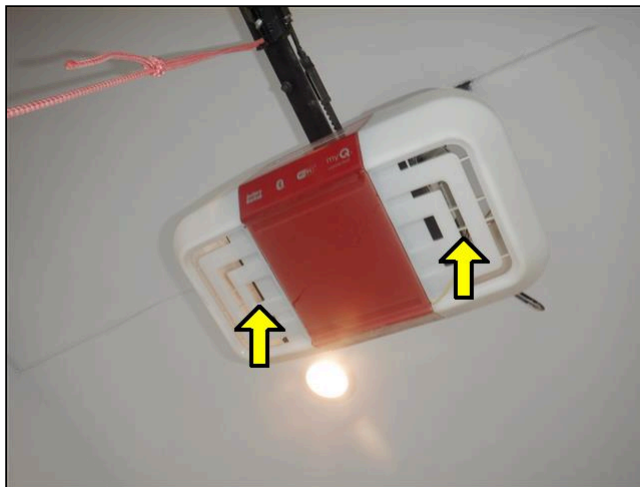
---

**Comments:**

(1) The light bulbs are missing at the garage door opener. The lights built in the garage door opener are a safety device. We recommend installing light bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified garage door contractor.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The safety reverse photo-eyes are mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.



4.1 Item 3(Picture)



4.1 Item 4(Picture)

(3) Due to the high number of garage door openers that fail to auto-reverse when testing the garage door openers pressure-activated auto-reverse feature which could cause severe damage to the garage door and its related components when it fails to auto-reverse, we did not test the garage door openers pressure-activated auto-reverse feature at the time of the inspection. We recommend having the garage door(s) pressure-activated auto-reverse feature tested prior to the end of your contingency period by a qualified licensed garage door contractor.

(4) Sensors are in place, were tested, and will reverse both garage doors.

**4.2 GARAGE CEILING**

**4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

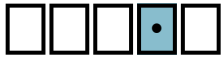
**Comments:**

Due to occupants personal items, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring,

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.



4.4 GARAGE FLOOR/ SLAB

Comments:

(1) Epoxy is missing at several areas of the garage stem wall. We recommend adding epoxy where needed by a licensed contractor.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

(2) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-

IN NI NP RR IO Items

---

through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

**4.5 FIRE-RATED DOOR**

**Comments:**

The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics: 1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.



4.5 Item 1(Picture)

**4.6 FIRE-DOOR CLOSING DEVICE**

**Comments:**

---

IN NI NP RR IO Items

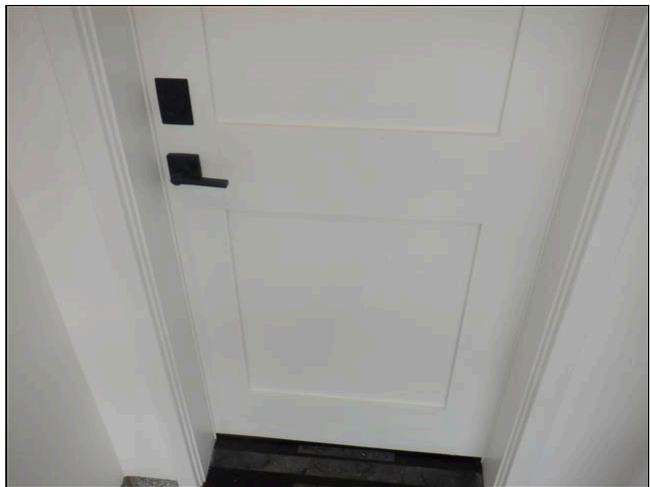
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

A self-closing device was present at the fire door and was operating properly when tested. The door closes and latches within 3 seconds without assistance as required.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

4.7 GARAGE VENTILATION

4.8 GARAGE PEDESTRIAN DOOR(S)  
Comments:

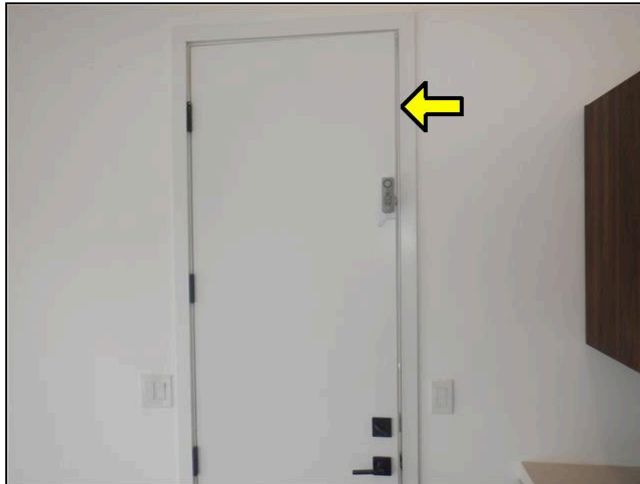
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

The garage pedestrian door rubs at the frame. We recommend making necessary adjustment by a qualified person.



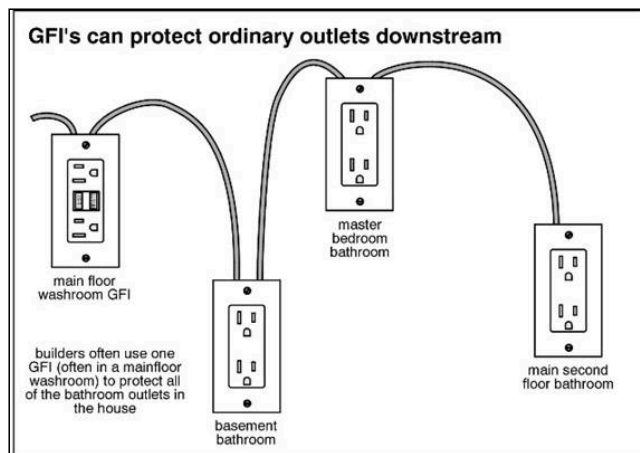
4.8 Item 1(Picture)

**4.9 OUTLETS/ FIXTURES/ WIRING/ 220V**

**4.10 GFCI OPERATION**

**Comments:**

All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



4.10 Item 1(Picture)

**4.11 POLARITY/ GROUNDING (RECEPTACLES)**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

## 5(A) . Water Heater / Main House Water Heaters

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**5.0.A MAIN WATER HEATER (CONTROLS)**

**WATER HEATER YEAR MANUFACTURED:** 2021

**WATER HEATER POWER SOURCE:** NATURAL GAS

**Comments:**

(1) [Photo of the main house water heaters.](#)



5.0.A Item 1(Picture)

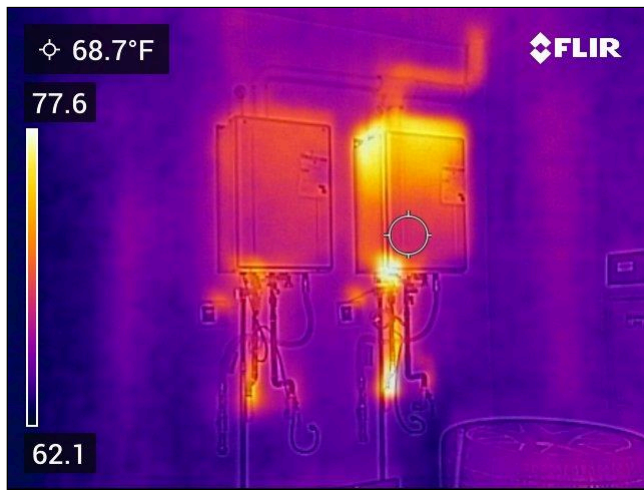
**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



5.0.A Item 2(Picture)



5.0.A Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Both water heaters were inspected and were found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heaters which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heaters routinely as regular maintenance.

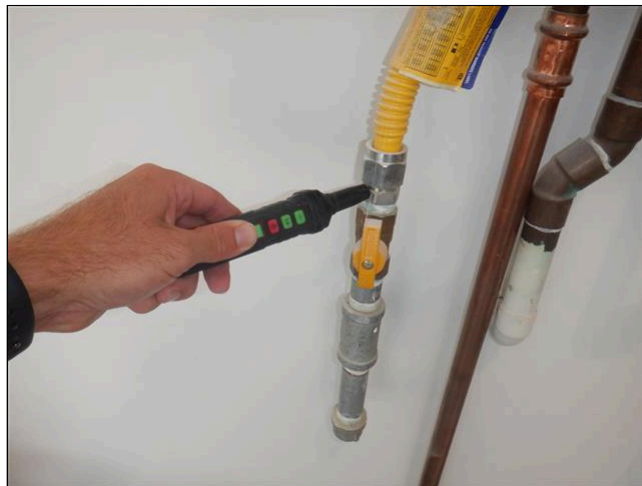
(3) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.



5.0.A Item 4(Picture)

(4) A gas leak test was conducted at accessible gas fittings at the water heater using a gas leak detector. There were no gas leaks detected at the time of the inspection.



5.0.A Item 5(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



5.0.A Item 6(Picture)

(5) The water heater gas pipe fittings appear to have white teflon tape installed on them. This is non standard. White teflon tape is intended for use on water pipe fittings. We recommend necessary corrections by a qualified licensed plumber.



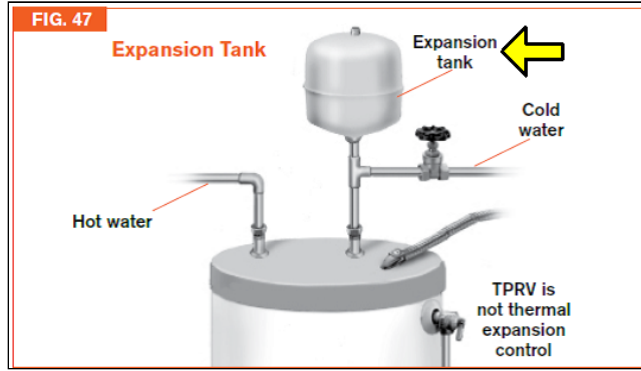
5.0.A Item 7(Picture)

(6) Tankless water heaters are installed in this property. Tankless water heaters do not store water in a tank like conventional tank water heater. When a hot water fixture is opened in the property, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate and shortened life span. Due to this condition we recommend having the tankless water heaters serviced upon moving into the property and on a yearly basis or as needed by a licensed plumber.

(7) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed

IN NI NP RR IO Items

plumber as an upgrade.



5.0.A Item 8(Picture)

•				
---	--	--	--	--

5.1.A MAIN WATER HEATER FLUE

•				
---	--	--	--	--

5.2.A MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(B) . Water Heater / Pool House Water Heater**

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

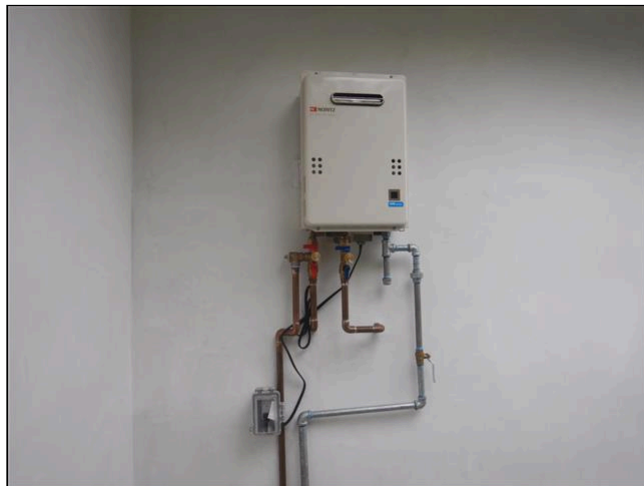
**5.0.B MAIN WATER HEATER (CONTROLS)**

**WATER HEATER POWER SOURCE:** NATURAL GAS

**WATER HEATER CAPACITY:** TANKLESS

**Comments:**

- (1) [Photo of the water heater.](#)



5.0.B Item 1(Picture)

**IN NI NP RR IO Items**

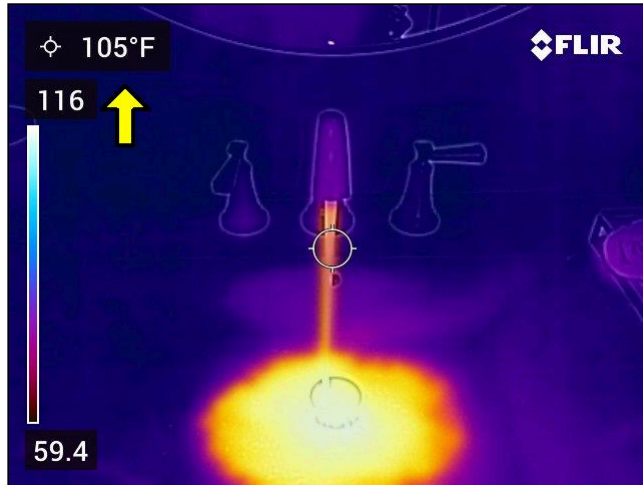
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely as regular maintenance.

(3) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.



5.0.B Item 2(Picture)

(4) A gas leak test was conducted at accessible gas fittings at the water heater using a gas leak detector. There were no gas leaks detected at the time of the inspection.



5.0.B Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

---

(5) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.

(6) A tankless water heater is installed in this property. Tankless water heaters do not store water in a tank like conventional tank water heater. When a hot water fixture is opened in the property, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate and shortened life span. Due to this condition we recommend having the tankless water heaters serviced upon moving into the property and on a yearly basis or as needed by a licensed plumber.

**5.1.B MAIN WATER HEATER FLUE**

**5.2.B MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors

The home 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. The home inspector shall: Operate a representative number of 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 home 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. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.



Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**



**6.0 INTERIORS (GENERAL COMMENTS)**

**WALL/ CEILING MATERIAL: SHEETROCK**

**Comments:**

(1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*).



6.0 Item 1(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

(3) **A WORD ABOUT PHOTOS:** The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included.

(4) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

**6.1 CEILINGS**

**6.2 WALLS**  
**Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Several gaps were observed where the baseboards meet the flooring in several areas throughout the house. We recommend making repairs where needed by a qualified licensed contractor.



6.2 Item 1(Picture)

(2) The walls have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

(3) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.



6.3 FLOOR COVERINGS

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

---

(1) Damaged flooring was observed in the left wing 2nd bedroom. This area was tested for moisture and was found to be dry at the time of the inspection. We recommend further evaluation by a qualified licensed contractor and have repairs/replacement where needed.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(2) Water stains and damaged flooring was observed at the master bedroom adjacent to the rear sliding door. These stains were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a qualified licensed contractor and have necessary repairs/replacement made where needed.



6.3 Item 3(Picture)



6.3 Item 4(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

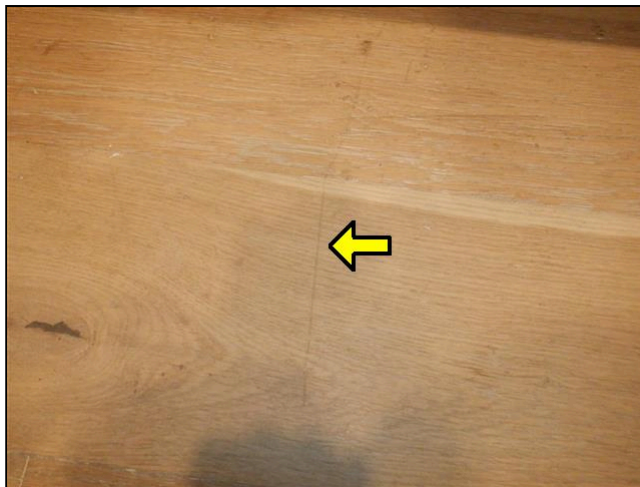
---

(3) Mis matched flooring was observed in the 2nd bedroom closet. This is for your information.



6.3 Item 5(Picture)

(4) Wood flooring in the home exhibited surface wear in several areas. We recommend repairs or replacing by a qualified licensed flooring contractor.



6.3 Item 6(Picture)

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(5) Paint was observed to be sprayed on the flooring in several areas in the master bedroom. We recommend cleaning these areas by a qualified person.



6.3 Item 7(Picture)

6.4 STEPS, STAIRWAYS, RAILINGS

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

(1) One of the front entry cabinet drawers soft closer was found to be defective. We recommend repairs/replacement where needed by a licensed contractor.



6.5 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

(2) The cabinets throughout the house have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

(3) Due to stored personal items such as towels, clothing, personal items, hygiene and/ or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period or during your final walk through. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade..

(4) Several pool house cabinet doors and drawers are difficult to open. We recommend necessary repairs made as needed by a qualified cabinet contractor.



6.5 Item 2(Picture)



6.5 Item 3(Picture)

6.6 DOORS (REPRESENTATIVE NUMBER)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

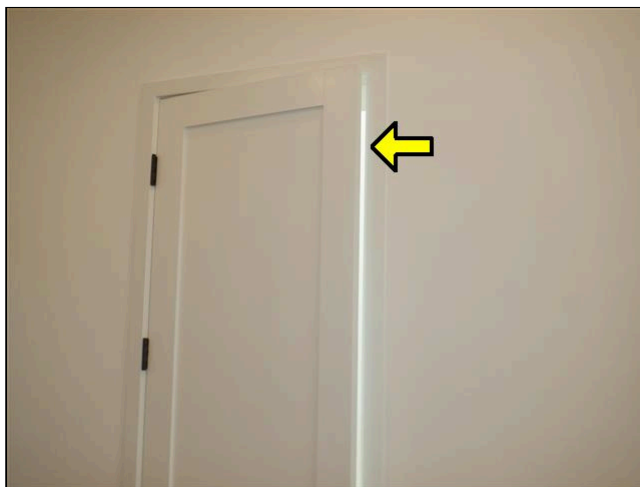
IN NI NP RR IO Items

---

(1) Several interior doors rub at the frame. We recommend making necessary corrections where needed by a licensed contractor.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

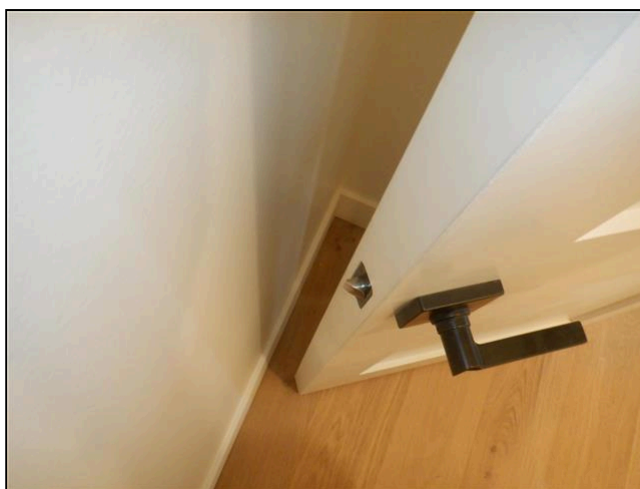
---

(2) Master bathroom sliding door floor guides are missing. This is a pinching hazard. We recommend installing where needed by a qualified person.



6.6 Item 3(Picture)

(3) Door stoppers are missing at several doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.



6.6 Item 4(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(4) The bottom of the larger guest bedroom door is cosmetically damaged. We recommend repairs/replacement where needed by a licensed contractor.



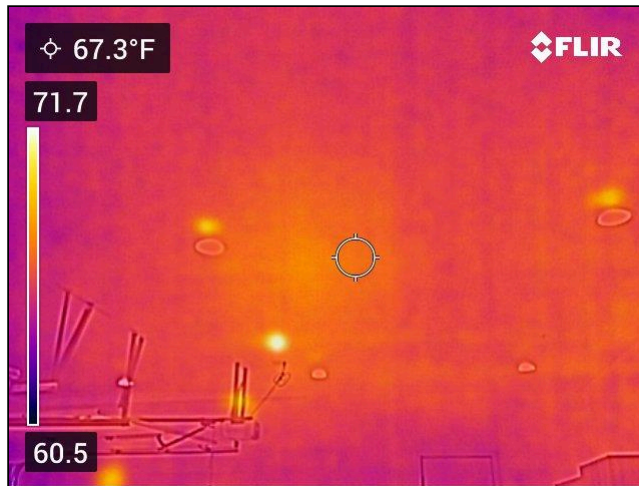
6.6 Item 5(Picture)



6.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

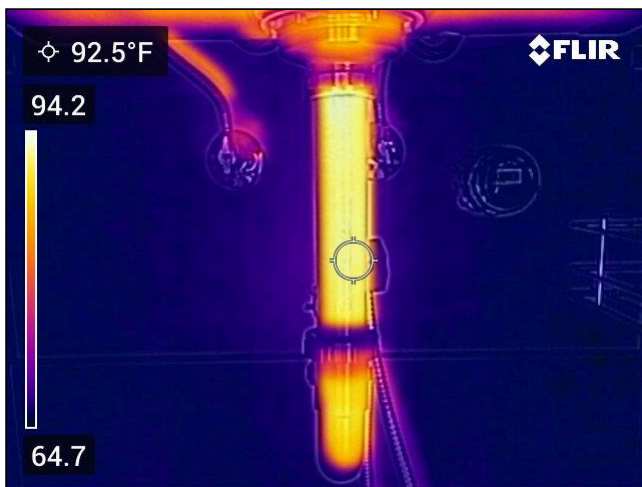
(1) [Infrared Camera Thermal Photos.](#)



6.7 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)



6.7 Item 5(Picture)



6.7 Item 6(Picture)



6.7 Item 7(Picture)



6.7 Item 8(Picture)

(2) An infrared (thermal imaging) scan was performed throughout the property at the time of the inspection using a hand held infrared (thermal imaging) inspection camera.

**6.8 SAFETY GLASS (INTERIOR)**

**6.9 INTERIORS - OTHER**

**Comments:**

(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist prior to the end of your contingency if you are concerned.

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

(3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.

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

## 7. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.

**Laundry Note:** Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

**Underground Gas Pipe Note:** Determining if the below ground gas pipes leak is beyond the scope of a home inspection. If concerned we recommend further evaluation of all underground gas piping by a licensed plumbing contractor prior to the end of your contingency period. Note: While the inspector attempts to discover gas leaks at the accessible gas fittings and appliances while using a gas leak detector, some leaks can go undetected.

**Home inspectors do not operate (turn) any water supply shut off valves at any property such as angle stops (the type under sinks and toilets), laundry hose spigots, water heater supply valves, or main water shut off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**7.0 DRAIN, WASTE, AND VENT SYSTEMS**

**PLUMBING WASTE (OBSERVED INSIDE THE HOME):** ABS, PARTIALLY VISIBLE  
**GAS DISTRIBUTION:** RIGID IRON PIPE, PARTIALLY VISIBLE  
**WASHER DRAIN SIZE:** 2" DIAMETER

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

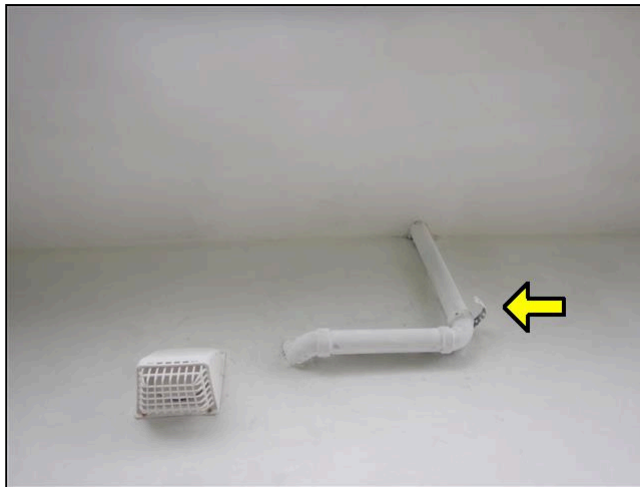
---

(1) The pool house clean out cap is covered up by stucco. Due to this conditions it will be difficult to take this clean out cap off if needed. We recommend necessary repairs by a qualified person in order to make these clean out caps accessible.



7.0 Item 1(Picture)

(2) A drain vent pipe at the rear exterior wall of the pool house is not secured. We recommend necessary corrections and repairs by a qualified licensed plumber.



7.0 Item 2(Picture)

---

IN NI NP RR IO Items

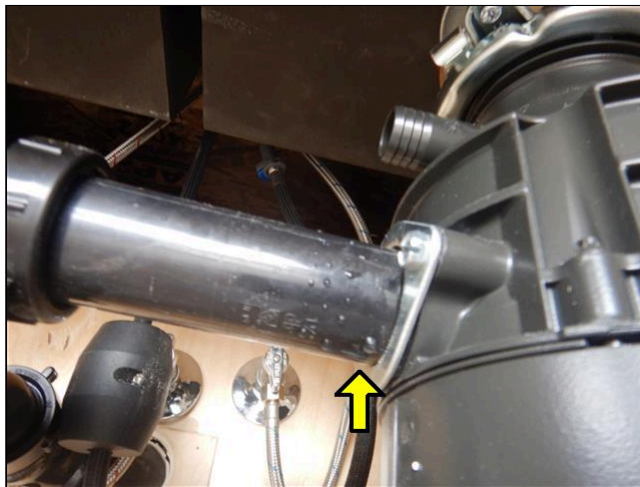
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) An active leak is present at the drain pipe under the pool house kitchen sink. We recommend necessary repairs by a qualified licensed plumber.



7.0 Item 3(Picture)



7.0 Item 4(Picture)

(4) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.



**7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS**

**WATER SOURCE:** PUBLIC

**PLUMBING WATER DISTRIBUTION (INSIDE THE HOME):** COPPER, PARTIALLY VISIBLE, COPPER IN SLAB

**Comments:**

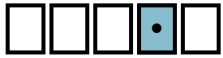
It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

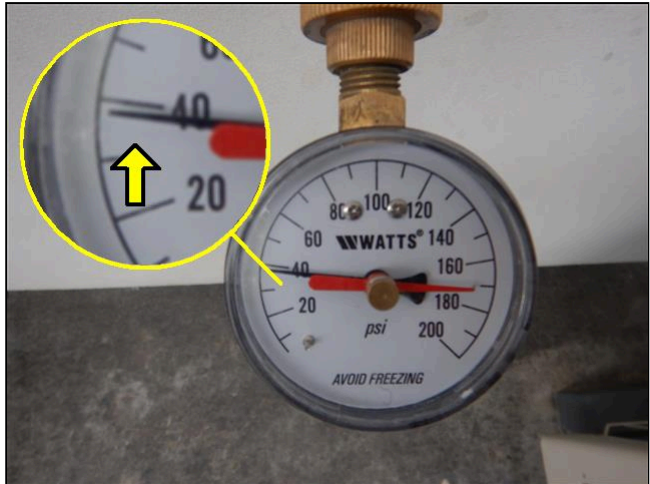


7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): BELOW 45 PSI (LOW)

Comments:

The water pressure was checked with a water pressure gauge and was measured to be less than 45 PSI at the time of the inspection. This is to low and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.



7.2 Item 1(Picture)



7.3 HOSE SPIGOT(S)

Comments:

(1) The accessible hose spigots were tested and were found to be operational at the time of the inspection. Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.



