



Inspection Report

Jonny Smyth

Property Address:
1123 Smith Road
Vista CA 92083



The Property Inspection Pros

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Date: 10/4/2024	Time: 01:00 PM	Report ID:
Property: 1123 Smith Road Vista CA 92083	Customer: Jonny Smyth	Real Estate Professional:

IN ATTENDANCE DURING THE INSPECTION: BUYER, INSPECTOR, BUYER'S FAMILY MEMBER(S)	TYPE OF BUILDING: TWIN HOME	APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS): 1992, OLDER
WEATHER TYPE: CLEAR	TEMPERATURE: 76, DEGREES	GROUND/ SOIL SURFACE CONDITIONS: DRY
RAINED IN THE LAST 3 DAYS: NO	NUMBER OF LEVELS: 2	UTILITIES: ALL UTILITIES WERE ON
OCCUPIED: NOT OCCUPIED, 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.

This property is not occupied and vacant at the time of the inspection. Vacant properties can develop problems that may not occur if not being lived in. Many systems in a property depend on regular use. We do not know how long these systems and related components have not been under regular use. Systems and their related components under regular use or coupled with increased demand may cause unforeseen failures not present at the time of inspection. This home inspection does not comment on system and component life expectancy or can predict future failures. There is always a risk of imminent failures and should be considered when purchasing. We recommend that you get and maintain a good home warranty.

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: CONCRETE TILE

1.1 TILE ROOF MATERIALS

Comments:

(1) **Photo(s) of the roof.**



1.1 Item 1(Picture)

IN NI NP RR IO Items

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1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

IN NI NP RR IO Items

(2) Slipped tiles are noted at several areas. We recommend further evaluation and necessary repairs by a licensed roof contractor.



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)

IN NI NP RR IO Items

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1.1 Item 8(Picture)

(3) The roof covering was inspected from the ground, windows, attic and remotely with the use of a pole-mounted camera to avoid damaging the roof covering and possibly voiding any manufacture warranties and safety for the inspector. This is not a comprehensive inspection of the roof and is in accordance with the InterNACHI standards of practice we follow. All of the flashings and/pipe penetrations were not fully visible from our vantage point. I cannot guarantee that all of the pipe penetrations and flashings are in good condition. If you want a more comprehensive roof inspection, we recommend that you have the roof inspected by a licensed roof contractor prior to the end of your contingency. Be advised that a licensed roof contractor with the added benefit of walking the roof may find additional defects not listed in this report.

1.2 FLASHINGS AND ROOF PENETRATIONS

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

- (1) Gutters appear intact but due to the lack of recent or current rain I am unable to determine if the gutters leak at seams or drain properly.
- (2) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

1.4 ROOF SHEATHING (OBSERVABLE)

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

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

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

2. Exterior

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



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

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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)

Comments:

Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

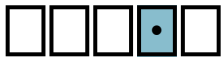


2.1 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items



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

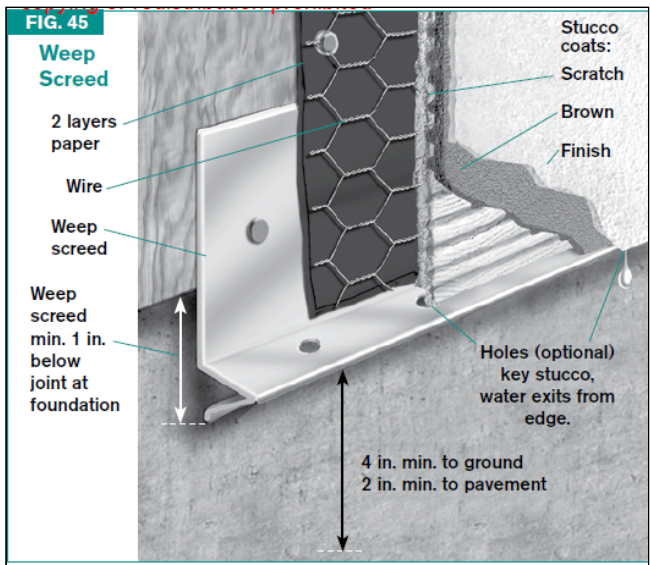
LOT TYPE: FLAT

LOT DRAINAGE: BURRIED DRAIN LINES

Comments:

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

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



2.2 Item 1(Picture)



2.2 Item 2(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) Some yard drains were noted with missing or damaged screens or covers. The drains will be subject to debris and may become blocked. This can be problematic during heavy rain or extended irrigation. We recommend installing new drain covers and keeping them cleared as regular maintenance of your yard.



2.2 Item 3(Picture)



2.3 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: STUCCO, WOOD TRIM, LEAD BASED PAINT(40 Years Older)

Comments:

(1) **Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.**

(2) The stucco skim-coat is deteriorating in areas around the foundation stemwall. This is typical cosmetic damage. If concerned we recommend necessary repairs by a licensed qualified contractor.



2.3 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

2.4 EAVES, SOFFITS, FASCIAS

Comments:

Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 DOORS (EXTERIOR)

2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: AGED/ WORN, SINGLE PANE ALUMINUM

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

- (1) There are several window screens that are missing throughout the house. We recommend repair or replace as needed by a qualified person.
- (2) A cracked/broken window is observed in an upstairs bedroom. We recommend repair or replacement by a licensed window contractor.



