



# Inspection Report

**John Smith**

**Property Address:**  
12345 Main Ave.  
Escondido CA 92026



**The Property Inspection Pros**

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**Cell - 760-525-5340**  
**Certified Master Inspector**



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<b>Date:</b> 10/19/2024	<b>Time:</b> 01:00 PM	<b>Report ID:</b>
<b>Property:</b> 12345 Main Ave. Escondido CA 92026	<b>Customer:</b> John Smith	<b>Real Estate Professional:</b>

<b>IN ATTENDANCE DURNING THE INSPECTION:</b> BUYER, BUYER'S AGENT, INSPECTOR	<b>TYPE OF BUILDING:</b> MAFUACTURED HOME	<b>APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):</b> 1972, OLDER
<b>WEATHER TYPE:</b> CLEAR	<b>TEMPERATURE:</b> 76, DEGREES	<b>GROUND/ SOIL SURFACE CONDITIONS:</b> DRY
<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> STAGED		

**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 ROOF COVERING (SURFACE OF ROOFING MATERIAL)**  
**ROOF COVERING:** AGED/ WORN, METAL

**1.1 FLASHINGS AND ROOF PENETRATIONS**

**1.2 ROOF SHEATHING (OBSERVABLE)**  
**Comments:**  
 The roof sheathing and related components was not visible due to no attic access.

**1.3 ROOFING - OTHER**  
**Comments:**  
 (1) Pictures of the roof.



1.3 Item 1(Picture)

**IN NI NP RR IO Items**

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1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)

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

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.

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**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)**

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

**LOT TYPE:** FLAT

**LOT DRAINAGE:** NOT GRADED

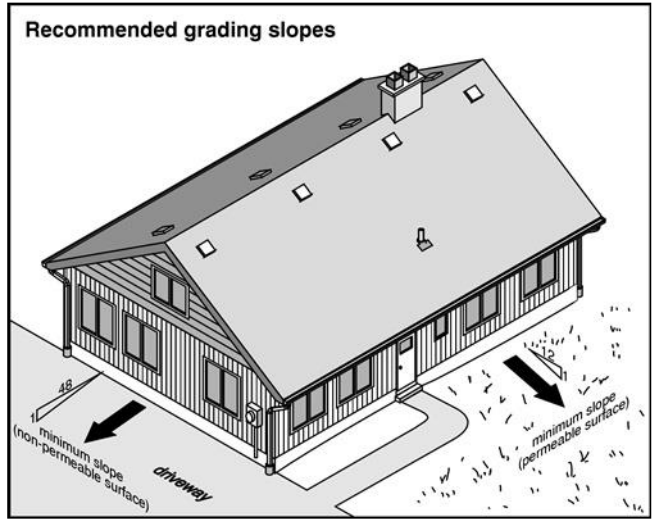
**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

There is a negative slope at the rear 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. 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 1(Picture)



2.2 Item 2(Picture)

**2.3 WALL CLADDING FLASHING AND TRIM**  
 SIDING MATERIAL: VINYL

**2.4 EAVES, SOFFITS, FASCIAS**

**2.5 DOORS (EXTERIOR)**

IN NI NP RR IO Items

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IN NI NP RR IO Items

**2.6 WINDOWS (INTERIOR AND EXTERIOR)**

**WINDOWS:** DOUBLE PANE VINYL

**Comments:**

(1) Flashings are not observed over/ above the windows. Windows on the lower level of a house, or when there is a short/ no eave require a flashing. These windows may leak during rain. We recommend further evaluation and necessary repairs by a qualified licensed window contractor.



2.6 Item 1(Picture)

(2) 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

**2.9 EXTERIOR STAIRS/ STEPS**

**Comments:**

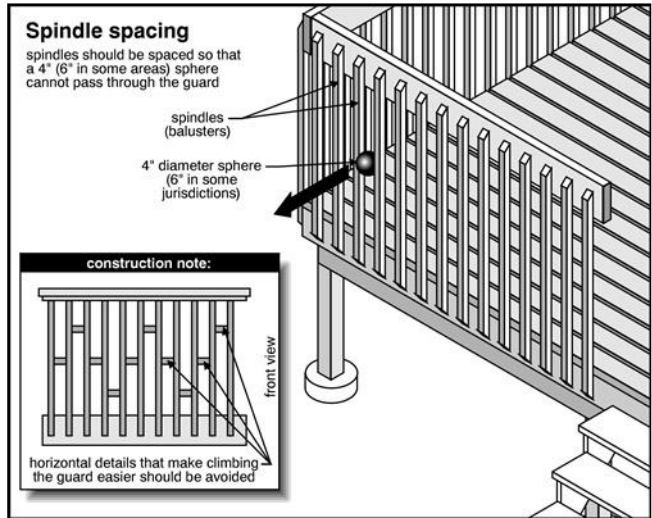
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IN NI NP RR IO Items