7.3 Item 1(Picture)

(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



7.3 Item 2(Picture)



7.3 Item 3(Picture)

**7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**

**Comments:**

A gas leak test was conducted at accessible gas fittings and appliances using a gas leak detector. There were no gas leaks detected at the time of the inspection.

**7.5 SINK(S)**

**Comments:**

(1) Some of the sink angle stop valves are observed with calcium deposits on them.

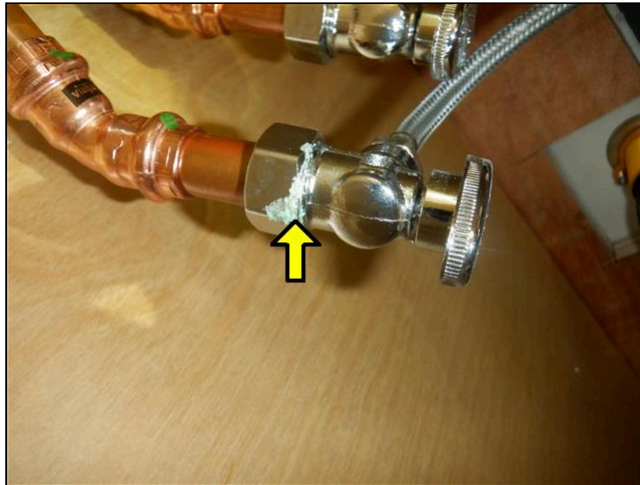
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.



7.5 Item 1(Picture)

(2) Note: there is only cold water at the exterior BBQ island sink and not hot water. This is for your information.



7.5 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

**8(A) . Left Wing Left Side 1st Bathroom**

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

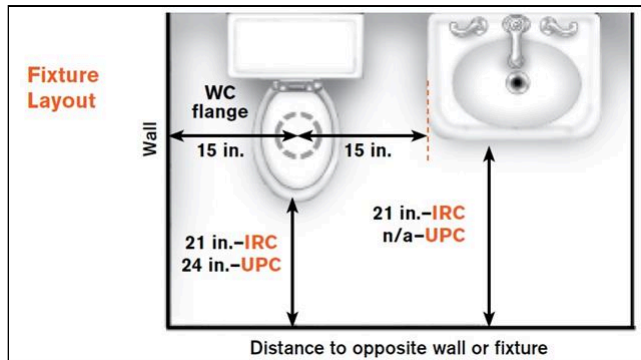
**IN NI NP RR IO Items**



**8.0.A TOILET**

**Comments:**

The side wall clearance to the toilet is non standard. We recommend further evaluation by a qualified licensed contractor and necessary repairs made if possible.



8.0.A Item 1(Picture)



8.0.A Item 2(Picture)



**8.1.A BATHROOM OTHER**

**Comments:**

**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

**8(B) . Left Wing Left 1st Bedroom Bathroom**

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**8.0.B TUB/ SHOWER ENCLOSURE**

**Comments:**

(1) There is no water present at the tub/shower at the time of the inspection. There may be underlying issues. We recommend further evaluation by a qualified licensed plumber and have repairs where needed prior to the end of your contingency period.



8.0.B Item 1(Picture)

(2) The tub faucet valve does not back stop. This condition allows the tub faucet valve to turn past the off position without stopping. We recommend necessary repairs or replacement by a qualified licensed plumber.



8.0.B Item 2(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

8.1.B BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

### 8(C) . Left Wing Right Side 2nd bedroom Bathroom

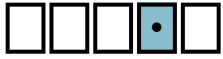
The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

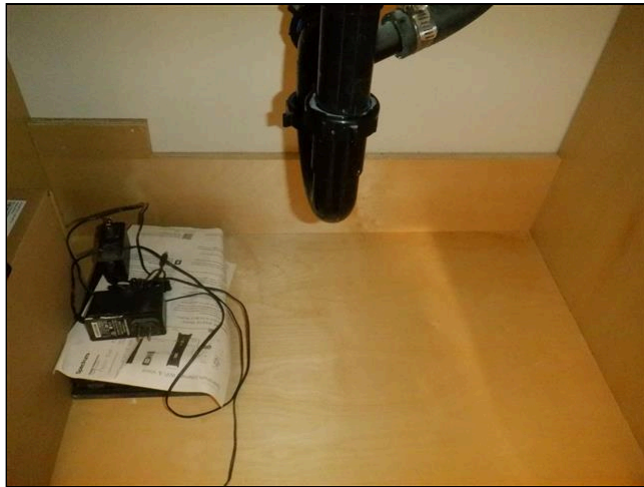
**IN NI NP RR IO Items**



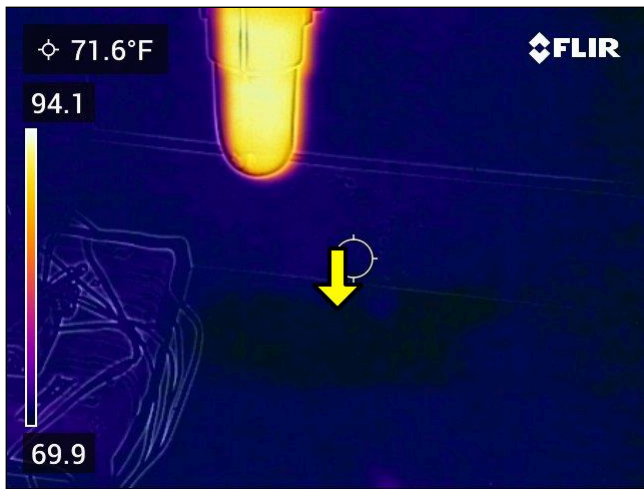
#### 8.0.C SINK(S)

**Comments:**

An active leak is present at the drain pipe under the sink. We recommend necessary repairs by a qualified licensed plumber.



8.0.C Item 1(Picture)



8.0.C Item 2(Picture)



#### 8.1.C SHOWER

**Comments:**

(1) The bottom shower door seal is missing at the shower door. This is allowing water

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

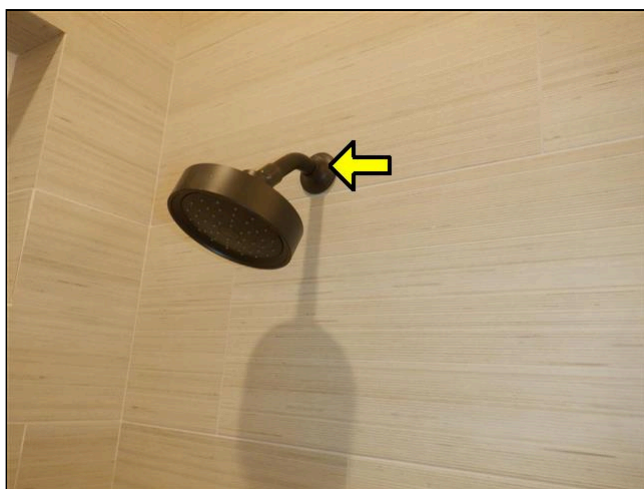
IN NI NP RR IO Items

to splash out of the shower and onto the bathroom floor. We recommend installing a bottom shower door seal by a qualified person.



8.1.C Item 1(Picture)

(2) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.



8.1.C Item 2(Picture)



8.2.C BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

**8(D) . Half Bathroom**

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**8.0.D SINK(S)**

**Comments:**

The sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.



8.0.D Item 1(Picture)

**8.1.D BATHROOM OTHER**

**Comments:**

**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

### 8(E) . Right Wing 3rd Bedroom Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

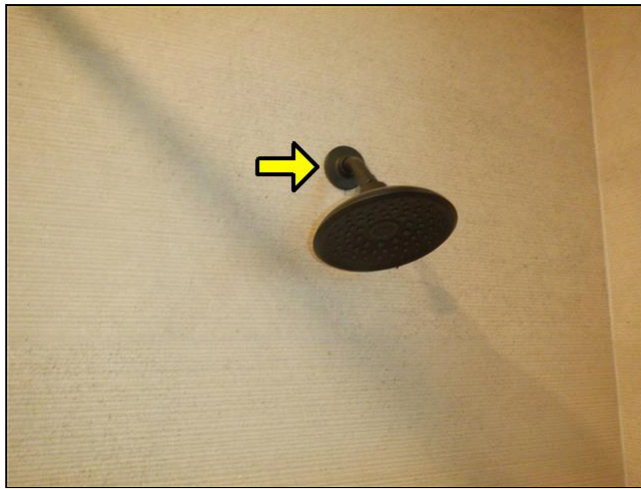
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

#### 8.0.E SHOWER

**Comments:**

The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.



8.0.E Item 1(Picture)

#### 8.1.E CABINET(S)

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

Dark stains were observed under the sink which may indicate that a leak occurred. The area was tested and was found to be dry at the time of the inspection. We recommend necessary repairs of the affected area by a qualified licensed restoration contractor. No sampling or testing of the stains were taken or included with this home inspection. If you have health issues or if you are concerned about the air quality inside this house, we recommend necessary testing be performed by a qualified licensed contractor prior to the end of your contingency period.



8.1.E Item 1(Picture)



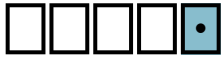
8.1.E Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



8.2.E BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

### 8(F) . Right Wing 4th Bedroom Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

#### 8.0.F SINK(S)

**Comments:**

The sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.



8.0.F Item 1(Picture)

#### 8.1.F SHOWER

**Comments:**

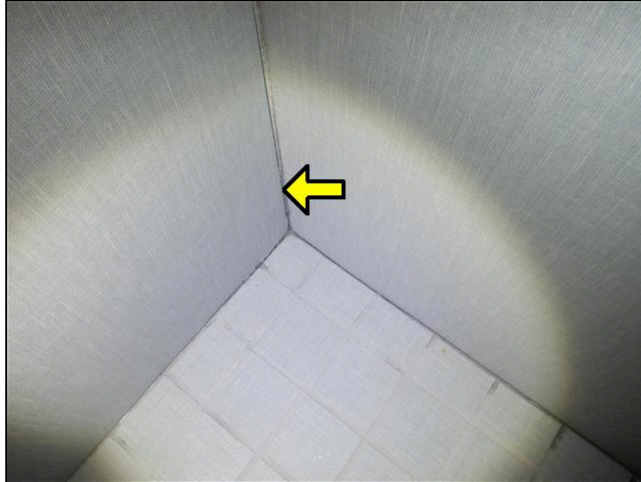
**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

The tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.



8.1.F Item 1(Picture)



8.2.F TOILET

Comments:

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.



8.2.F Item 1(Picture)



8.3.F BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

---

walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

**8(G) . Master Bathroom**

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**8.0.G SINK(S)**

**Comments:**

The faucets are loose. We recommend necessary repairs or replacement by a qualified licensed plumber.



8.0.G Item 1(Picture)



8.0.G Item 2(Picture)

**8.1.G SHOWER**

**Comments:**

The right side shower head arm is loose in the wall. This condition could allow water to

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.



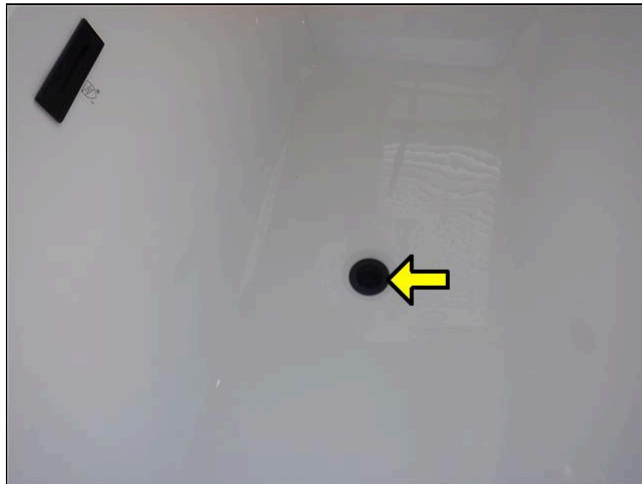
8.1.G Item 1(Picture)



**8.2.GTUB**

**Comments:**

(1) The tub stopper is missing. We recommend replacing by a qualified person.



8.2.G Item 1(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

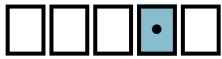
(2) The tub handheld faucet continues to drip when the diverter is activated which is dripping on the flooring. This could cause moisture damage. We recommend making necessary repairs/replacement by a licensed plumber.



8.2.G Item 2(Picture)



8.2.G Item 3(Picture)



**8.3.G CABINET(S)**

**Comments:**

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

There is a gap between the counter top and back splash. We recommend having this gap sealed by a qualified person to help prevent water/ moisture intrusion to the cabinet below.



8.3.G Item 1(Picture)

**8.4.G BATHROOM OTHER**

**Comments:**

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

## 8(H) . Bathroom(s) / Pool House Bathroom

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



**MAINTENANCE RECOMMENDATION:** We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

### 8.0.H SHOWER

**Comments:**

We recommend caulking around the hall bathroom shower pan, curb, and adjacent walls to help prevent moisture intrusion.



8.0.H Item 1(Picture)

### 8.1.H WINDOW(S)

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

The window screen is missing. We recommend replacing by a qualified person.



8.1.H Item 1(Picture)



8.2.H BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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



## 9. Laundry

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

### 9.0 WASHING MACHINE/ DRYER CONNECTION(S)

**DRYER POWER SOURCE:** GAS ONLY

**Comments:**

**MAINTENANCE RECOMMENDATION:** Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine and dryer are not part of our general home inspection.