2.6 Item 1(Picture)

2.7 SAFETY GLASS (EXTERIOR)

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: AGED/ WORN, CRACKED, CONCRETE

Comments:

- (1) The concrete driveway is deteriorated at some areas. We recommend necessary repairs by a licensed concrete contractor.



2.8 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) There are several stress and/ or settling cracks observed in the concrete driveway. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This driveway may deteriorate further. We recommend obtaining a quote for necessary repairs or replacement by a licensed concrete contractor prior to the end of your contingency period.



2.8 Item 2(Picture)

(3) A tripping hazard exists at the pathway at the front of the house. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.



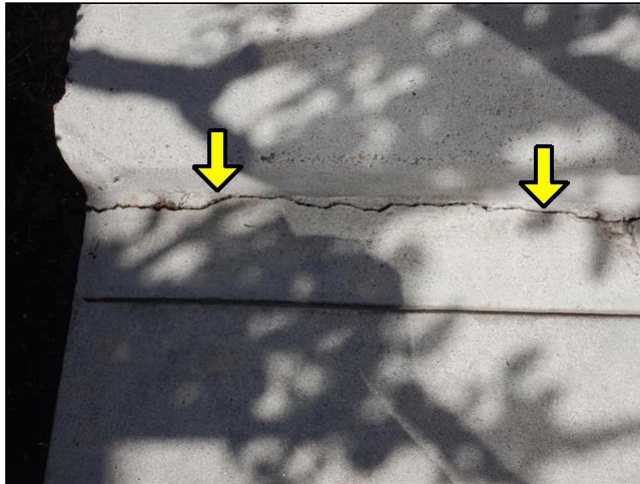
2.8 Item 3(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(4) There is a crack in the walkway. We recommend necessary repairs by a licensed concrete contractor.



2.8 Item 4(Picture)

2.9 EXTERIOR STAIRS/ STEPS

2.10 FENCE AND/OR GATES

Comments:

(1) The wood fencing is not painted or stained at some areas. Maintaining paint and/ or stain is essential to preventing the wood from deteriorating and damage. We recommend prep and painting or staining as needed by a licensed paint contractor.



2.10 Item 1(Picture)

IN NI NP RR IO Items

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2.10 Item 2(Picture)

(2) The fence is damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

2.11 OUTLETS/ WIRING/ FIXTURES

2.12 IRRIGATION

Comments:

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

2.13 RETAINING WALL(S)

Comments:

The wood at the retaining wall is damaged/ deteriorated and leaning. We recommend necessary repairs or replacements made by a qualified licensed contractor.



2.13 Item 1(Picture)

IN NI NP RR IO Items

2.14 EXTERIOR - OTHER

Comments:

(1) Standing water is observed at several areas in the front yard. We recommend further evaluation and necessary repairs by a licensed plumber.



2.14 Item 1(Picture)

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

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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.](#)



3.0 Item 1(Picture)

3.1 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

Comments:

IN NI NP RR IO Items

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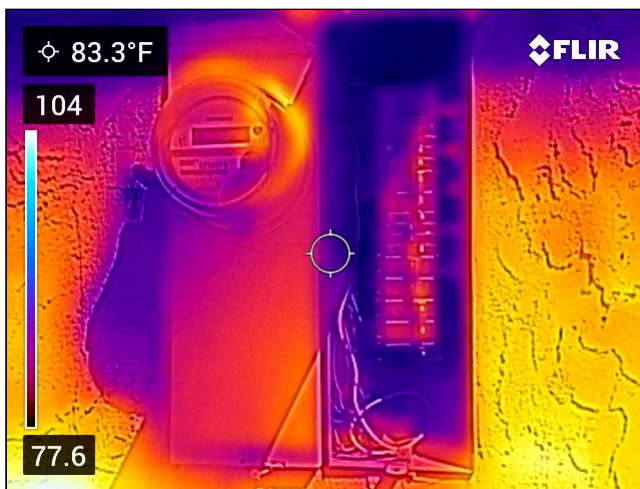
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(1) **Photo inside of the main electrical panel.**

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



3.1 Item 1(Picture)



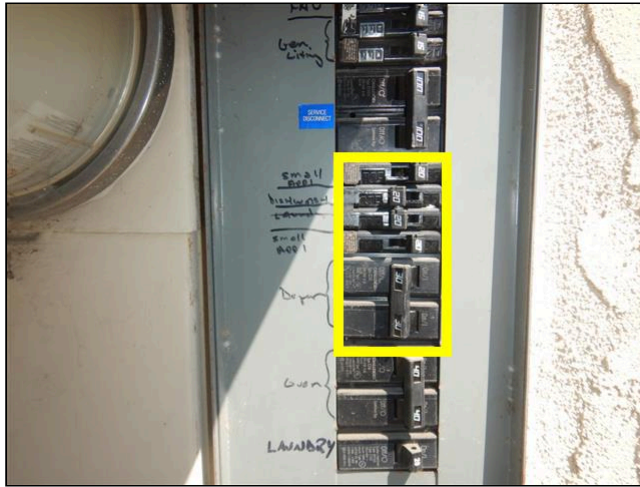
3.1 Item 2(Picture)

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(2) Several 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.