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IN NI NP RR IO Items

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



2.9 Item 1(Picture)



2.9 Item 2(Picture)

**2.10 FENCE AND/OR GATES**

**2.11 OUTLETS/ WIRING/ FIXTURES**

**2.12 DECKS**

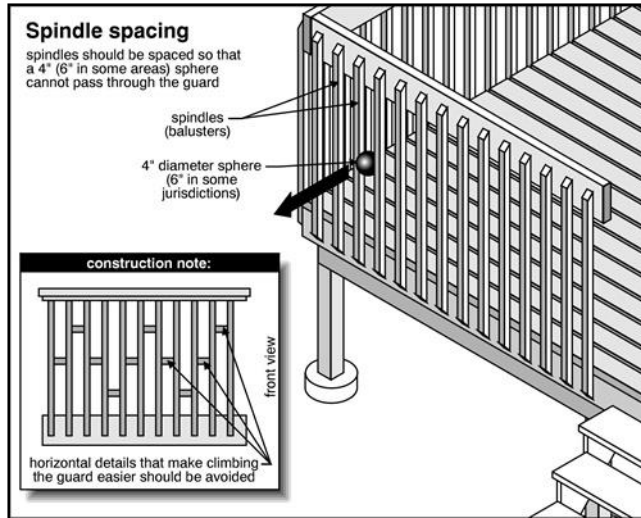
**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



2.12 Item 1(Picture)



2.12 Item 2(Picture)



**2.13 EXTERIOR - OTHER**

**Comments:**

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

IN NI NP RR IO Items

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**IN NI NP RR IO Items**

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needed to report on such damage and is strongly recommended.

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**IN NI NP RR IO Items**

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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.



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**IN NI NP RR IO Items**

**3.0 MAIN PANEL**

**MAIN PANEL CAPACITY:** 100 AMP  
**ELECTRIC SERVICE CONDUCTORS:** BELOW GROUND, 220 VOLTS

**Comments:**  
[Photo of the main electrical panel.](#)

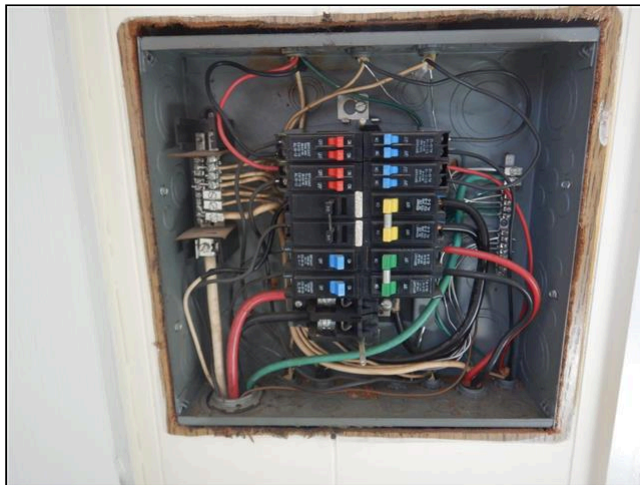
**3.1 SUB PANEL**

**3.2 CIRCUIT BREAKERS/ FUSES**

**PANEL TYPE:** CIRCUIT BREAKERS

**Comments:**  
 (1) [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 1(Picture)

**IN NI NP RR IO Items**

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3.2 Item 2(Picture)

(2) One or more circuit breakers in the main panel were off at the time of the inspection. Home inspectors do not turn on, operate or re set circuit breakers. Circuit breakers that are off could indicate a failure of that circuit or other problems. Turning on or re setting circuit breakers that are off can be a safety hazard. We recommend asking the seller or further evaluation by a qualified seller licensed electrician to determine why the breakers have been turned off.

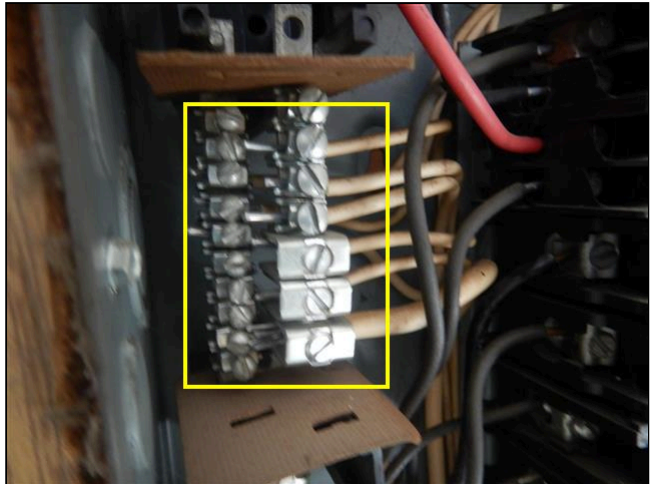


**3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING**

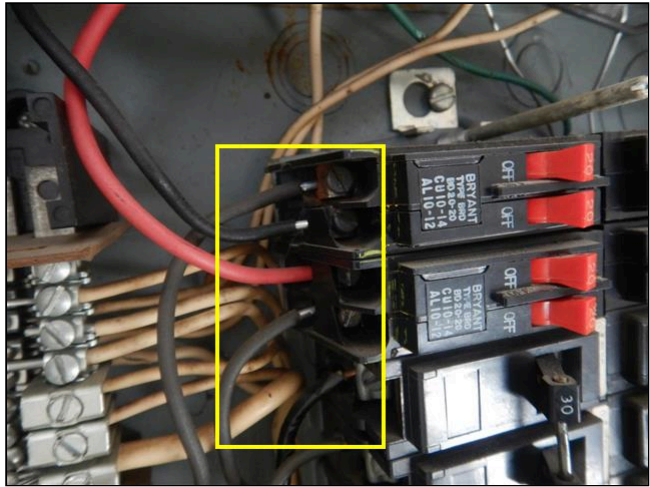
**BRANCH WIRE 15 AND 20 AMP: ALUMINUM**  
**WIRING METHODS: ROMEX**

**Comments:**

(1) There is aluminum wiring noted to be installed in this house. Checking the compatibility of the wiring with the built in devices, or checking for any direct splicing between copper and aluminum wiring is beyond the scope of our general home inspection. We recommended further evaluation of the entire electrical system by a qualified licensed electrician prior to the end of your contingency period.