9.0 Item 1(Picture)

### 9.1 CLOTHES DRYER VENT

**DRYER VENT:** FOIL

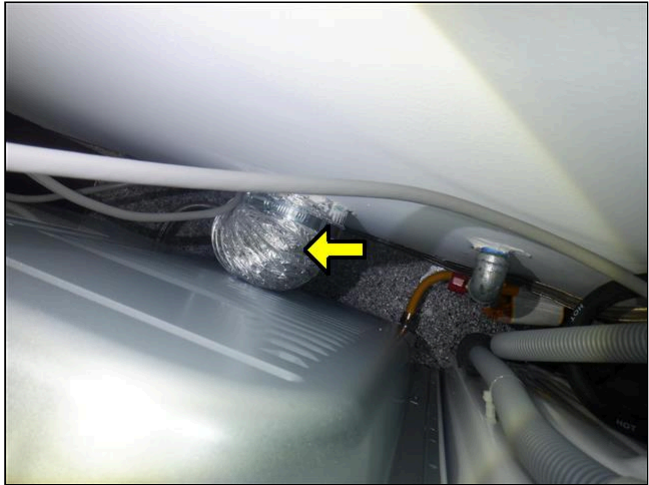
**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.



9.1 Item 1(Picture)

- (2) We recommend having the dryer vent cleaned by a qualified person.
- (3) We recommend having the dryer vent cleaned by a qualified person.

9.2 LAUNDRY ROOM VENT

9.3 LAUNDRY OTHER

**Comments:**

The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.



9.3 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

**10(A) . Fireplaces/ Chimneys / Main House**

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

We recommend that all fireplaces be cleaned and inspected by a qualified licensed person prior to using and on a regular basis to insure safe operation.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**10.0.A FIREPLACE(S)**

**Comments:**

The fireplace operating remote at the main house did not have power at the time of the inspection. We recommend changing the batteries and having the fireplace inspected for proper operation by a qualified person prior to the end of your contingency period.



10.0.A Item 1(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

**10(B) . Fireplaces/ Chimneys / Pool House**

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

We recommend that all fireplaces be cleaned and inspected by a qualified licensed person prior to using and on a regular basis to insure safe operation.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**10.0.B CHIMNEY(S)**

**Comments:**

There is not chimney, flue or direct vent installed at the pool house gas fireplace which is non standard and a safety hazard. We recommend having a chimney, flue or direct vent or proper fireplace and chimney installed by a licensed fireplace contractor. This fireplace is unsafe to use in its current installation and should not be used until corrections are made.



10.0.B Item 1(Picture)

**10.1.B FIREPLACE(S)**

**Comments:**

There are no glass doors or a screen installed at the fireplace. We recommend having glass doors and a screen installed by a qualified licensed chimney contractor as a safety upgrade.

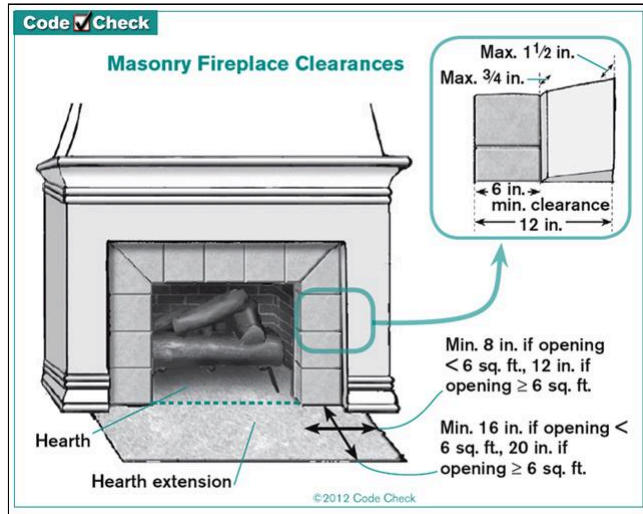
**10.2.B HEARTH/ MANTLE**

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The hearth at the front of the fireplace is missing/ of inadequate size/ or an improper material. This condition does not comply with current building and fire and safety requirements. We recommend installation of a properly sized hearth by a qualified licensed contractor.



10.2.B Item 1(Picture)



10.2.B Item 2(Picture)

**10.3.B OPERATING CONTROLS**

**Comments:**

The gas log fireplace did not light when tested from the wall switch. The flame is controlled by the wall switch. We recommend further evaluation by a qualified licensed contractor and necessary repairs as needed.

**10.4.B FIREPLACE/ CHIMNEY - OTHER**

**Comments:**

We recommend further evaluation of the entire fireplace and its related components by a qualified licensed fireplace contractor prior to the end of your contingency period due to the number of defects discovered. We also recommend necessary repairs or replacement as needed.

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

# 11. Detectors, Safety, Security



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**11.0 SMOKE DETECTORS**

**Comments:**

We recommend installing additional smoke detectors where needed in the main and pool house to comply with current fire and safety standards and regulations as a safety upgrade.

**11.1 CARBON MONOXIDE DETECTOR(S)**

**Comments:**

(1) [Photo of carbon monoxide detector\(s\).](#)



11.1 Item 1(Picture)



11.1 Item 2(Picture)

(2) The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

house and adjacent to each cluster of bedrooms. We recommend installing additional Carbon Monoxide detectors where needed in the main and pool house.

11.2 SAFETY - OTHER

**Comments:**

- (1) All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.
- (2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

11.3 FIRE SPRINKLERS

**Comments:**

There is a fire sprinkler system installed in the house and was not inspected by this company at the time of the home inspection. Inspecting fire sprinkler systems is beyond the scope of our general home inspection. We recommend having the fire sprinkler system inspected by a qualified licensed contractor prior to the end of your contingency period.



11.3 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



11.3 Item 2(Picture)



**11.4 SECURITY SYSTEM**

**Comments:**

There is a security system installed in the house and was not inspected by this company at the time of the home inspection. Inspecting security systems is beyond the scope of a general home inspection. We recommend having the security system inspected by a qualified licensed contractor prior to the end of your contingency period.



11.4 Item 1(Picture)

## 12. Heating Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; the interior of ducts; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features, interior of the ducts are not inspected for cleanliness and if concerned about the cleanliness we recommend having them checked and cleaned by a licensed HVAC contractor prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**12.0 THERMOSTAT(S)**

**Comments:**

All of the thermostats in the Main House were operational when used to operate the HVAC systems at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.

**12.1 HEATING EQUIPMENT - OTHER**

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

The pool house mini split did not operate in the heating mode when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.



12.1 Item 1(Picture)



12.1 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

### 13. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

#### 13.0 COOLING EQUIPMENT

**COOLING EQUIPMENT TYPE:** HEAT PUMP

**Comments:**

The Main House rear AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.



13.0 Item 1(Picture)

#### 13.1 COOLING EQUIPMENT - OTHER

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

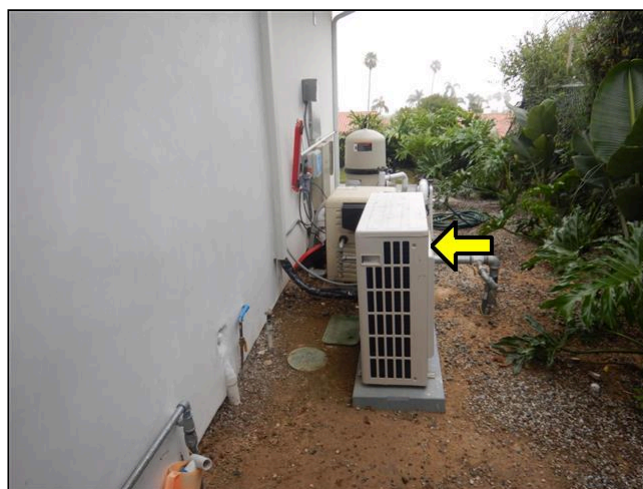
---

- (1) The pool house mini split did not operate in the cooling mode when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.
- (2) The pool house AC condenser is not properly secured to the equipment pad. Building standard require these units to be secured to the pad to prevent damage, theft, and injury. We recommend necessary corrections made by a licensed HVAC contractor.



13.1 Item 1(Picture)

- (3) The pool house AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.



13.1 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

## 14. Heatpump(s)

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues: the interior of ducts; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features, interior of the ducts are not inspected for cleanliness and if concerned about the cleanliness we recommend having them checked and cleaned by a licensed HVAC contractor prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

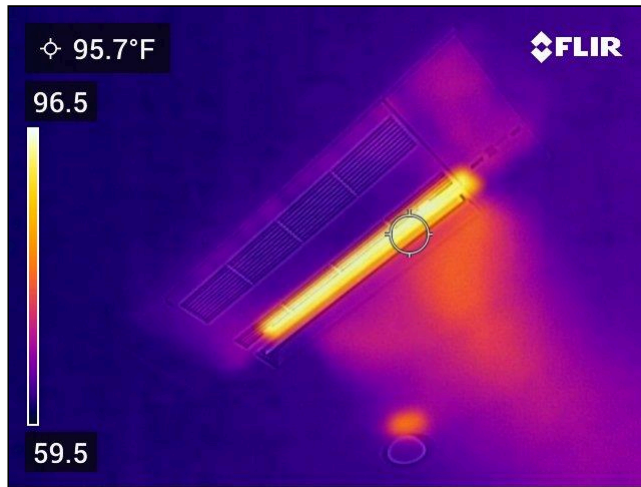
**IN NI NP RR IO Items**

### 14.0 HEATING MODE

**ENERGY SOURCE:** ELECTRIC  
**NUMBER OF HEAT PUMP SYSTEMS:** FIVE  
**NUMBER OF CONDENSERS:** TWO  
**HEAT PUMP AGE:** LESS THAN 5 YEARS

**Comments:**

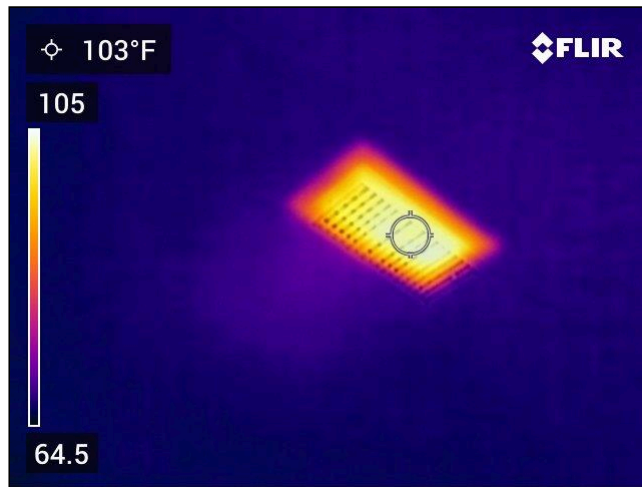
All of the Main House heat pumps were tested and were functional/ operated in the heat mode at the time of the inspection.



14.0 Item 1(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



14.0 Item 2(Picture)



**14.1 COOLING MODE**

**Comments:**

- (1) **Photo of the Main House A/C unit(s).**

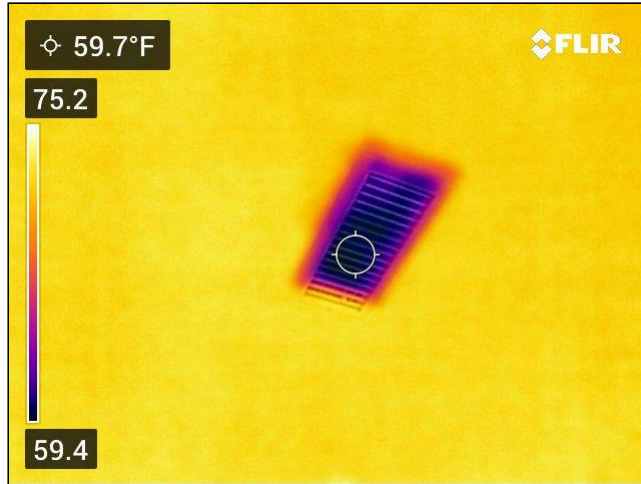


14.1 Item 1(Picture)

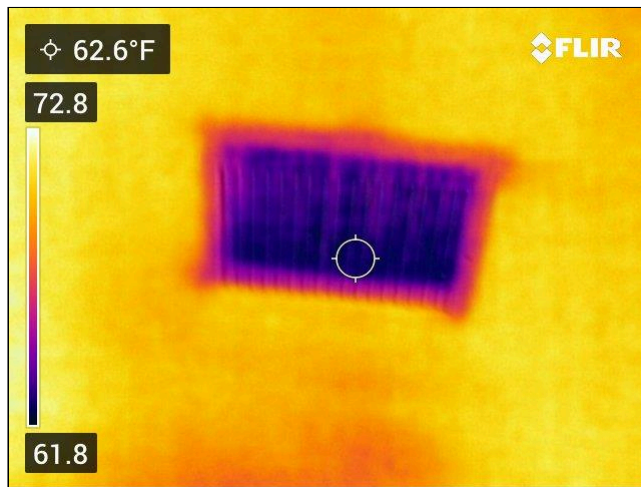


IN NI NP RR IO Items

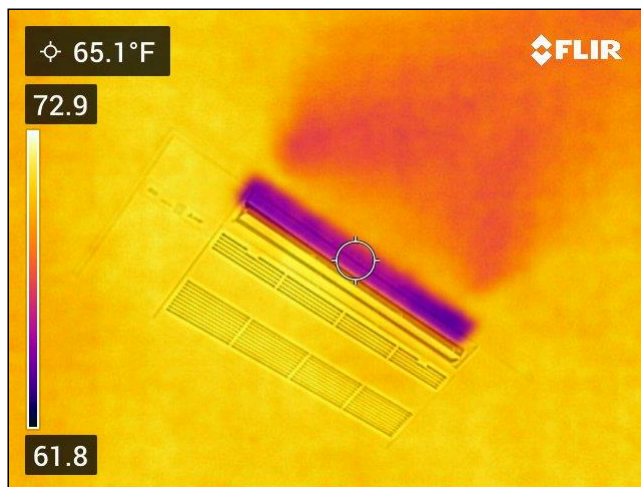
(2) All of the Main House heat pumps were tested and were functional/ operated in the cooling mode at the time of the inspection.