3.1 Item 3(Picture)



3.2 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER
WIRING METHODS: ROMEX

Comments:

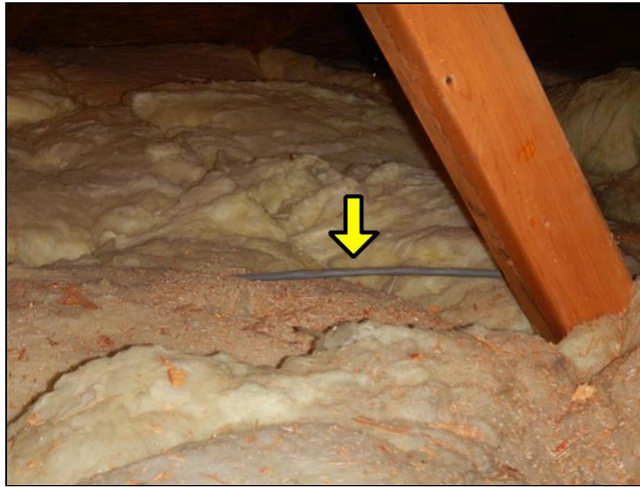
(1) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.



3.2 Item 1(Picture)

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3.2 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.



3.3 SERVICE AND GROUNDING EQUIPMENT

Comments:

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



3.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

(1) A light is loose in the downstairs kitchen closet area. We recommend necessary repairs by a qualified person.



3.4 Item 1(Picture)

(2) There is no light at the bottom of the interior stairwell. This is a safety hazard. We

IN NI NP RR IO Items

recommend installing a light in this area by a qualified licensed electrician.



3.4 Item 2(Picture)

3.5 SWITCHES

3.6 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 RECEPTACLE(S) ISSUES

3.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

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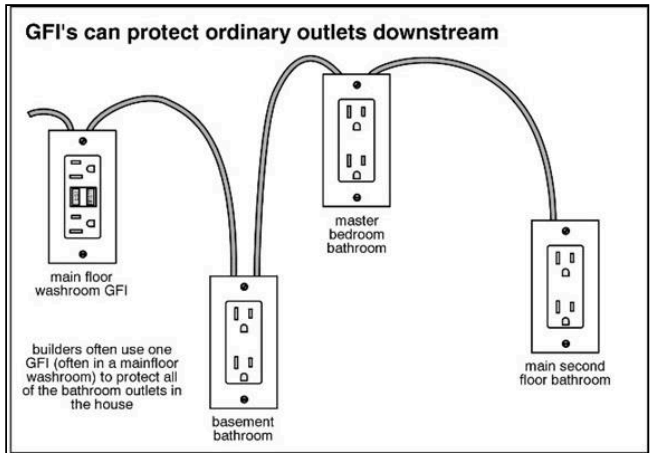
IN NI NP RR IO Items

(1) 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.



3.8 Item 1(Picture)

(2) 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.



3.8 Item 2(Picture)

3.9 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

3.10 JUNCTION BOXES (OBSERVABLE)

3.11 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.
- (2) The exterior light fixtures were not sealed where the fixture meets the wall. This

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condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

• □ □ □ □ 3.12 TELEPHONE AND CABLE ENTRANCE

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

4. Garage

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



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4.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Comments:

The garage vehicle door weather stripping is damaged. We recommend replacing the weather stripping by a qualified licensed garage door contractor.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

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4.1 GARAGE VEHICLE DOOR OPENER(S)

Comments:

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



4.1 Item 1(Picture)

(2) Sensors are in place, were tested and will reverse the garage door.

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

(4) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

4.2 GARAGE CEILING

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

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

4.4 GARAGE FLOOR/ SLAB

Comments:

Typical shrinkage cracks were observed at the garage slab in several areas. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. No standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another

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condition.



4.5 FIRE-RATED DOOR

Comments:

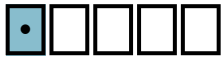
In order to comply with current fire and safety standards and regulations, fire doors must be fire rated. The door that leads from the garage to the living space is not an approved fire rated door as required for safety. We recommend replacement with an approved fire-rated door and a self closing devise by a qualified licensed door contractor.



4.6 FIRE-DOOR CLOSING DEVICE

Comments:

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



4.7 GARAGE VENTILATION



4.8 OUTLETS/ FIXTURES/ WIRING/ 220V



4.9 POLARITY/ GROUNDING (RECEPTACLES)

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

5. 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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5.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER POWER SOURCE: NATURAL GAS

Comments:

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



5.0 Item 1(Picture)

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5.0 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) A discharge pipe is not installed at the water heater leak pan. We recommend installation by a qualified licensed plumber.



5.0 Item 3(Picture)

IN NI NP RR IO Items

(4) There is a plastic drain pan under the gas water heater which is not allowed. Plastic pans are not approved for gas hot water tank use. They are approved for electric hot water tanks. A metal pan should be used under a gas water heater. We recommend removing the plastic pan and installing a metal pan by a licensed plumber.



5.0 Item 4(Picture)



5.0 Item 5(Picture)

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

The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. We recommend setting the water heater controls at 120 degrees by a qualified person for optimum efficiency.



5.0 Item 6(Picture)



5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:

The water heater is adequately strapped as required.



5.2 MAIN WATER HEATER FLUE

Comments:

The water heater flue collar is loose/ not installed correctly. We recommend necessary repairs by a qualified licensed plumber.