3.3 Item 1(Picture)



3.3 Item 2(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) A conduit is corroded and in contact with the ground observed in the crawlspace. We recommend necessary repairs/ replacement by a licensed electrician.



3.3 Item 3(Picture)

**3.4 SERVICE AND GROUNDING EQUIPMENT**

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IN NI NP RR IO Items

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

3.6 SWITCHES

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

Comments:

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.

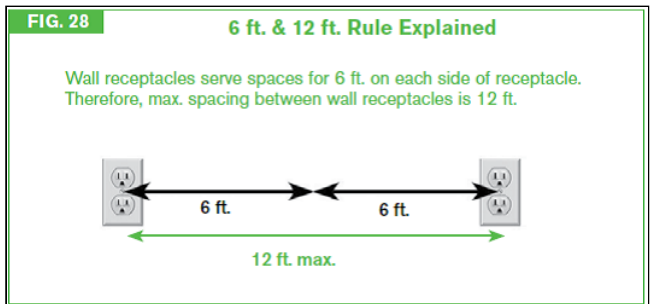


3.7 Item 1(Picture)

3.8 RECEPTACLE(S) ISSUES

Comments:

(1) Wall receptacles are required within 6 feet of any point along the floor line measured horizontally. A single wall receptacle serves spaces for 6 feet on each side of receptacle. Interior wall(s) in the family room were found with no or fewer wall receptacles than this standard. We recommend having additional receptacles installed by a qualified licensed electrician if additional receptacles are desired.



3.8 Item 1(Picture)

IN NI NP RR IO Items

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3.8 Item 2(Picture)

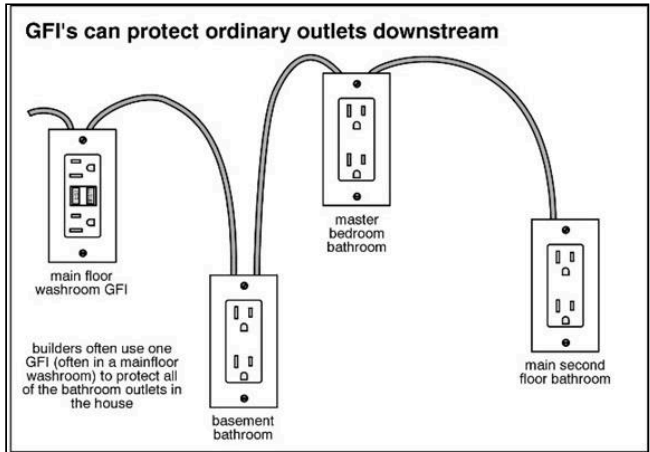
(2) There is no outlet located under the kitchen sink for the garbage disposal and dishwasher. This is non standard to today's requirements. We recommend having an outlet installed by a licensed electrician.



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

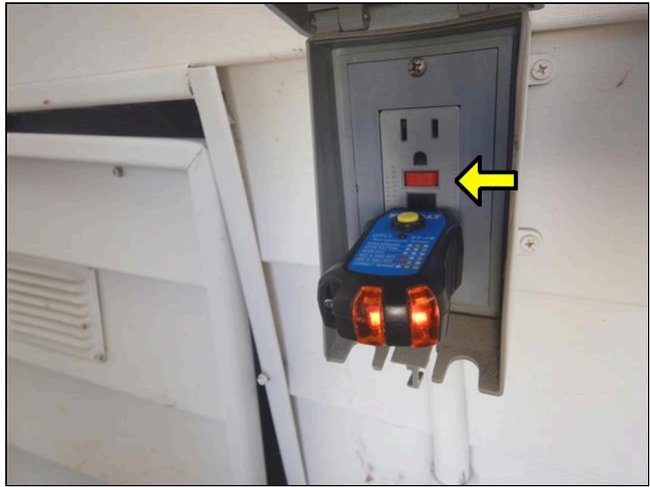
**Comments:**

(1) 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.



3.9 Item 1(Picture)

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3.9 Item 2(Picture)

(2) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.






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






**3.11 JUNCTION BOXES (OBSERVABLE)**






**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)

(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.

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. 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.

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**IN NI NP RR IO Items**

**4.0 MAIN WATER HEATER (CONTROLS)**

**WATER HEATER YEAR MANUFACTURED:** 2015  
**WATER HEATER POWER SOURCE:** NATURAL GAS  
**WATER HEATER CAPACITY:** 40 GALLON

**Comments:**

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



4.0 Item 1(Picture)

**IN NI NP RR IO Items**

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4.0 Item 2(Picture)

(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.

(4) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.



**4.1 MAIN WATER HEATER (PLATFORM & STRAPPING)**

**Comments:**

The water heater is adequately strapped as required.



**4.2 MAIN WATER HEATER FLUE**

**Comments:**

IN NI NP RR IO Items

Sections of the water heater flue were improperly installed. The lower sections should fit inside the upper sections so that exhaust gases cannot escape. The flue pipe connections must also be fastened with 3 sheet metal screws per connection. Incorrect installation is a possible Carbon Monoxide hazard. We recommend necessary corrections by a qualified licensed plumber.