14.1 Item 2(Picture)



14.1 Item 3(Picture)



14.1 Item 4(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



14.2 THERMOSTAT

Comments:

All of the thermostats were operational when used to operate the HVAC systems at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.



14.2 Item 1(Picture)



14.2 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---



14.2 Item 3(Picture)



14.2 Item 4(Picture)



14.2 Item 5(Picture)



**14.3 DISTRIBUTION SYSTEMS (DUCTS, AIR FILTERS, ECT)**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

---

**DUCTWORK:** INSULATED**Comments:**

The air filter(s) for the HVAC system is dirty. We recommend recommend replacing by a qualified person.

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

## 15. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

•				
---	--	--	--	--

**15.0 INSULATION IN THE ATTIC SPACE**

**ATTIC INSULATION:** FIBERGLASS BATT  
**R-VALUE (APPROXIMATE):** APPROXIMATE R-19

**Comments:**

The insulation in the attic appears to be functioning as intended.

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

## 16. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

### 16.0 STRUCTURE (GENERAL INFORMATIONAL)

**ATTIC ACCESS/ LOCATION:** SCUTTLE HOLE(S) - SEVERAL

**WALL STRUCTURE:** WOOD STUDS

**Comments:**

At the time of the inspection, the Inspector observed no visual defects in the condition of the homes structure. A general home inspection does not include the evaluation of any structural components that are hidden behind floors, walls, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware, but is visual and non-invasive only.

### 16.1 ROOF STRUCTURE AND ATTIC SPACE

**ROOF TYPE:** FLAT

**ROOF STRUCTURE:** NOT FULLY VISIBLE

**METHOD USED TO OBSERVE THE ATTIC SPACE:** FROM THE ENTRY, INACCESSIBLE, NOT FULLY VISIBLE

**Comments:**

Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.

### 16.2 SLAB

**1ST LEVEL FLOOR STRUCTURE:** SLAB - OLD

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(1) The concrete slab throughout the property was not visible to inspect. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks or other concealed defects that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer prior to the end of your contingency period if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

(2) Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.



**16.3 FOUNDATION**

**FOUNDATION:** POURED CONCRETE



**16.4 FOUNDATION BOLT(S)**

**FOUNDATION BOLTS:** NOT VISIBLE

**Comments:**

Foundation bolts are not visible due to finished wall materials. However, due to the age of the house foundation bolts are likely to be present.

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

---

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

## 17. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**17.0 MICROWAVE (BUILT-IN)**

**Comments:**

(1) **Photo of microwave being tested.**

The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.



17.0 Item 1(Picture)

(2) **Photo of microwave being tested.**

The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

**17.1 DISHWASHER**

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



**Infrared Thermal photo of the dishwasher being tested.**

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.



17.1 Item 1(Picture)



**17.2 FOOD WASTE DISPOSER**

**Comments:**

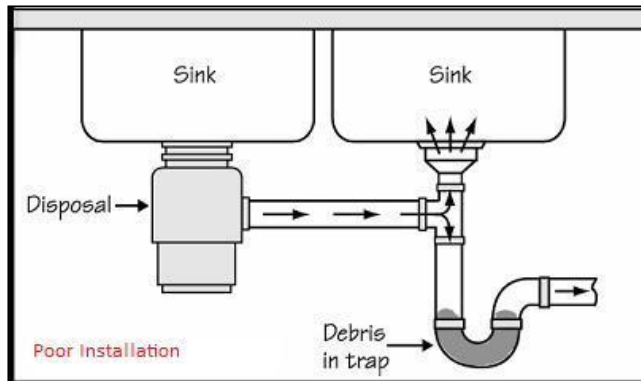
(1) The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.



17.2 Item 1(Picture)

IN NI NP RR IO Items

(2) The pool house food waste disposal drain is installed in a non-standard manner. The drain tube exiting the disposer is installed horizontally and intersects the drain line of the other sink basin with a "T" fitting, then down to the P-trap. This can cause waste from the disposer to rise into the opposite sink basin before draining. We recommend necessary corrections by a qualified licensed plumber.



17.2 Item 2(Picture)



17.2 Item 3(Picture)



17.3 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.



17.3 Item 1(Picture)

(2) There is no range hood/ vent installed above the cooktop in the pool house. This is non standard. We recommend installing a range hood/ vent by a qualified licensed appliance contractor.

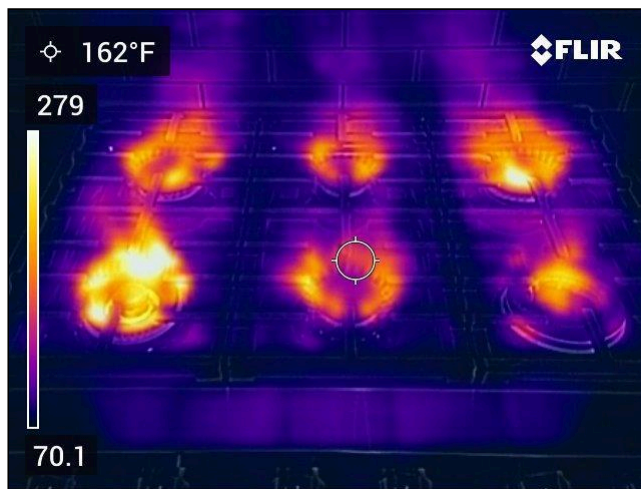


**17.4 COOKTOP**

**Comments:**

(1) **Infrared Thermal photo of the cooktop being tested.**

The cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop.



17.4 Item 1(Picture)

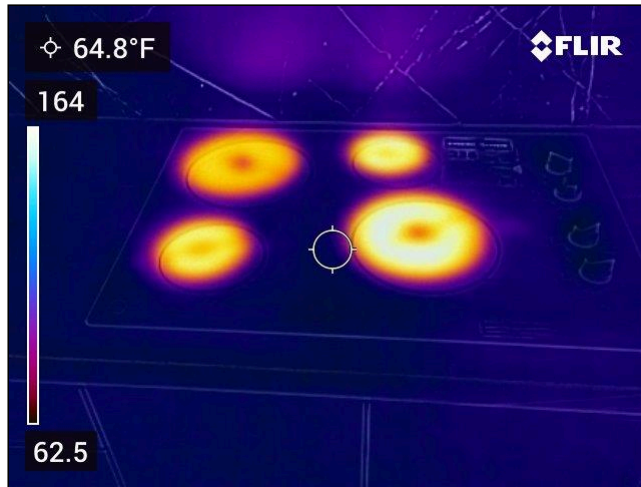
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

---

(2) The pool house cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop.



17.4 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

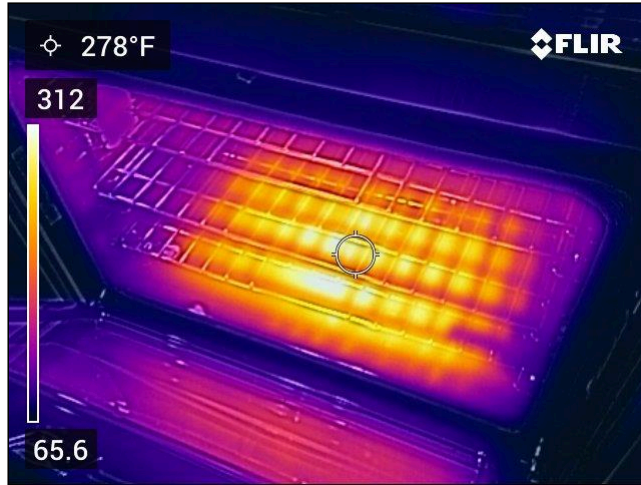
IN NI NP RR IO Items

17.5 WALL OVEN

Comments:

(1) **Infrared Thermal photo of the wall oven(s) being tested.**

The wall oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the wall oven.



17.5 Item 1(Picture)

(2) **Infrared Thermal photo of the wall oven(s) being tested.**

The wall oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the wall oven.

17.6 REFRIGERATOR

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.



17.6 Item 1(Picture)

(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.



17.7 WARMING DRAWER

Comments:

The warming drawer functioned when tested at the time of the inspection.



17.7 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

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

## 18. Gas, Electric, Water Shut-Off Locations

Home inspectors do not operate (turn) the main water supply shut off valve or the main gas shut off valve in accordance with industry standards of practice. If you are concerned about the functionality of these valves we recommend contacting a licensed plumber prior to the end of your contingency period for review. If you have questions about these exclusions, please contact your home inspector.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**IN NI NP RR IO Items**

**18.0 MAIN GAS SHUT-OFF VALVE**

**Comments:**

The main gas shut off valve is located at the gas meter at the left exterior side of the property (facing front).



18.0 Item 1(Picture)

**18.1 MAIN ELECTRICAL PANEL**

**Comments:**

The Main Electrical panel is located at the left exterior side of the property (facing front).



18.1 Item 1(Picture)

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

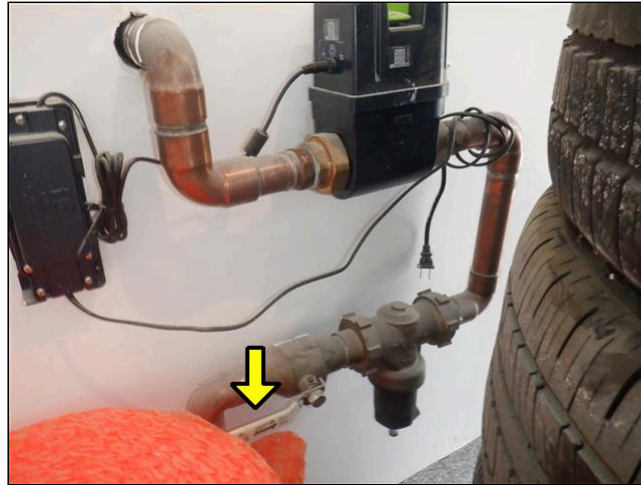
IN NI NP RR IO Items



**18.2 MAIN WATER SHUT-OFF**

**Comments:**

The main water shut off valve is located in the garage.



18.2 Item 1(Picture)



**18.3 SUB ELECTRICAL PANEL(S)**

**Comments:**

The sub-panel is located in the garage.



18.3 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



## 19. POOL, SPA, EQUIPMENT & SAFETY

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

**IN NI NP RR IO Items**

**19.0 OPERATIONAL CONDITION OF POOL**

**Comments:**

(1) Photo of the pool/ spa.



19.0 Item 1(Picture)

(2) There is no visible rescue/ safety equipment placed around the pool/ spa area. This is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.

(3) Our company does not inspect pools for leaks or seepage. Only components readily accessible are inspected. If concerned we recommend further evaluation by a qualified licensed pool contractor.

**19.1 OPERATIONAL CONDITION OF SPA**

**Comments:**

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

---

The spa jets functioned when tested.



19.1 Item 1(Picture)



19.1 Item 2(Picture)



**19.2 FENCING/ COVER**

**Comments:**

---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

**IN NI NP RR IO Items**

---

(1) The pool safety fencing appeared functional and may have met the standards at the time of installation. The latest safety standards call for the fencing/gates/access points to be more child-proof. These items can include the height of the fence, any openings, and the latch. We recommend upgrading the fencing by a qualified licensed fence contractor for child safety.



19.2 Item 1(Picture)

(2) The pool cover was operable at the time of the inspection. Our inspection is limited to the operation only. Please refer to the manufacturer's instructions and guidelines on proper use and limitations.



19.2 Item 2(Picture)

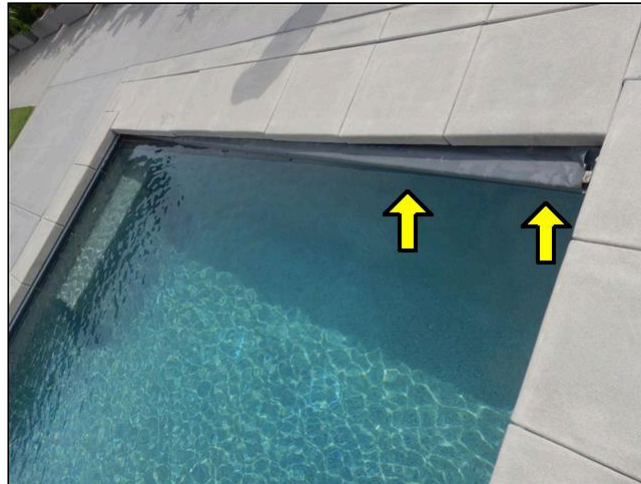
---

**IN NI NP RR IO Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

(3) The pool cover did not retract evenly. We recommend necessary repairs by a licensed pool contractor.



19.2 Item 3(Picture)

(4) Door alarms should be installed on all house doors that lead to the pool area due to no barrier between the house and the pool. We recommend installing door alarms in accordance with your local building requirements by a qualified licensed contractor.

(5) The self-closing device at the right side pool gate does not close the gate adequately. Gates providing access to the pool area must self close and latch without assistance. This is a safety concern. We recommend necessary repairs by a qualified person.