5.2 Item 1(Picture)

IN NI NP RR IO Items

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

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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.

6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.



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

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

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6.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK, 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.

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

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

(4) **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**

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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) 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.

6.1 CEILINGS

6.2 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 damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

6.3 FLOOR COVERINGS

6.4 STEPS, STAIRWAYS, RAILINGS

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

6.6 DOORS (REPRESENTATIVE NUMBER)

Comments:

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Several bedroom doors rub on the carpet. This can wear at the carpet in this area, and also prevents the proper air exchange when the heating/cooling systems are on. There should be a one inch clearance at the bottom of the door. We recommend necessary corrections by a qualified person.



6.6 Item 1(Picture)



6.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

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



6.7 Item 1(Picture)

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6.7 Item 2(Picture)



6.7 Item 3(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.

6.8 SAFETY GLASS (INTERIOR)

6.9 INTERIORS - OTHER

Comments:

(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or 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.

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

7. Plumbing System

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



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

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

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

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7.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALLY VISIBLE

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER

Comments:

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(1) Water backed up out of the waste piping in the garage at the time of the inspection. This condition could be caused by a blockage in the main waste pipe. We recommend further evaluation by a licensed plumber prior to the end of your contingency period and necessary repairs made as needed.



7.0 Item 1(Picture)

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

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER IN SLAB

Comments:

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

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 45-50 PSI

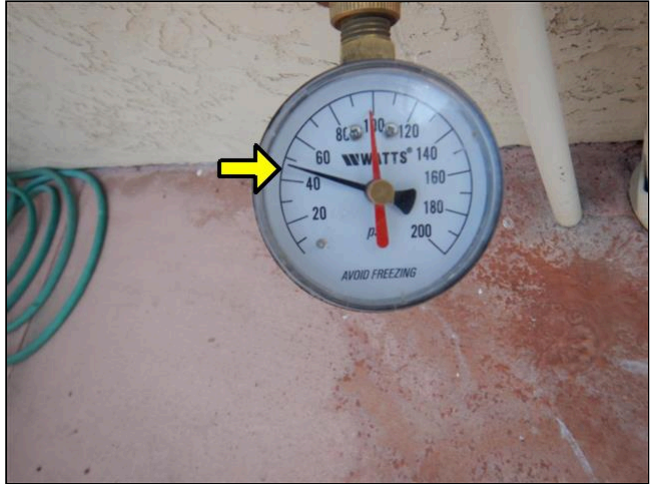
Comments:

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The water pressure was checked with a water pressure gauge and was measured and was found to be within the acceptable range at the time of the inspection.



7.2 Item 1(Picture)

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7.3 HOSE SPIGOT(S)

Comments:

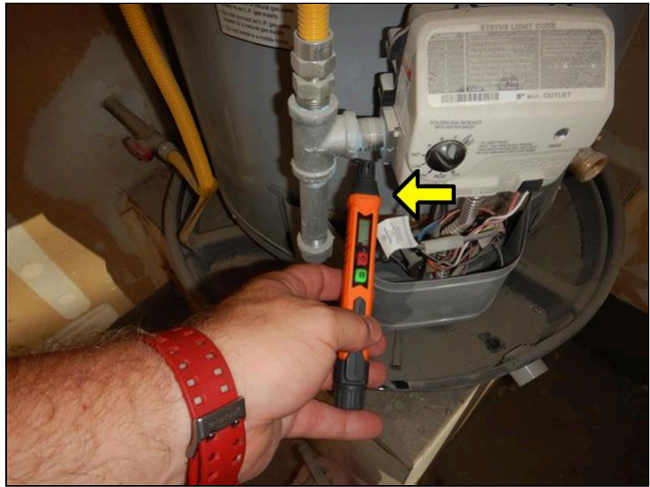
The accessible hose spigots were tested and were found to be operational at the time of the inspection. Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.

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7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

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



7.4 Item 1(Picture)

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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.

8(A) . Bathroom(s) / Half Bathroom

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



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

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8.0.A BATHROOM OTHER

Comments:

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

IN NI NP RR IO Items

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

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

8(B) . Bathroom(s) / Hall Bathroom Upstairs

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

8.0.B SINK(S)

Comments:

The sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.



8.0.B Item 1(Picture)

8.1.B SHOWER

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



8.1.B Item 1(Picture)

(2) The hot and cold water supply is reversed at the shower. This is considered a scalding and safety hazard. We recommend necessary corrections by a qualified licensed plumber safety.



8.2.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(C) . 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.

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

IN NI NP RR IO Items

8.0.C SHOWER

Comments:

Horizontal surfaces within the bathroom shower were not properly sloped to drain water. Standing water is conducive to moisture intrusion into concealed areas and indicative of poor installation. We recommend necessary repairs by a qualified licensed contractor.



8.0.C Item 1(Picture)

8.1.C WINDOW(S)

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

The window glides at the window is worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage. We recommend replacing the window glides by a qualified person.



8.1.C Item 1(Picture)



8.2.C 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.



8.2.C Item 1(Picture)



8.3.C BATHROOM OTHER

Comments:

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

IN NI NP RR IO Items

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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.