4.2 Item 1(Picture)

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

IN NI NP RR IO Items

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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. 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.

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IN NI NP RR IO Items

5.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: WOOD PANELING, LEAD BASED PAINT (40 YEARS), OLDER

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*). An elevated moisture was not detected at the time of the inspection.



5.0 Item 1(Picture)

(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

IN NI NP RR IO Items

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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) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.**

(5) **Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.**

(6) 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.

**5.1 CEILINGS**

**5.2 WALLS**

**Comments:**

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

IN NI NP RR IO Items

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.



5.2 Item 1(Picture)

5.3 FLOOR COVERINGS

5.4 STEPS, STAIRWAYS, RAILINGS

5.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

5.6 DOORS (REPRESENTATIVE NUMBER)

5.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

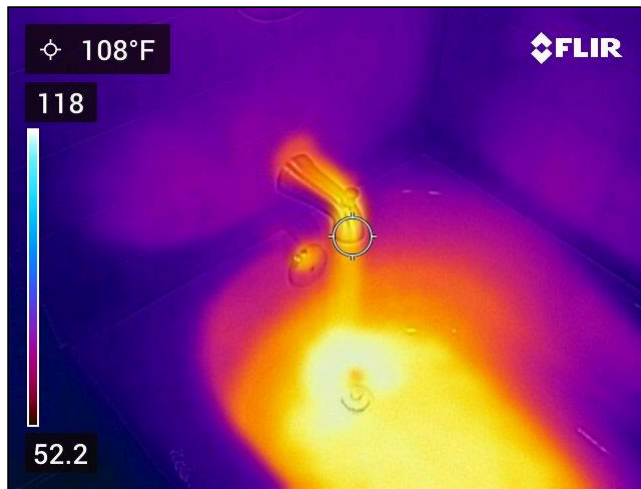
(1) [Infrared Camera Thermal Photos.](#)



5.7 Item 1(Picture)

IN NI NP RR IO Items

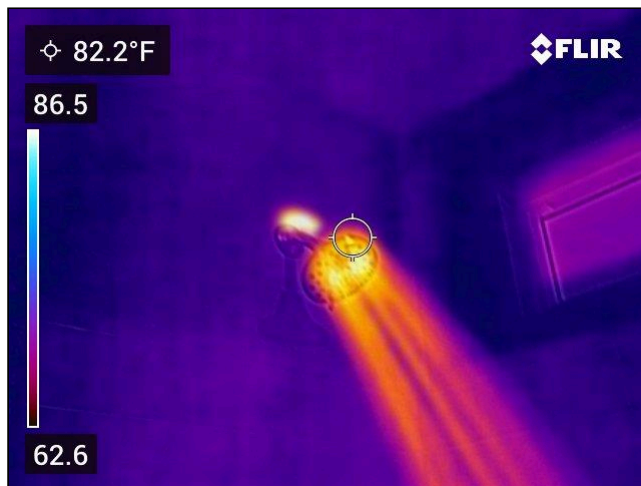
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5.7 Item 2(Picture)



5.7 Item 3(Picture)



5.7 Item 4(Picture)



5.7 Item 5(Picture)



5.7 Item 6(Picture)



5.7 Item 7(Picture)



5.7 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. No anomalies were found at the time of the inspection using this camera.

**5.8 SAFETY GLASS (INTERIOR)**

**5.9 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 an 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.

**5.10 ADDITIONS/ MODIFICATIONS**

**Comments:**

It is beyond the scope of our general home inspection to verify permits. We recommend checking city records to verify the existence of permits prior to the end of your contingency period.

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.



## 6. 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.**

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### 6.0 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:**

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.

### 6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

**WATER SOURCE:** PUBLIC

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

**IN NI NP RR IO Items**

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**Comments:**

There were un-insulated water supply pipes noted in the crawl space. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

**6.2 WATER PRESSURE/ REGULATOR**  
WATER PRESSURE (PSI): 60-65 PSI

**6.3 HOSE SPIGOT(S)**  
**Comments:**

IN NI NP RR IO Items

(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.



6.3 Item 1(Picture)

(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.



6.3 Item 2(Picture)

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6.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

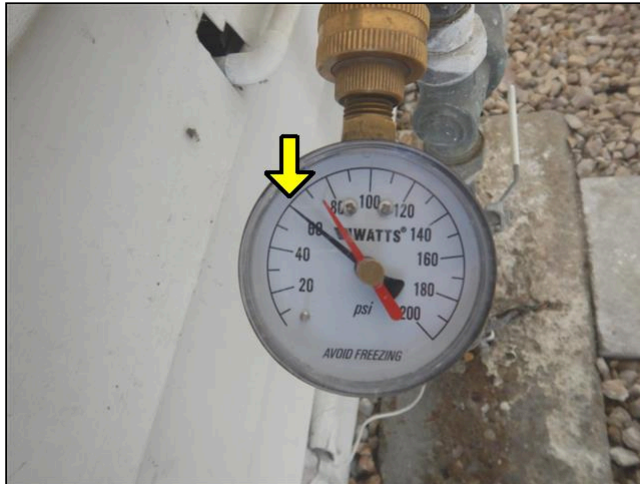
IN NI NP RR IO Items

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

**IN NI NP RR IO Items**

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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.



6.4 Item 1(Picture)

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**IN NI NP RR IO Items**

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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.