19.2 Item 4(Picture)

**19.3 SURFACE WALLS AND FLOOR OF POOL AND OR SPA**

SHAPE: RECTANGLE

**19.4 PERMANENT ACCESSORIES (steps, rails, diving board, ladder)**

**19.5 PLUMBING AND PUMPS**

**Comments:**

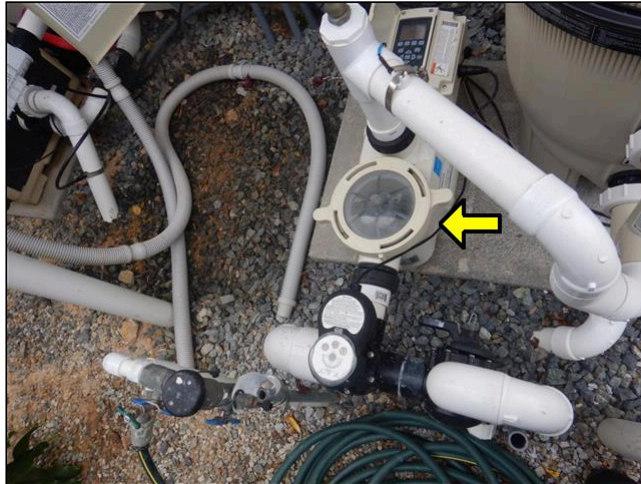
The pool/spa pump(s) were tested and were found to be operational at the time of the

IN NI NP RR IO Items

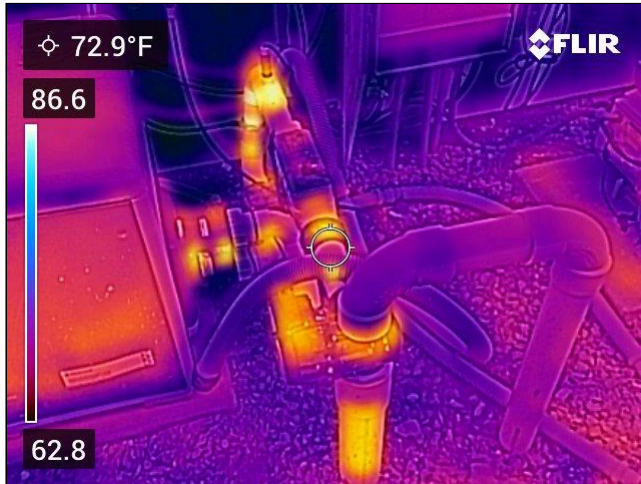
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

inspection. Pumps are not evaluated for capacity, efficiency, flow rate or pressure.



19.5 Item 1(Picture)



19.5 Item 2(Picture)



**19.6 HEATER**

**Comments:**

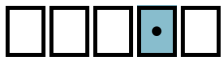
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

Infrared Thermal photo of the pool/ spa furnace being tested.



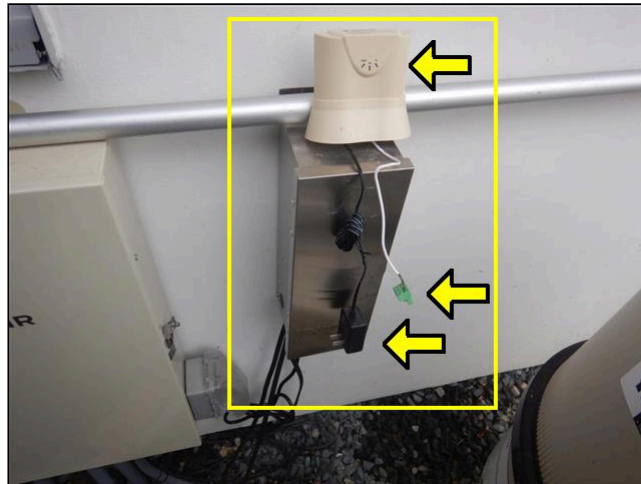
19.6 Item 1(Picture)



19.7 ELECTRICAL COMPONENTS

Comments:

The Pentair screenlogic interface wireless link is not installed at the pool equipment. We recommend further evaluation and necessary corrections by a licensed pool contractor.



19.7 Item 1(Picture)



19.8 VALVES



19.9 SKIMMER

Comments:

IN NI NP RR IO Items

---

The skimmer basket is present.

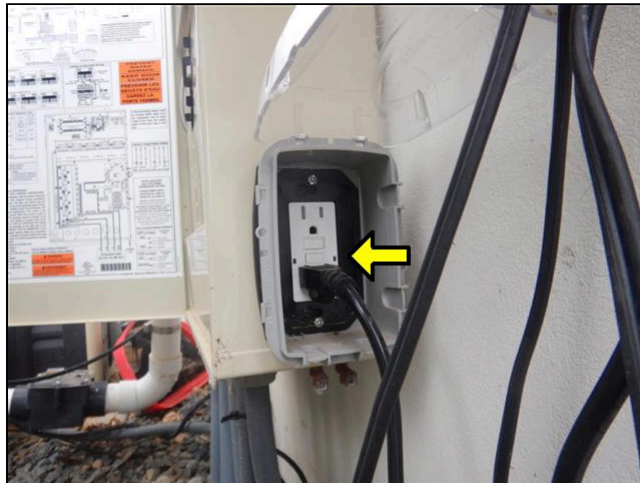


19.9 Item 1(Picture)

**19.10 GFCI PROTECTION**

**Comments:**

The GFCI outlet was tested and was found to be operable at the time of the inspection.



19.10 Item 1(Picture)

**19.11 COPING/ DECK**

**Comments:**

---

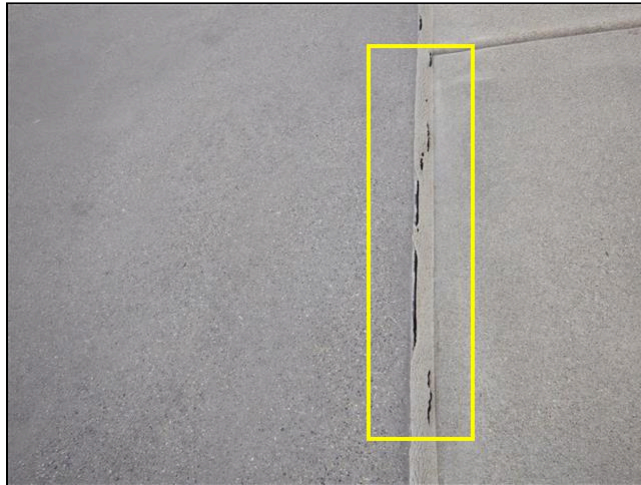
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

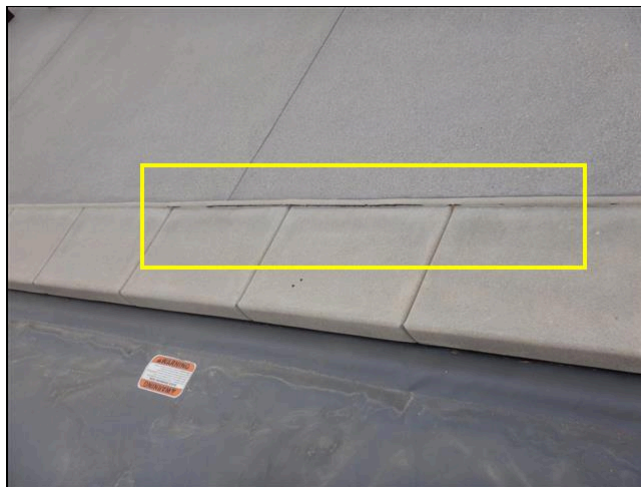
IN NI NP RR IO Items

---

(1) The elastomeric compound (Deck-O-Seal) between the pool deck and coping is cracked/ missing in several areas. We recommend re sealing between the pool deck and coping as needed by a qualified pool contractor.



19.11 Item 1(Picture)



19.11 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only



IN NI NP RR IO Items

(2) Sections of the deck are uneven. This can pose a tripping hazard and may also indicate that soil settlement or root encroachment occurred. We recommend necessary repairs by a qualified licensed concrete contractor.



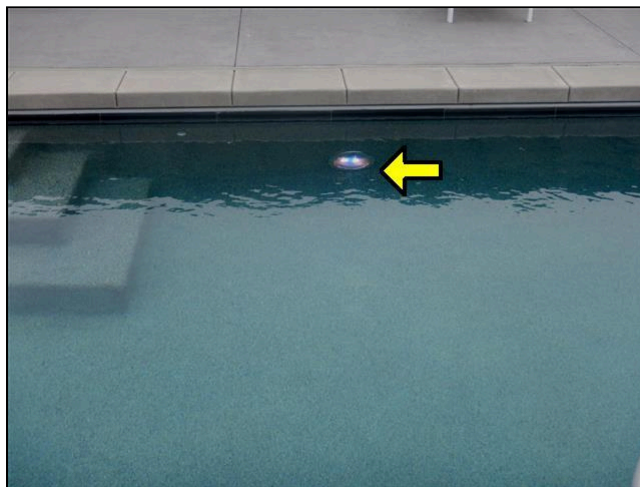
19.11 Item 3(Picture)

19.12 DRAIN COVERS

19.13 POOL/ SPA LIGHT

**Comments:**

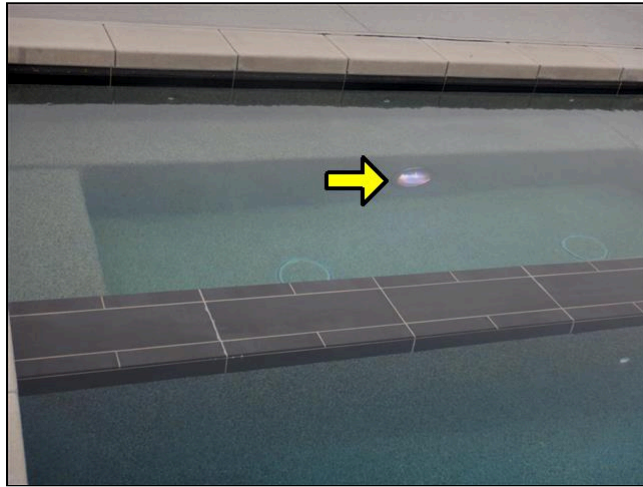
(1) The pool/ spa light(s) operated when tested.



19.13 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only



19.13 Item 2(Picture)

(2) Pool and spa light(s) are not taken out and we did not observe the condition of the wiring to the pool and spa light(s). This is out of the scope of a general home inspection. If concerned about the wiring to these lights we recommend further evaluation by a licensed pool contractor prior to the end of your contingency period.

**19.14 POOL/ SPA FILL**

**Comments:**

The pool fill device was tested and was operational at the time of the inspection.



19.14 Item 1(Picture)

**19.15 CHLORINATOR**

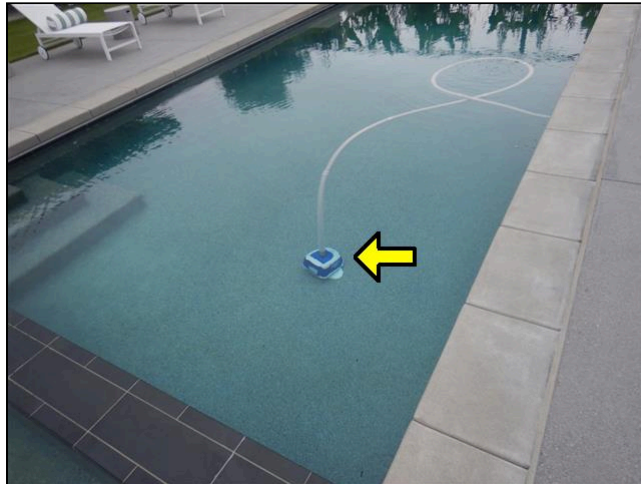
**19.16 POOL SWEEP**

**Comments:**

IN NI NP RR IO Items

---

The pool sweep functioned at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the unit.



19.16 Item 1(Picture)



**19.17 FILTER**

**Comments:**

The filter appeared to be functional at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the unit.



19.17 Item 1(Picture)

---

IN NI NP RR IO Items

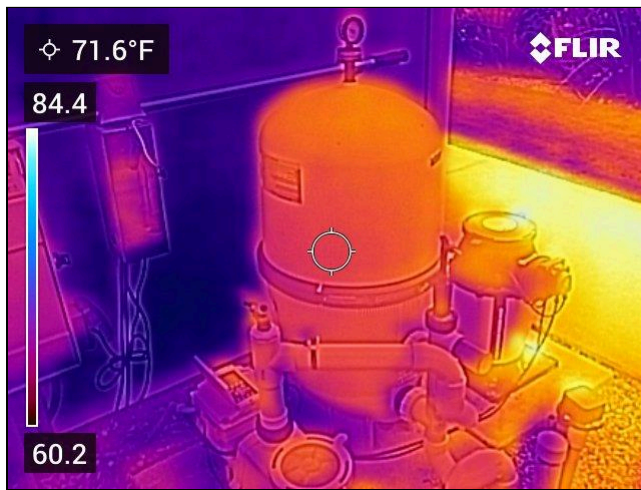
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

---



19.17 Item 2(Picture)



19.17 Item 3(Picture)



**19.18 POOL/ SPA OTHER**

**Comments:**

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

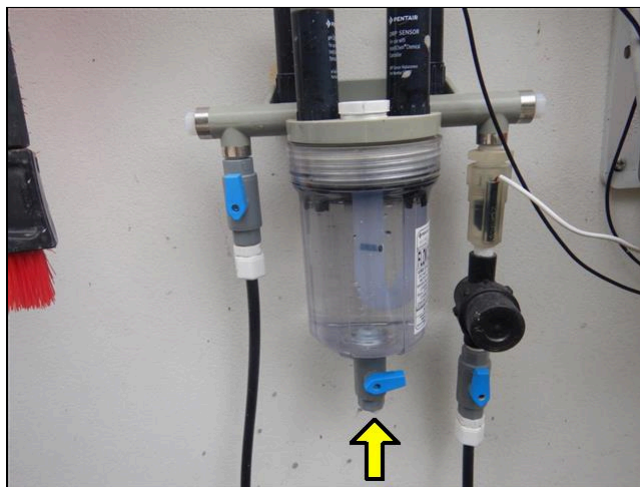
IN NI NP RR IO Items

---

An active leak is observed at the flow cell. We recommend necessary repairs or replacement by a licensed pool contractor.