9. Laundry

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

IN NI NP RR IO Items

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: 220 VOLT ELECTRIC AND GAS, 220 VOLT ELECTRIC (3 PRONG)

Comments:

(1) There is a three prong 220 volt receptacle installed for the dryer. Most new electric dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. We recommend necessary corrections by a qualified licensed electrician.

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



9.0 Item 1(Picture)

9.1 CLOTHES DRYER VENT

DRYER VENT: METAL

Comments:

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

IN NI NP RR IO Items

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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.

10. Fireplaces/ Chimneys

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

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

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IN NI NP RR IO Items

10.0 CHIMNEY(S)

FIRE PLACE TYPES: FACTORY BUILT

NUMBER OF FIREPLACE(S): ONE

Comments:

We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.

10.1 FIREPLACE(S)

Comments:

The spark screen at the fireplace is missing. We recommend replacement.



10.1 Item 1(Picture)

10.2 DAMPER/ DAMPER CLAMP

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

There is a damper clamp installed at the family room fireplace for safety.



10.2 Item 1(Picture)

10.3 HEARTH/ MANTLE

10.4 OPERATING CONTROLS

Comments:

We do not light gas log lighters or concrete log kits installed at the fireplace. This is beyond the scope of the home inspection. However, the fireplace gas valve was tested and gas was noted to come out of the fireplace gas pipe.

IN NI NP RR IO Items

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

11. Detectors, Safety, Security



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

IN NI NP RR IO Items

11.0 SMOKE DETECTORS

11.1 CARBON MONOXIDE DETECTOR(S)

Comments:

(1) **Photo of carbon monoxide detector(s).**



11.1 Item 1(Picture)

(2) This property has only one Carbon Monoxide detector as required. 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.

11.2 SAFETY - OTHER

Comments:

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

(2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

IN NI NP RR IO Items

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12. Heating Equipment

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



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

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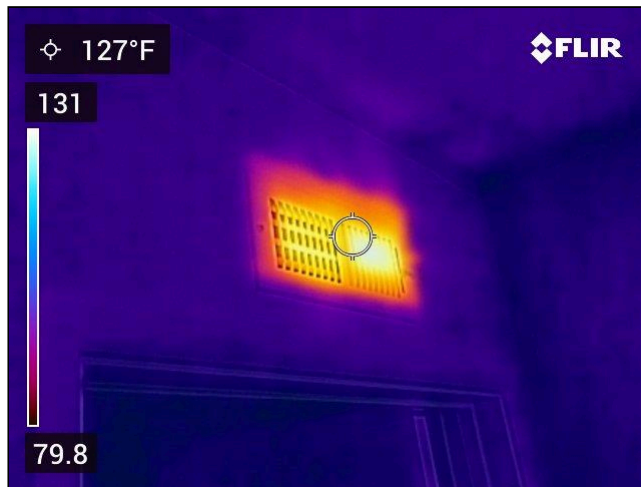
IN NI NP RR IO Items

12.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR
NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE
ENERGY SOURCE: NATURAL GAS
AGE OF HEATER: GAS - OVER 20 YEARS OLD

Comments:

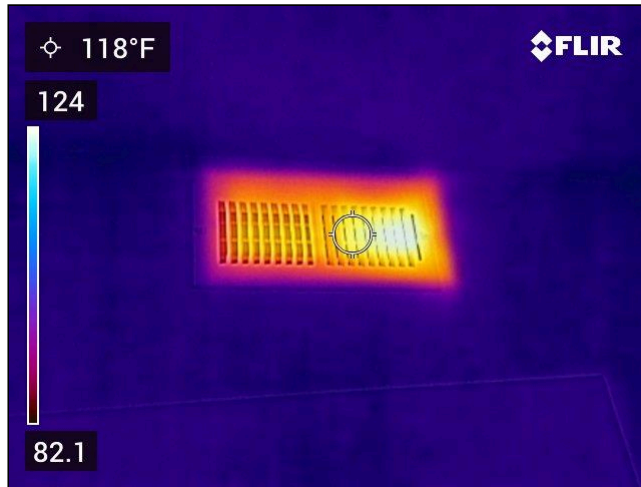
(1) **Infrared Thermal photo of the furnace(s) being tested.**



12.0 Item 1(Picture)

IN NI NP RR IO Items

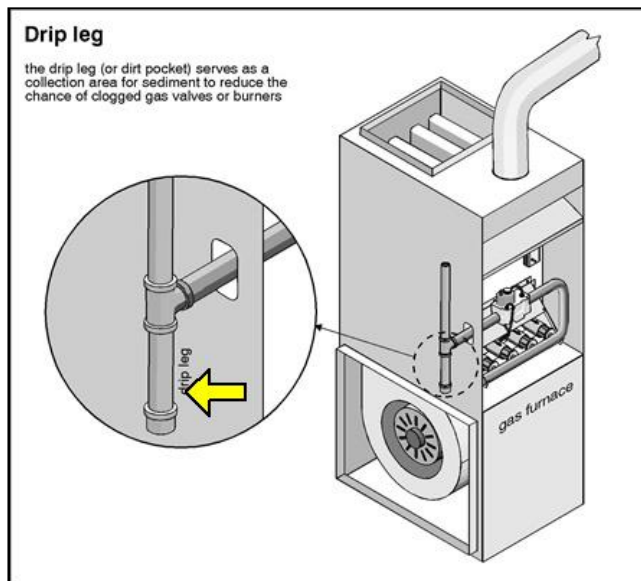
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



12.0 Item 2(Picture)

(2) The furnace is older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period. We also recommend that you keep a good home warranty in place, which covers the furnace.