## 7(A) . Bathroom(s) / Hall 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.

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**IN NI NP RR IO Items**

**7.0.A EXHAUST FAN**

**Comments:**

The room/ area containing the shower had no exhaust fan. This condition can create excessively high humidity which may cause problems such as corrosion or microbial growth. To avoid poor conditions resulting from excessively moist air, we recommend installation of an exhaust fan in the shower area by a qualified licensed contractor.

**7.1.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**

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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.

**7(B) . Bathroom(s) / 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.

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**IN NI NP RR IO Items**

**7.0.B SHOWER**

**Comments:**

The shower head leaks when the water is running through it. We recommend replacement by a qualified person.



7.0.B Item 1(Picture)

**7.1.B EXHAUST FAN**

**Comments:**

The room/ area containing the shower had no exhaust fan. This condition can create excessively high humidity which may cause problems such as corrosion or microbial growth. To avoid poor conditions resulting from excessively moist air, we recommend installation of an exhaust fan in the shower area by a qualified licensed contractor.

**7.2.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**

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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. Laundry

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**IN NI NP RR IO Items**

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

**DRYER POWER SOURCE:** 220 VOLT ELECTRIC ONLY

**Comments:**

The dryer 220 volt outlet is inoperable/ did not function when tested. We recommend further evaluation and necessary repairs by a licensed electrician.



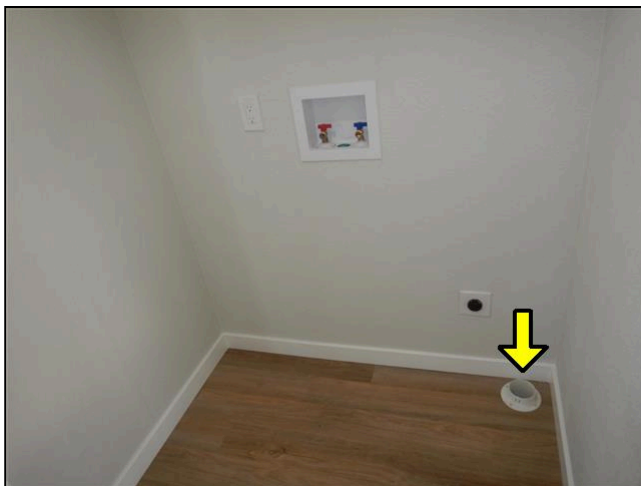
8.0 Item 1(Picture)

#### 8.1 CLOTHES DRYER VENT

**DRYER VENT:** METAL

**Comments:**

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



8.1 Item 1(Picture)

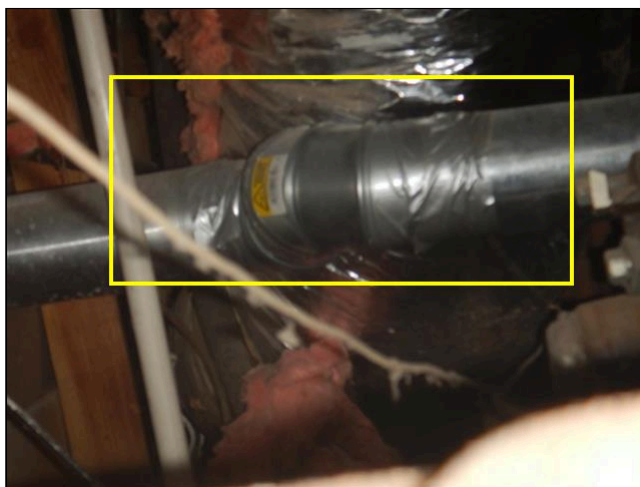
**IN NI NP RR IO Items**

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



8.1 Item 2(Picture)

(2) The laundry duct fitting is connected with tape. This is non-standard. We recommend properly installing the laundry dryer duct with a spring clamp or hose clamp.



8.1 Item 3(Picture)

**8.2 LAUNDRY ROOM VENT**

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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.



9. Detectors, Safety, Security



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IN NI NP RR IO Items

9.0 SMOKE DETECTORS

9.1 CARBON MONOXIDE DETECTOR(S)

Comments:

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



9.1 Item 1(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 house and adjacent to each cluster of bedrooms. We recommend installing additional Carbon Monoxide detectors where needed.

9.2 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.

9.3 BEDROOM EGRESS

Comments:

The bedroom windows do not meet current egress requirements. There must be an openable window for light, ventilation, and fire escape. For light, the window size must be at least 8% of the floor area. For ventilation, the openable portion of the window must be at least 4% of the floor area. For fire escape, the window must be at least 5.7 square feet in area. The opening must have a minimum height of 24 inches, a minimum

IN NI NP RR IO Items

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**IN NI NP RR IO Items**

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width of 20 inches, and a maximum sill height of 44 inches. The current installation does not meet one or more of these requirements. We recommend further evaluation by a qualified licensed contractor for corrective options.



9.3 Item 1(Picture)

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**IN NI NP RR IO Items**

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## 10. 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.