19.18 Item 1(Picture)



19.18 Item 2(Picture)

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

---

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## **20. SEWER SCOPE INSPECTION**

The purpose of this service is to conduct a video camera inspection of the main sewer line from the main structure to the city sewer main (or sewer service point to the property). No other areas were checked and are expressly disclaimed. The sewer line is accessed through an access point in the main structure, which may be a roof vent or cleanout - the inspector will determine the best access point to use when on site. Our goal is to determine if the main sewer line from the main structure to the sewer service entry point is free from obstructions, and to document any items of concern. This service does not inspect or scope every drain line in the structure(s) on the property. Service is limited to a single readily accessible access point; no destructive testing is performed.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



20.0 SCOPE OF WORK

Comments:

IMPORTANT: A Sewer Scope Inspection is NOT intended to reveal minor defects. Please familiarize yourself by reading the Inspection agreement for limitations.

You have contracted with The Property Inspection Pros to perform a generalist sewer scope inspection on this properties main sewer pipe. This sewer scope inspection is limited to a visual inspection of the main sewer pipe only. This means that we can only evaluate what we can see.

Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for an hour or so and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A sewer scope inspection is intended to identify evidence of problems that exist in the properties main sewer pipe at the time of the inspection. Since sewer scope inspections are non-destructive, the inspector can only report on the evidence that is observable at the time of the inspection. An inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than an inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be. Please see our Sewer Scope standards of Practice for more information.

Client must obtain estimates for any items noted in the report that require further evaluation or repair.

The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.

It is client's responsibility to obtain quotations prior to the end of the contingency period.

CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.

It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.



20.1 HOW TO READ THIS REPORT

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

## IN NI NP RR IO Items

---

The inspection report has INFORMATION tabs, items listed in the information tabs are:

**IN** - Items Inspected or Inspected OK = Inspector visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

**NI, NP** - This inspection report has LIMITATIONS tab, click the limitations tab to read items not inspected, not present, or other limitations:

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

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

**IO** - Information Only

This inspection report has LIMITATIONS and EXCLUSIONS section. The limitations and exclusions section describes what is and is not included in this inspection. **Please Read Carefully.**

### INSPECTION DEFECT CATEGORIES

**R/R** - Action Item Repair or Replace- This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

The sewer scope inspection is limited to the date and time of the inspection only as conditions in the sewer can change over time. The sewer scope inspection is only a visual inspection of the accessible sewer line and may be limited by an obstruction, debris, build-up, or access. The inspector uses a camera to perform a visual inspection of the accessible main sewer line from no more than three access points. The report is based solely on the opinion of the inspector with the information he has available at the time of the inspection. The Property Inspection Pros does not offer a guarantee or warranty as part of this inspection report. The camera is only run through the main sewer line and no secondary lines will be inspected or included as part of the report. Lines 2" in diameter or smaller and traps less than 6" in diameter will not be inspected. Marked areas are for reference only and may not be exact due to signal interference and/or depth of the sewer. Damage may exceed beyond the marked areas (especially in Cast Iron). We recommend having a licensed plumbing contractor re-locate prior to repair to ensure accuracy as markings may have been moved or altered. Secondary sewer lines can be inspected upon request for an additional fee.

During the course of a sewer scope inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

---

## IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



IN NI NP RR IO Items

**20.2 MAIN SEWER PIPE MATERIAL(S) OBSERVED**

**Comments:**

- (1) SDR
- (2) ABS
- (3) CLAY

**20.3 MAIN SEWER PIPE CLEAN OUT LOCATION(S)**

**Comments:**

[CLEAN OUT LOCATION PHOTO:](#)

The main sewer line was inspected by inserting the camera at the sewer line clean out at the right side of the property.



20.3 Item 1(Picture)

**20.4 SEWER SCOPE INSPECTION FINDINGS**

**Comments:**

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) The observable main sewer pipe inspected appears to be functioning as intended at the time of the inspection and no conditions requiring repairs were observed. We recommend necessary ongoing maintenance by a licensed plumber.

(2) The camera could not travel beyond 105 feet from the access point in the main sewer pipe due to the length of the pipe and/or multiple turns in the pipe. The remaining length of the pipe and the connection to the street sewer main line could not be evaluated.



20.4 Item 1(Picture)



**20.5 SEWER INSPECTION VIDEO(S)**

**Comments:**

Click play to view your electronic report and video(s).



20.5 Item 1(Video)



**20.6 LIMITATIONS AND EXCLUSIONS**

**Comments:**

---

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

**Limitations, Exceptions & Exclusions Limitations:**

A sewer scope inspection is not technically exhaustive. A sewer scope inspection will not identify concealed or latent defects. This Standards of Practice applies to properties with four or fewer residential units.

**Exceptions:**

The sewer scope inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The sewer scope inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

**Exclusions:**

The inspector is not required to:

- A. remove or pull toilets to access the main or lateral sewer line.
- B. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, boxes, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, or anything else that might restrict the sewer scope inspection.
- C. climb a roof to access a sewer vent pipe if deemed unsafe by the inspector.
- D. enter or access any area or do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property.
- E. enter crawlspaces or other areas that may be unsafe or not readily accessible.
- F. locate and/or mark any defect observed in the sewer scope video.
- G. provide the length of the main or lateral sewer line to the municipality's or HOA's tap or septic tank.
- H. scope or inspect underfloor or in-house portions of the building drain or sewer system.
- I. give correction, replacement or repair cost estimates.



**20.7 STANDARDS OF PRATICE - (Sewer Scope Inspection)**

**Comments:**

## IN NI NP RR IO Items

---

The sewer scope inspector will inspect and video-record:

- A. the main or exterior lateral sewer line from a proper cleanout or roof vent stack;
- B. record the entire video and provide the video to the client as either an online link or a physical copy;
- C. document any and all defects observed in the video inspection; and
- D. if a cleanout is not visible or accessible, the inspector will note that in the report.

### **When possible, the sewer scope inspector shall describe:**

- A. the type of lateral sewer line or pipe materials.

### **The inspector shall report as in need of correction:**

- A. the presence of visible cracks;
- B. the presence of any observed plant or tree root intrusion;
- C. the presence of any offset over  $\frac{1}{4}$ -inch;
- D. the presence of over 1 inch of standing water;
- E. the presence of a blockage or restriction;
- F. the presence of a crushed line or pipe;
- G. the presence of a broken line or pipe;
- H. the presence of a separated or disconnected line or pipe;
- I. the presence of excessive rust or scale;
- J. the presence of an excessive amount of grease;
- K. the presence of deteriorated concrete;
- L. the presence of an egg-shaped line;
- M. the presence of a collapsed line or pipe; and
- N. the presence of delamination or deterioration.

### **The inspector is not required to:**

- A. identify the presence of Orangeburg or Bermico (bituminous fiber pipe).
- B. identify the presence of asbestos cement or Transite pipe.

---

## IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



**20.8 MAINTENANCE TIPS**

**Comments:**

- Do not flush paper towels, feminine products, or plastics down the toilet.
- Limit the use of the garbage disposal and always run water for several minutes after use.
- Use screens on sink and tub drains to catch hair and other items from falling into the drain.
- Do not pour grease or oil down the drain.
- Have the main sewer line inspected every few years.



**20.9 HELPFUL INFORMATION**

**Comments:**

- Clay sewer lines are prone to root growth due to the connections not being completely sealed. Cabling the sewer on an annual basis is recommended for Clay sewer lines to help keep the roots under control and prevent sewer backups.
- Cast Iron and PVC sewer lines are sealed at the connections and should not allow roots into the line unless they are damaged. Roots in Cast Iron and PVC will generally warrant a repair of the damaged area but they can be managed with a foaming root killer (Root-X) to help prolong the life of the sewer. This is only considered a temporary solution because repair will ultimately be required (especially with Cast Iron).
- Cast Iron & Clay were used for almost all sewer lines until around 35 years ago when PVC became the material of choice for most plumbers. We are still using PVC today for sewer lines

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report and follow through with all recommendations noted throughout this report.

## General Summary



### The Property Inspection Pros

**www.tpips.com**  
**jduncan@tpips.com**  
**Cell - 760-525-5340**  
**Certified Professional Inspector**

**Customer**  
Rick Johns

**Address**  
4132 Main Place  
San Diego CA 92037

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 FLAT ROOF COVERINGS/ MATERIALS

#### Inspected

(3) The flat roof has had repairs made to it at several areas. We recommend asking the seller about these repairs, and if concerned we recommend further evaluation by a qualified licensed roof contractor.

### 1.1 FLASHINGS AND ROOF PENETRATIONS

#### Repair or Replace

(1) Several of the exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.

### 1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

#### Repair or Replace

(4) Some of the downspouts around the pool house need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.

**1.4 SKYLIGHT(S) / SOLAR TUBE(S)****Repair or Replace**

The skylights appear to be installed without being sloped/ pitched to help with water run-off/ proper drainage. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs or adjustments made as needed.

**2. Exterior****2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)****Repair or Replace**

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.

**2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)****Repair or Replace**

(2) Landscape at the right side of the house may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. We recommend further evaluation and necessary corrections by a licensed landscape contractor.

(3) The stucco/weep screed is in contact with ground at several areas. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited air flow. We recommend a ground clearance of four inches where possible allow for proper drainage and for ventilation of the stucco walls. Dirt in contact with the stucco can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend further evaluation and necessary corrections by a qualified licensed contractor.

(4) There is a negative slope at the front of home and could cause or contribute to water intrusion or deterioration. This area does not appear to drain water away from the home and needs landscaping and drainage corrections. It is important to prevent or minimize standing water near the house to avoid damage to the foundation. This can be accomplished by properly sloping the ground away from the house and/or adding yard drains to carry water away from the low lying areas. Rain gutters can also be an effective method of diverting water away from the low-lying area. Rain gutters should direct water away from this area. We recommend further evaluation and necessary corrections by a qualified landscape contractor.

**2.3 WALL CLADDING FLASHING AND TRIM****Repair or Replace**

(1) Some of the front exterior wood siding is observed to be bowing or buckling at several areas. We recommend necessary repairs or replacing the wood siding as needed by a qualified licensed contractor.

(2) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

(4) Several gaps were observed at the front wood siding. These gaps can allow water to flow behind the siding causing damage. We recommend caulking the gaps as needed to seal the siding and prevent water intrusion.

**2.5 DOORS (EXTERIOR)****Repair or Replace**

(1) The front door metal striker rubs the door frame. We recommend making adjustments/repairs by a licensed contractor.

(2) The front right wing guest room double doors lowering locking latch does not latch the bottom metal threshold. We recommend making necessary repairs/replacement where needed by a licensed door

contractor.

(3) The front entry door trim is damaged. We recommend repairs/replacement where needed by a qualified licensed contractor.

## **2.6 WINDOWS (INTERIOR AND EXTERIOR)**

### **Repair or Replace**

(1) Damaged seals were observed between the panes of glass at several window(s). This can be caused by exposure to the sun (excessive heat) or a manufacturing flaw. Replacement of the insulated unit is needed to restore visibility. We recommend having all of the windows reviewed by a qualified licensed window contractor to determine how many windows require repair/replacement.

(2) A loose lower locking latch was observed in the 1st bedroom on the left. We recommend making repairs/replacement where needed by a licensed window contractor.

(3) There are several window screens that are missing throughout the house. We recommend repair or replace as needed by a qualified person.

## **2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)**

### **Repair or Replace**

The rear patio area off the master bedroom does not have a drainage system installed. This area may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during the inspection period. We recommend further evaluation by a qualified licensed landscape contractor.

## **2.10 FENCE AND/OR GATES**

### **Repair or Replace**

(1) The fence is loose and leaning at several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

(2) Vegetation is growing on the fence in several areas. Vegetation can hold moisture to the fence and cause excessive weight and damage. We recommend trimming back and removing the vegetation by a qualified licensed landscaper.

# **3. Electrical System**

## **3.0 MAIN PANEL**

### **Repair or Replace**

(2) Knockouts are noted missing from inside the main electrical panel. When a knockout is removed and left empty a cover plug is required to be installed to prevent rodent intrusion for fire safety. We recommend installing knockout plug(s) where needed by a qualified licensed electrician for safety.

(3) There is an improperly terminated wire observed in the main electrical panel. These wires must be properly terminated for safety. We recommend necessary corrections by a qualified licensed electrician.

## **3.1 SUB PANEL**

### **Repair or Replace**

(2) Several twist outs are missing at the sub panel dead-front cover. Whenever a twist out is removed and no breaker is present then a cover insert is required to be installed to help prevent shocks and rodent intrusion. We recommend installing cover insert(s) where needed by a qualified person for safety.

## **3.2 CIRCUIT BREAKERS/ FUSES**

### **Inspected**

(3) The circuit breakers for the Main House air conditioner condensing units appear to be to small/ under fused which does not meet/ is less than the manufacturers installation requirements. We recommend further evaluation by a licensed HVAC contractor to determine if this is correct. If not we recommend necessary corrections as needed.

## **3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING**

### **Repair or Replace**

(1) There is exposed Romex type wires noted underneath the smaller kitchen sink cabinet. This is a



safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

### **3.4 SERVICE AND GROUNDING EQUIPMENT**

#### **Repair or Replace**

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

### **3.8 RECEPTACLE(S) ISSUES**

#### **Inspected**

There is a receptacle cover missing in the kitchen. This is non standard and a potential shock hazard. We recommend installing a receptacle plate by a qualified person where needed for safety.