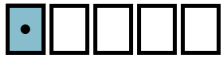
(3) The gas supply pipe at the furnace did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed by a qualified licensed HVAC contractor.



12.0 Item 3(Picture)



12.0 Item 4(Picture)



12.1 THERMOSTAT(S)

Comments:

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



12.1 Item 1(Picture)

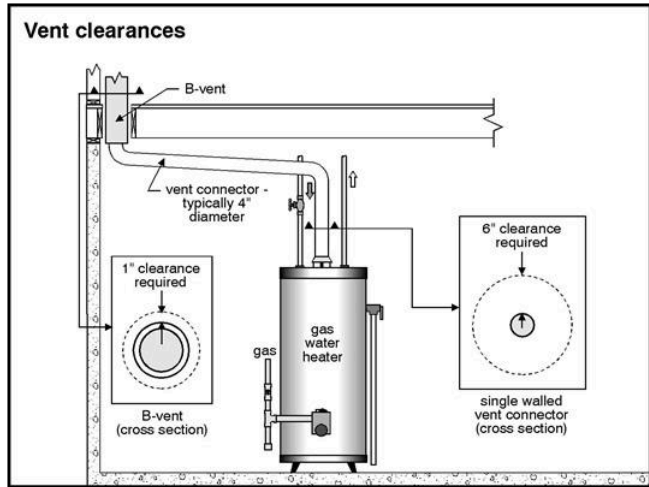


12.2 VENTS AND FLUES (HEATING SYSTEM)

Comments:

IN NI NP RR IO Items

There is insufficient clearance at the furnace flue. With a double wall flue, a 1 inch clearance must be maintained between the flue and combustible materials. The furnace flue is in direct contact with or too close to combustible materials. We recommend necessary corrections by a qualified licensed HVAC contractor.



12.2 Item 1(Picture)



12.2 Item 2(Picture)



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

DUCTWORK: INSULATED

FILTER TYPE: FILTERS ARE CLEAN

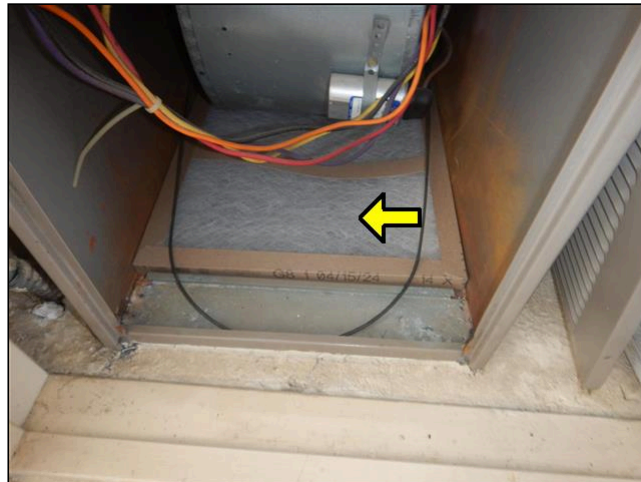
Comments:

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

Filters are clean.



12.3 Item 1(Picture)

IN NI NP RR IO Items

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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.

13. Cooling Equipment

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



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IN NI NP RR IO Items

13.0 COOLING EQUIPMENT

NUMBER OF A/C UNITS: NONE

Comments:

There is no AC installed in this property. This is for your information.

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.

14. 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.



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IN NI NP RR IO Items

14.0 INSULATION IN THE ATTIC SPACE

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

Comments:

- (1) [Photo of the insulation.](#)



14.0 Item 1(Picture)



14.0 Item 2(Picture)

- (2) The insulation in the attic appears to be functioning as intended.
- (3) The attic space access hatch cover is not insulated. We recommend insulating the

IN NI NP RR IO Items

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IN NI NP RR IO Items

attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.



14.0 Item 3(Picture)



14.1 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: GABLE AND SOFFIT VENTS

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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.

15. 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

15.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE

WALL STRUCTURE: WOOD STUDS

Comments:

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

15.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: GABLE

ROOF STRUCTURE: ENGINEERED WOOD TRUSSES, PLYWOOD SHEATHING

METHOD USED TO OBSERVE THE ATTIC SPACE: FROM THE ENTRY

Comments:

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

15.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB - OLD

Comments:

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

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

not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

15.3 FOUNDATION

FOUNDATION: POURED CONCRETE

15.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: BOLTED - YES

Comments:

Foundation bolts are present where visible.



15.4 Item 1(Picture)

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.

16. 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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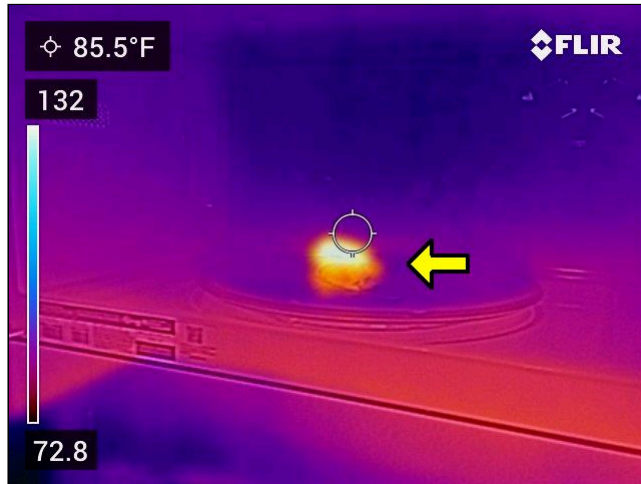
IN NI NP RR IO Items

16.0 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.