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**IN NI NP RR IO Items**

**10.0 HEATING EQUIPMENT**

**HEAT TYPE:** FORCED AIR  
**NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD):** ONE  
**ENERGY SOURCE:** NATURAL GAS  
**AGE OF HEATER:** GAS - LESS THAN 15 YEARS OLD

**Comments:**

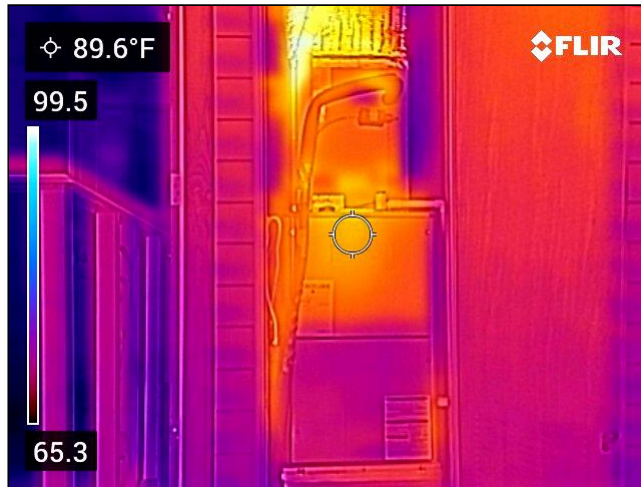
(1) The furnace was tested and was functional/ operated at the time of the inspection.



10.0 Item 1(Picture)

**IN NI NP RR IO Items**

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



10.0 Item 2(Picture)

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



10.0 Item 3(Picture)



10.0 Item 4(Picture)

IN NI NP RR IO Items

10.1 THERMOSTAT(S)

Comments:

The thermostat was operational when used to operate the furnace 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.



10.1 Item 1(Picture)

10.2 VENTS AND FLUES (HEATING SYSTEM)

10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)

DUCTWORK: INSULATED

FILTER TYPE: FILTER(S) ARE DIRTY. WE RECOMMEND REPLACING.

Comments:

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



10.3 Item 1(Picture)

(2) Ducts in the crawlspace are observed to be in contact with the ground. This is non

IN NI NP RR IO Items

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**IN NI NP RR IO Items**

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standard and corrections are needed. We recommend necessary repairs by a qualified licensed HVAC contractor.



10.3 Item 2(Picture)

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**IN NI NP RR IO Items**

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

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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.

## 11. 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.



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**IN NI NP RR IO Items**

**11.0 COOLING EQUIPMENT**

**COOLING EQUIPMENT TYPE:** AIR CONDITIONER

**NUMBER OF A/C UNITS:** ONE

**CONDENSER AGE:** LESS THAN 15 YEARS

**Comments:**

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



11.0 Item 1(Picture)

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

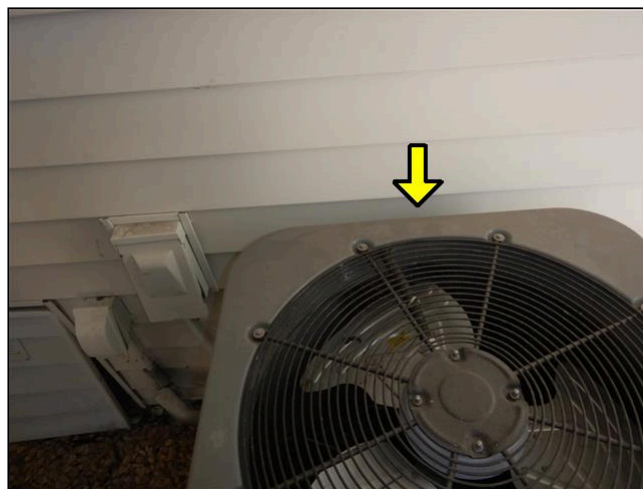
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- (2) The condensers are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We recommend necessary repairs a licensed HVAC contractor.
- (3) The breaker for the AC unit was off at time of the inspection. Due to this condition the AC unit could not be tested. We recommend verifying proper operation of this unit by this company or a qualified person prior to the end of your contingency period.



11.0 Item 2(Picture)

- (4) The AC condenser was located too close to a wall. This condition may impede airflow and limit the ability of the unit to adequately dissipate heat. Although installation requirements vary with manufacturer, the condenser should maintain a minimum of 6 inches of clearance from any obstacle to air flow. Inadequate airflow can result in a reduced compressor life span and higher operating costs. We recommend necessary corrections by a qualified licensed HVAC contractor.



11.0 Item 3(Picture)

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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 condensers are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We recommend necessary repairs a licensed HVAC contractor.



11.0 Item 4(Picture)

(6) The AC unit electrical conduit is not secured to the wall as required. We recommend having the AC unit conduit secured to the wall by a qualified person.



11.0 Item 5(Picture)

11.1 CONDENSATE EQUIPMENT

IN NI NP RR IO Items

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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.

## 12. 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

### 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.

### 13. 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.

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**IN NI NP RR IO Items**

**13.0 STRUCTURE (GENERAL INFORMATIONAL)**

**ATTIC ACCESS/ LOCATION:** NONE FOUND, INACCESSIBLE  
**WALL STRUCTURE:** WOOD STUDS

**13.1 ROOF STRUCTURE AND ATTIC SPACE**

**ROOF TYPE:** GABLE  
**ROOF STRUCTURE:** NOT VISIBLE, COULD NOT DETERMINE

**Comments:**

There is no attic access. We could not inspect the roof structure, insulation, electrical, or any other components in the attic space.

**13.2 COLUMNS AND/ OR PIERS**

**COLUMNS AND/ OR PIERS:** STEEL SCREW JACKS

**13.3 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)**

**IN NI NP RR IO Items**

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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.