### **3.11 JUNCTION BOXES (OBSERVABLE)**

#### **Repair or Replace**

An open junction box is observed underneath the smaller kitchen sink cabinet. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

### **3.12 EXTERIOR LIGHTING**

#### **Inspected**

(2) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

## **4. Garage**

### **4.1 GARAGE VEHICLE DOOR OPENER(S)**

#### **Repair or Replace**

(1) The light bulbs are missing at the garage door opener. The lights built in the garage door opener are a safety device. We recommend installing light bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified garage door contractor.

(2) The safety reverse photo-eyes are mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.

(3) Due to the high number of garage door openers that fail to auto-reverse when testing the garage door openers pressure-activated auto-reverse feature which could cause severe damage to the garage door and its related components when it fails to auto-reverse, we did not test the garage door openers pressure-activated auto-reverse feature at the time of the inspection. We recommend having the garage door(s) pressure-activated auto-reverse feature tested prior to the end of your contingency period by a qualified licensed garage door contractor.

### **4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

#### **Inspected**

Due to occupants personal items, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

### **4.4 GARAGE FLOOR/ SLAB**

**Repair or Replace**

(1) Epoxy is missing at several areas of the garage stem wall. We recommend adding epoxy where needed by a licensed contractor.

**4.5 FIRE-RATED DOOR****Repair or Replace**

The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics: 1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.

**4.8 GARAGE PEDESTRIAN DOOR(S)****Repair or Replace**

The garage pedestrian door rubs at the frame. We recommend making necessary adjustment by a qualified person.

**5(A) . Water Heater / Main House Water Heaters****5.0.A MAIN WATER HEATER (CONTROLS)****Repair or Replace**

(5) The water heater gas pipe fittings appear to have white teflon tape installed on them. This is non standard. White teflon tape is intended for use on water pipe fittings. We recommend necessary corrections by a qualified licensed plumber.

**6. Interiors****6.2 WALLS****Repair or Replace**

(1) Several gaps were observed where the baseboards meet the flooring in several areas throughout the house. We recommend making repairs where needed by a qualified licensed contractor.

**6.3 FLOOR COVERINGS****Repair or Replace**

(1) Damaged flooring was observed in the left wing 2nd bedroom. This area was tested for moisture and was found to be dry at the time of the inspection. We recommend further evaluation by a qualified licensed contractor and have repairs/replacement where needed.

(2) Water stains and damaged flooring was observed at the master bedroom adjacent to the rear sliding door. These stains were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a qualified licensed contractor and have necessary repairs/replacement made where needed.

(4) Wood flooring in the home exhibited surface wear in several areas. We recommend repairs or replacing by a qualified licensed flooring contractor.

(5) Paint was observed to be sprayed on the flooring in several areas in the master bedroom. We recommend cleaning these areas by a qualified person.

**6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)****Repair or Replace**

(1) One of the front entry cabinet drawers soft closer was found to be defective. We recommend repairs/replacement where needed by a licensed contractor.

**6.6 DOORS (REPRESENTATIVE NUMBER)****Repair or Replace**

(1) Several interior doors rub at the frame. We recommend making necessary corrections where needed

by a licensed contractor.

(2) Master bathroom sliding door floor guides are missing. This is a pinching hazard. We recommend installing where needed by a qualified person.

(3) Door stoppers are missing at several doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.

(4) The bottom of the larger guest bedroom door is cosmetically damaged. We recommend repairs/ replacement where needed by a licensed contractor.

## **6.9 INTERIORS - OTHER**

### **Information Only**

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

## **7. Plumbing System**

### **7.0 DRAIN, WASTE, AND VENT SYSTEMS**

#### **Repair or Replace**

(1) The pool house clean out cap is covered up by stucco. Due to this conditions it will be difficult to take this clean out cap off if needed. We recommend necessary repairs by a qualified person in order to make these clean out caps accessible.

(2) A drain vent pipe at the rear exterior wall of the pool house is not secured. We recommend necessary corrections and repairs by a qualified licensed plumber.

(3) An active leak is present at the drain pipe under the pool house kitchen sink. We recommend necessary repairs by a qualified licensed plumber.

### **7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS**

#### **Inspected**

It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

### **7.2 WATER PRESSURE/ REGULATOR**

#### **Repair or Replace**

The water pressure was checked with a water pressure gauge and was measured to be less than 45 PSI at the time of the inspection. This is to low and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.

### **7.3 HOSE SPIGOT(S)**

#### **Repair or Replace**

(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

### **7.5 SINK(S)**

#### **Repair or Replace**

(1) Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.

(2) Note: there is only cold water at the exterior BBQ island sink and not hot water. This is for your information.

## 8(A) . Left Wing Left Side 1st Bathroom

### 8.0.A TOILET

#### Repair or Replace

The side wall clearance to the toilet is non standard. We recommend further evaluation by a qualified licensed contractor and necessary repairs made if possible.

## 8(B) . Left Wing Left 1st Bedroom Bathroom

### 8.0.B TUB/ SHOWER ENCLOSURE

#### Repair or Replace

(1) There is no water present at the tub/shower at the time of the inspection. There may be underlying issues. We recommend further evaluation by a qualified licensed plumber and have repairs where needed prior to the end of your contingency period.

(2) The tub faucet valve does not back stop. This condition allows the tub faucet valve to turn past the off position without stopping. We recommend necessary repairs or replacement by a qualified licensed plumber.

## 8(C) . Left Wing Right Side 2nd bedroom Bathroom

### 8.0.C SINK(S)

#### Repair or Replace

An active leak is present at the drain pipe under the sink. We recommend necessary repairs by a qualified licensed plumber.

### 8.1.C SHOWER

#### Repair or Replace

(1) The bottom shower door seal is missing at the shower door. This is allowing water to splash out of the shower and onto the bathroom floor. We recommend installing a bottom shower door seal by a qualified person.

(2) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

## 8(D) . Half Bathroom

### 8.0.D SINK(S)

#### Repair or Replace

The sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.

## 8(E) . Right Wing 3rd Bedroom Bathroom

### 8.0.E SHOWER

#### Repair or Replace

The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

### 8.1.E CABINET(S)

#### Repair or Replace

Dark stains were observed under the sink which may indicate that a leak occurred. The area was tested and was found to be dry at the time of the inspection. We recommend necessary repairs of the affected area by a qualified licensed restoration contractor. No sampling or testing of the stains were taken or included with this home inspection. If you have health issues or if you are concerned about the air quality inside this house, we recommend necessary testing be performed by a qualified licensed contractor prior to the end of your contingency period.

## **8(F) . Right Wing 4th Bedroom Bathroom**

### **8.0.F SINK(S)**

#### **Repair or Replace**

The sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.

### **8.1.F SHOWER**

#### **Repair or Replace**

The tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. We recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.

### **8.2.F TOILET**

#### **Repair or Replace**

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

## **8(G) . Master Bathroom**

### **8.0.G SINK(S)**

#### **Repair or Replace**

The faucets are loose. We recommend necessary repairs or replacement by a qualified licensed plumber.

### **8.1.G SHOWER**

#### **Repair or Replace**

The right side shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

### **8.2.G TUB**

#### **Repair or Replace**

(1) The tub stopper is missing. We recommend replacing by a qualified person.

(2) The tub handheld faucet continues to drip when the diverter is activated which is dripping on the flooring. This could cause moisture damage. We recommend making necessary repairs/replacement by a licensed plumber.

### **8.3.G CABINET(S)**

#### **Repair or Replace**

There is a gap between the counter top and back splash. We recommend having this gap sealed by a qualified person to help prevent water/ moisture intrusion to the cabinet below.

## 8(H) . Bathroom(s) / Pool House Bathroom

### 8.0.H SHOWER

#### Repair or Replace

We recommend caulking around the hall bathroom shower pan, curb, and adjacent walls to help prevent moisture intrusion.

### 8.1.H WINDOW(S)

#### Repair or Replace

The window screen is missing. We recommend replacing by a qualified person.

## 9. Laundry

### 9.0 WASHING MACHINE/ DRYER CONNECTION(S)

#### Repair or Replace

**MAINTENANCE RECOMMENDATION:** Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine and dryer are not part of our general home inspection.

### 9.1 CLOTHES DRYER VENT

#### Repair or Replace

(1) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.

(2) We recommend having the dryer vent cleaned by a qualified person.

(3) We recommend having the dryer vent cleaned by a qualified person.

## 10(A) . Fireplaces/ Chimneys / Main House

### 10.0.A FIREPLACE(S)

#### Repair or Replace

The fireplace operating remote at the main house did not have power at the time of the inspection. We recommend changing the batteries and having the fireplace inspected for proper operation by a qualified person prior to the end of your contingency period.

## 10(B) . Fireplaces/ Chimneys / Pool House

### 10.0.B CHIMNEY(S)

#### Repair or Replace

There is not chimney, flue or direct vent installed at the pool house gas fireplace which is non standard and a safety hazard. We recommend having a chimney, flue or direct vent or proper fireplace and chimney installed by a licensed fireplace contractor. This fireplace is unsafe to use in its current installation and should not be used until corrections are made.

### 10.1.B FIREPLACE(S)

#### Repair or Replace

There are no glass doors or a screen installed at the fireplace. We recommend having glass doors and a screen installed by a qualified licensed chimney contractor as a safety upgrade.

### 10.2.B HEARTH/ MANTLE

**Repair or Replace**

The hearth at the front of the fireplace is missing/ of inadequate size/ or an improper material. This condition does not comply with current building and fire and safety requirements. We recommend installation of a properly sized hearth by a qualified licensed contractor.

**10.3.B OPERATING CONTROLS****Repair or Replace**

The gas log fireplace did not light when tested from the wall switch. The flame is controlled by the wall switch. We recommend further evaluation by a qualified licensed contractor and necessary repairs as needed.

## 11. Detectors, Safety, Security

**11.0 SMOKE DETECTORS****Inspected**

We recommend installing additional smoke detectors where needed in the main and pool house to comply with current fire and safety standards and regulations as a safety upgrade.

**11.1 CARBON MONOXIDE DETECTOR(S)****Inspected**

(2) The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms. We recommend installing additional Carbon Monoxide detectors where needed in the main and pool house.

**11.3 FIRE SPRINKLERS****Not Inspected**

There is a fire sprinkler system installed in the house and was not inspected by this company at the time of the home inspection. Inspecting fire sprinkler systems is beyond the scope of our general home inspection. We recommend having the fire sprinkler system inspected by a qualified licensed contractor prior to the end of your contingency period.

## 12. Heating Equipment

**12.1 HEATING EQUIPMENT - OTHER****Repair or Replace**

The pool house mini split did not operate in the heating mode when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.

## 13. Cooling Equipment

**13.0 COOLING EQUIPMENT****Repair or Replace**

The Main House rear AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.

**13.1 COOLING EQUIPMENT - OTHER****Repair or Replace**

(1) The pool house mini split did not operate in the cooling mode when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified

licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.

## **17. Built-In Kitchen Appliances**

### **17.2 FOOD WASTE DISPOSER**

#### **Repair or Replace**

(2) The pool house food waste disposal drain is installed in a non-standard manner. The drain tube exiting the disposer is installed horizontally and intersects the drain line of the other sink basin with a "T" fitting, then down to the P-trap. This can cause waste from the disposer to rise into the opposite sink basin before draining. We recommend necessary corrections by a qualified licensed plumber.

### **17.3 RANGE HOOD/ VENT**

#### **Repair or Replace**

(2) There is no range hood/ vent installed above the cooktop in the pool house. This is non standard. We recommend installing a range hood/ vent by a qualified licensed appliance contractor.

## **19. POOL, SPA, EQUIPMENT & SAFETY**

### **19.0 OPERATIONAL CONDITION OF POOL**

#### **Inspected**

(2) There is no visible rescue/ safety equipment placed around the pool/ spa area. This is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.

### **19.2 FENCING/ COVER**

#### **Repair/ Replace**

(1) The pool safety fencing appeared functional and may have met the standards at the time of installation. The latest safety standards call for the fencing/gates/access points to be more child-proof. These items can include the height of the fence, any openings, and the latch. We recommend upgrading the fencing by a qualified licensed fence contractor for child safety.

(3) The pool cover did not retract evenly. We recommend necessary repairs by a licensed pool contractor.

(4) Door alarms should be installed on all house doors that lead to the pool area due to no barrier between the house and the pool. We recommend installing door alarms in accordance with your local building requirements by a qualified licensed contractor.

(5) The self-closing device at the right side pool gate does not close the gate adequately. Gates providing access to the pool area must self close and latch without assistance. This is a safety concern. We recommend necessary repairs by a qualified person.

### **19.5 PLUMBING AND PUMPS**

#### **Inspected**

The pool/spa pump(s) were tested and were found to be operational at the time of the inspection. Pumps are not evaluated for capacity, efficiency, flow rate or pressure.

### **19.10 GFCI PROTECTION**

#### **Inspected**

The GFCI outlet was tested and was found to be operable at the time of the inspection.

### **19.11 COPING/ DECK**

#### **Repair/ Replace**

(1) The elastomeric compound (Deck-O-Seal) between the pool deck and coping is cracked/ missing in several areas. We recommend re sealing between the pool deck and coping as needed by a qualified pool contractor.

(2) Sections of the deck are uneven. This can pose a tripping hazard and may also indicate that soil



settlement or root encroachment occurred. We recommend necessary repairs by a qualified licensed concrete contractor.

## 20. SEWER SCOPE INSPECTION

### 20.4 SEWER SCOPE INSPECTION FINDINGS

#### Inspected

(2) The camera could not travel beyond 105 feet from the access point in the main sewer pipe due to the length of the pipe and/or multiple turns in the pipe. The remaining length of the pipe and the connection to the street sewer main line could not be evaluated.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Duncan