16.0 Item 1(Picture)

16.1 DISHWASHER

Comments:

Infrared Thermal photo of the dishwasher being tested.

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

16.2 FOOD WASTE DISPOSER

Comments:

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

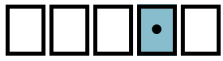
16.3 RANGE HOOD/ VENT

IN NI NP RR IO Items

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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.



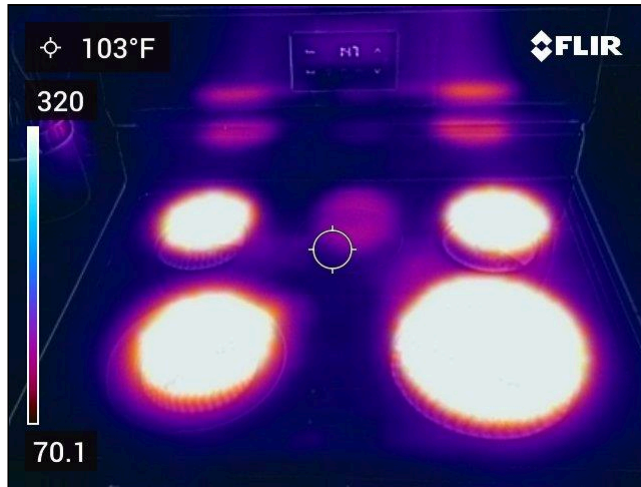
16.4 RANGE/ OVEN

RANGE/ OVEN: ELECTRIC

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.



16.4 Item 1(Picture)



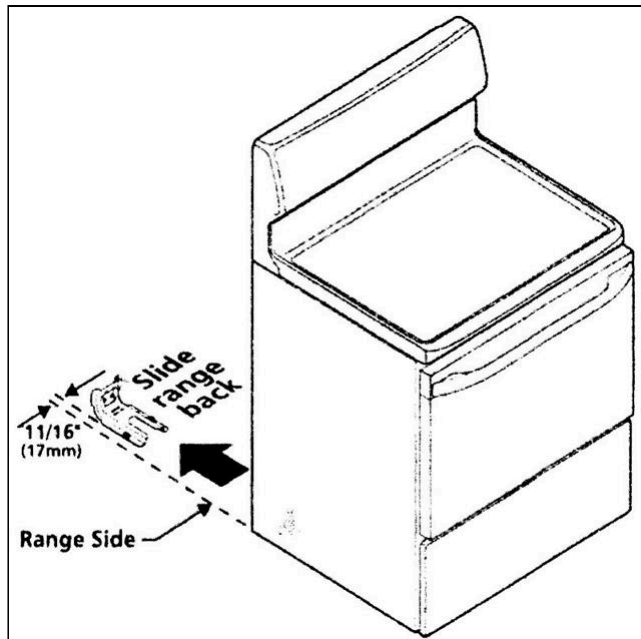
16.4 Item 2(Picture)

IN NI NP RR IO Items

(2) 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.



16.4 Item 3(Picture)



16.4 Item 4(Picture)



16.5 REFRIGERATOR

Comments:

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we

IN NI NP RR IO Items

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IN NI NP RR IO Items

recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

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

IN NI NP RR IO Items

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

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

17. 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

17.0 MAIN GAS SHUT-OFF VALVE

Comments:

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



17.0 Item 1(Picture)

17.1 MAIN ELECTRICAL PANEL

Comments:

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



17.1 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

17.2 MAIN WATER SHUT-OFF

Comments:

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



17.2 Item 1(Picture)

IN NI NP RR IO Items

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General Summary



The Property Inspection Pros

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Certified Master Inspector

Customer
Jonny Smyth

Address
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Vista CA 92083

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

1. Roofing

1.1 TILE ROOF MATERIALS

Repair or Replace

(2) Slipped tiles are noted at several areas. We recommend further evaluation and necessary repairs by a licensed roof contractor.

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Inspected

(2) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

2. Exterior

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

Inspected

Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

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

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

(3) Some yard drains were noted with missing or damaged screens or covers. The drains will be subject to debris and may become blocked. This can be problematic during heavy rain or extended irrigation. We recommend installing new drain covers and keeping them cleared as regular maintenance of your yard.

2.3 WALL CLADDING FLASHING AND TRIM**Inspected**

(1) **Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.**

(2) The stucco skim-coat is deteriorating in areas around the foundation stemwall. This is typical cosmetic damage. If concerned we recommend necessary repairs by a licensed qualified contractor.

2.4 EAVES, SOFFITS, FASCIAS**Not Present**

Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

2.6 WINDOWS (INTERIOR AND EXTERIOR)**Repair or Replace**

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

(2) A cracked/broken window is observed in an upstairs bedroom. We recommend repair or replacement by a licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)**Repair or Replace**

(1) The concrete driveway is deteriorated at some areas. We recommend necessary repairs by a licensed concrete contractor.