## 14. 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.



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**IN NI NP RR IO Items**

**14.0 MICROWAVE (BUILT-IN)**

**Comments:**

**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.



14.0 Item 1(Picture)

**14.1 DISHWASHER**

**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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The dishwasher was unplugged at the time of the inspection. Due to this condition the dishwasher could not be tested. We recommend verifying proper operation of this unit by this company or a qualified person prior to the end of your contingency period.



14.1 Item 1(Picture)



**14.2 FOOD WASTE DISPOSER**

**Comments:**

The food waste disposer was unplugged at the time of the inspection. Due to this condition the food waste disposer could not be tested. We recommend verifying proper operation of this unit by this company or a qualified person prior to the end of your contingency period.



14.2 Item 1(Picture)

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IN NI NP RR IO Items

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IN NI NP RR IO Items

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**14.3 RANGE HOOD/ VENT**

**RANGE HOOD/ EXHAUST TYPE:** RE-CIRCULATE

**Comments:**

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.



**14.4 RANGE/ OVEN**

**RANGE/ OVEN:** GAS

**Comments:**

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

The 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 oven.



14.4 Item 1(Picture)

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IN NI NP RR IO Items

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IN NI NP RR IO Items

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(2) The presence of soot or yellow flame at the cooktop burners indicates improper combustion may be occurring with this appliance. We recommend further evaluation by an appliance contractor for cause before the end of your contingency period and necessary repairs or replacement made as needed.



14.4 Item 2(Picture)



14.4 Item 3(Picture)

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IN NI NP RR IO Items

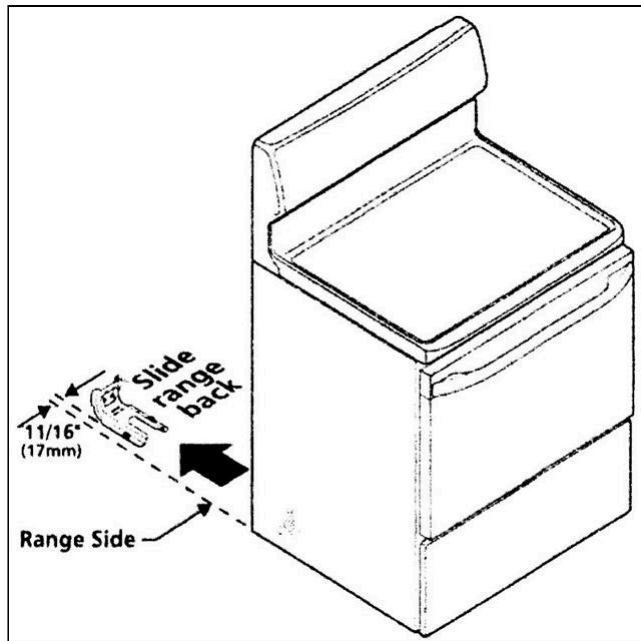
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.



14.4 Item 4(Picture)



14.4 Item 5(Picture)



14.5 REFRIGERATOR

IN NI NP RR IO Items

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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.



## 15. 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.

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**IN NI NP RR IO Items**

**15.0 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).



15.0 Item 1(Picture)

**15.1 MAIN ELECTRICAL PANEL**

**Comments:**

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



15.1 Item 1(Picture)

**IN NI NP RR IO Items**

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



15.1 Item 2(Picture)

**15.2 MAIN WATER SHUT-OFF**

**Comments:**

(1) The main water shut-off valve is located at the front exterior side of the property (facing front).



15.2 Item 1(Picture)

(2) The main water shut-off valve is rusted/corroded. We recommend replacing this valve to prevent future leaks by a licensed plumber.

**15.3 SUB ELECTRICAL PANEL(S)**

**Comments:**

**IN NI NP RR IO Items**

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The sub-panel is located in the 2nd bedroom.



15.3 Item 1(Picture)

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**IN NI NP RR IO Items**

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## General Summary



### The Property Inspection Pros

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

**Customer**  
John Smith

**Address**  
12345 Main Ave.  
Escondido CA 92026

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.

## 2. Exterior

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

#### Repair or Replace

There is a negative slope at the rear 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. 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.

### 2.6 WINDOWS (INTERIOR AND EXTERIOR)

#### Repair or Replace

(1) Flashings are not observed over/ above the windows. Windows on the lower level of a house, or when there is a short/ no eave require a flashing. These windows may leak during rain. We recommend further evaluation and necessary repairs by a qualified licensed window contractor.

### 2.9 EXTERIOR STAIRS/ STEPS

**Repair or Replace**

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.

**2.12 DECKS****Repair or Replace**

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.

## 3. Electrical System

**3.2 CIRCUIT BREAKERS/ FUSES****Inspected**

(2) One or more circuit breakers in the main panel were off at the time of the inspection. Home inspectors do not turn on, operate or re set circuit breakers. Circuit breakers that are off could indicate a failure of that circuit or other problems. Turning on or re setting circuit breakers that are off can be a safety hazard. We recommend asking the seller or further evaluation by a qualified seller licensed electrician to determine why the breakers have been turned off.

**3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING****Repair or Replace**

(1) There is aluminum wiring noted to be installed in this house. Checking the compatibility of the wiring with the built in devices, or checking for any direct splicing between copper and aluminum wiring is beyond the scope of our general home inspection. We recommended further evaluation of the entire electrical system by a qualified licensed electrician prior to the end of your contingency period.

(3) A conduit is corroded and in contact with the ground observed in the crawlspace. We recommend necessary repairs/ replacement by a licensed electrician.

**3.8 RECEPTACLE(S) ISSUES****Repair or Replace**

(1) Wall receptacles are required within 6 feet of any point along the floor line measured horizontally. A single wall receptacle serves spaces for 6 feet on each side of receptacle. Interior wall(s) in the family room were found with no or fewer wall receptacles than this standard. We recommend having additional receptacles installed by a qualified licensed electrician if additional receptacles are desired.

(2) There is no outlet located under the kitchen sink for the garbage disposal and dishwasher. This is non standard to today's requirements. We recommend having an outlet installed by a licensed electrician.

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

(2) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician 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. Water Heater

### 4.0 MAIN WATER HEATER (CONTROLS)

#### Repair or Replace

(4) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.

### 4.2 MAIN WATER HEATER FLUE

#### Repair or Replace

Sections of the water heater flue were improperly installed. The lower sections should fit inside the upper sections so that exhaust gases cannot escape. The flue pipe connections must also be fastened with 3 sheet metal screws per connection. Incorrect installation is a possible Carbon Monoxide hazard. We recommend necessary corrections by a qualified licensed plumber.

## 5. Interiors

### 5.0 INTERIORS (GENERAL COMMENTS)

#### Inspected

**(4) We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.**

**(5) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.**

(6) 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.

### 5.9 INTERIORS - OTHER

#### Not Inspected

(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.

### 5.10 ADDITIONS/ MODIFICATIONS

#### Information Only

It is beyond the scope of our general home inspection to verify permits. We recommend checking city records to verify the existence of permits prior to the end of your contingency period.

## 6. Plumbing System

### 6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

#### Repair or Replace

There were un-insulated water supply pipes noted in the crawl space. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.

### 6.3 HOSE SPIGOT(S)

#### Inspected

(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(A) . Bathroom(s) / Hall Bathroom

### 7.0.A EXHAUST FAN

#### Inspected

The room/ area containing the shower had no exhaust fan. This condition can create excessively high humidity which may cause problems such as corrosion or microbial growth. To avoid poor conditions resulting from excessively moist air, we recommend installation of an exhaust fan in the shower area by a qualified licensed contractor.

## 7(B) . Bathroom(s) / Master Bathroom

### 7.0.B SHOWER

#### Repair or Replace

The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

### 7.1.B EXHAUST FAN

#### Inspected

The room/ area containing the shower had no exhaust fan. This condition can create excessively high humidity which may cause problems such as corrosion or microbial growth. To avoid poor conditions resulting from excessively moist air, we recommend installation of an exhaust fan in the shower area by a qualified licensed contractor.

## 8. Laundry

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

#### Repair or Replace

The dryer 220 volt outlet is inoperable/ did not function when tested. We recommend further evaluation and necessary repairs by a licensed electrician.

### 8.1 CLOTHES DRYER VENT

#### Information Only

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

(2) The laundry duct fitting is connected with tape. This is non-standard. We recommend properly installing the laundry dryer duct with a spring clamp or hose clamp.

## 9. Detectors, Safety, Security

### 9.1 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.

### 9.3 BEDROOM EGRESS

#### Repair or Replace

The bedroom windows do not meet current egress requirements. There must be an openable window for light, ventilation, and fire escape. For light, the window size must be at least 8% of the floor area. For ventilation, the openable portion of the window must be at least 4% of the floor area. For fire escape, the window must be at least 5.7 square feet in area. The opening must have a minimum height of 24 inches, a minimum width of 20 inches, and a maximum sill height of 44 inches. The current installation does not meet one or more of these requirements. We recommend further evaluation by a qualified licensed contractor for corrective options.

## 10. Heating Equipment

### 10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)

#### Repair or Replace

(2) Ducts in the crawlspace are observed to be in contact with the ground. This is non standard and corrections are needed. We recommend necessary repairs by a qualified licensed HVAC contractor.

## 11. Cooling Equipment

### 11.0 COOLING EQUIPMENT

#### Repair or Replace

(3) The breaker for the AC unit was off at time of the inspection. Due to this condition the AC unit could not be tested. We recommend verifying proper operation of this unit by this company or a qualified person prior to the end of your contingency period.

(4) The AC condenser was located too close to a wall. This condition may impede airflow and limit the ability of the unit to adequately dissipate heat. Although installation requirements vary with manufacturer, the condenser should maintain a minimum of 6 inches of clearance from any obstacle to air flow. Inadequate airflow can result in a reduced compressor life span and higher operating costs. We recommend necessary corrections by a qualified licensed HVAC contractor.

(6) The AC unit electrical conduit is not secured to the wall as required. We recommend having the AC unit conduit secured to the wall by a qualified person.

## 14. Built-In Kitchen Appliances

### 14.1 DISHWASHER

#### Not Inspected

The dishwasher was unplugged at the time of the inspection. Due to this condition the dishwasher could not be tested. We recommend verifying proper operation of this unit by this company or a qualified person prior to the end of your contingency period.

### 14.4 RANGE/ OVEN

#### Repair or Replace



(2) The presence of soot or yellow flame at the cooktop burners indicates improper combustion may be occurring with this appliance. We recommend further evaluation by an appliance contractor for cause before the end of your contingency period and necessary repairs or replacement made as needed.

(3) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.

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

### 15.2 MAIN WATER SHUT-OFF

#### **Inspected**

(2) The main water shut-off valve is rusted/corroded. We recommend replacing this valve to prevent future leaks by a licensed plumber.

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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.

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