(2) There are several stress and/ or settling cracks observed in the concrete driveway. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This driveway may deteriorate further. We recommend obtaining a quote for necessary repairs or replacement by a licensed concrete contractor prior to the end of your contingency period.

(3) A tripping hazard exists at the pathway at the front of the house. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.

(4) There is a crack in the walkway. We recommend necessary repairs by a licensed concrete contractor.

2.10 FENCE AND/OR GATES**Repair or Replace**

(1) The wood fencing is not painted or stained at some areas. Maintaining paint and/ or stain is essential to preventing the wood from deteriorating and damage. We recommend prep and painting or staining as needed by a licensed paint contractor.

(2) The fence is damaged in several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

2.13 RETAINING WALL(S)

Repair or Replace

The wood at the retaining wall is damaged/ deteriorated and leaning. We recommend necessary repairs or replacements made by a qualified licensed contractor.

3. Electrical System

3.1 CIRCUIT BREAKERS/ FUSES

Inspected

(2) Several 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.

3.2 BRANCH CIRCUIT CONDUCTORS/ WIRING

Inspected

(1) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.

3.3 SERVICE AND GROUNDING EQUIPMENT

Inspected

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

3.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Repair or Replace

(1) A light is loose in the downstairs kitchen closet area. We recommend necessary repairs by a qualified person.

(2) There is no light at the bottom of the interior stairwell. This is a safety hazard. We recommend installing a light in this area by a qualified licensed electrician.

3.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

(1) 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.

3.11 EXTERIOR LIGHTING

Inspected

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

4. Garage

4.0 GARAGE VEHICLE DOOR(S)

Inspected

The garage vehicle door weather stripping is damaged. We recommend replacing the weather stripping by a qualified licensed garage door contractor.

4.1 GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

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

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

(4) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

4.5 FIRE-RATED DOOR

Repair or Replace

In order to comply with current fire and safety standards and regulations, fire doors must be fire rated. The door that leads from the garage to the living space is not an approved fire rated door as required for safety. We recommend replacement with an approved fire-rated door and a self closing device by a qualified licensed door contractor.

5. Water Heater

5.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(3) A discharge pipe is not installed at the water heater leak pan. We recommend installation by a qualified licensed plumber.

(4) There is a plastic drain pan under the gas water heater which is not allowed. Plastic pans are not approved for gas hot water tank use. They are approved for electric hot water tanks. A metal pan should be used under a gas water heater. We recommend removing the plastic pan and installing a metal pan by a licensed plumber.

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

The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. We recommend setting the water heater controls at 120 degrees by a qualified person for optimum efficiency.

5.2 MAIN WATER HEATER FLUE

Inspected

The water heater flue collar is loose/ not installed correctly. We recommend necessary repairs by a qualified licensed plumber.

6. Interiors

6.0 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) 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.

6.6 DOORS (REPRESENTATIVE NUMBER)**Inspected**

Several bedroom doors rub on the carpet. This can wear at the carpet in this area, and also prevents the proper air exchange when the heating/cooling systems are on. There should be a one inch clearance at the bottom of the door. We recommend necessary corrections by a qualified person.

6.9 INTERIORS - OTHER**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.

7. Plumbing System**7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS****Inspected**

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

8(B) . Bathroom(s) / Hall Bathroom Upstairs**8.0.B SINK(S)****Repair or Replace**

The sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

8.1.B SHOWER**Repair or Replace**

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

(2) The hot and cold water supply is reversed at the shower. This is considered a scalding and safety hazard. We recommend necessary corrections by a qualified licensed plumber safety.

8(C) . Bathroom(s) / Master Bathroom

8.0.C SHOWER

Repair or Replace

Horizontal surfaces within the bathroom shower were not properly sloped to drain water. Standing water is conducive to moisture intrusion into concealed areas and indicative of poor installation. We recommend necessary repairs by a qualified licensed contractor.

8.1.C WINDOW(S)

Repair or Replace

The window glides at the window is worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage. We recommend replacing the window glides by a qualified person.

8.2.C EXHAUST FAN

Repair or Replace

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.

9. Laundry

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

Inspected

(1) There is a three prong 220 volt receptacle installed for the dryer. Most new electric dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. We recommend necessary corrections by a qualified licensed electrician.

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

9.1 CLOTHES DRYER VENT

Inspected

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

10. Fireplaces/ Chimneys

10.0 CHIMNEY(S)

Inspected

We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.

10.1 FIREPLACE(S)

Inspected

The spark screen at the fireplace is missing. We recommend replacement.

11. Detectors, Safety, Security

11.1 CARBON MONOXIDE DETECTOR(S)

Repair or Replace

(2) This property has only one Carbon Monoxide detector as required. 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.

12. Heating Equipment

12.0 HEATING EQUIPMENT

Inspected

(2) The furnace is older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely to be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period. We also recommend that you keep a good home warranty in place, which covers the furnace.

(3) The gas supply pipe at the furnace did not contain a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed by a qualified licensed HVAC contractor.

14. Ventilation and Insulation

14.0 INSULATION IN THE ATTIC SPACE

Inspected

(3) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

16. Built-In Kitchen Appliances

16.4 RANGE/ OVEN

Repair or Replace

(2) 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.

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.