

(1) Sediment trap is not plumbed on the gas line. Suggest correcting.



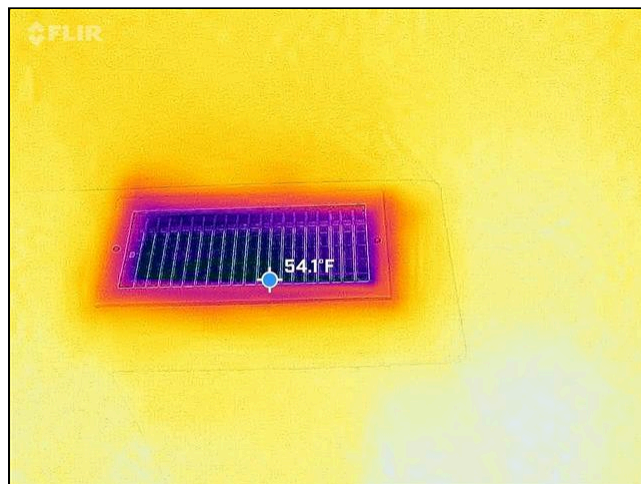
5.1 Item 1(Picture)

(2) The unit was evaluated using provided operating controls, and heated air was observed at the service registers.

(3) A package heating and air conditioning combination unit is installed. Because this is a sealed unit, only a limited visual inspection was performed.

5.2 COOLING CONDITION

Comments: Evaluated



5.2 Item 1(Picture)

(1) The air conditioning system was evaluated using provided controls. The difference between the return air vent and service registers was between 15 to 20 degrees Fahrenheit. The system appears to be in operational condition. Therefore, changing the air filters, servicing system and implementing a regular maintenance schedule for the components is recommended to prolong the system's service life.

(2) A packaged unit is installed - see heating comments.

5.3 CONDENSATE REMOVAL

Comments: Evaluated

5.4 PLATFORM/COMPARTMENT/CLOSET

Comments: Evaluated

5.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Evaluated

5.6 DUCTING & PLENUMS

Comments: Limited Evaluation

5.7 AIR FILTER AND REGISTERS

Comments: Review, Repair, or Replace



Air filter is dirty. Recommend replacement and servicing of the system.

The HVAC system of the property 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. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC 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 contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition, prior to the end of the contingency period.

6. Fireplaces & Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



Styles & Materials

Chimney Material:	Observed Chimney From:	Chimney Elevation Locations:
Metal Flue Pipe w/ Wood Framed Chase	Ground Balcony Viewed With Drone	Front
Fireplace Type:	Location of Fireplace:	
Manufactured Fireplace	Living Room	

Items

6.0 CHIMNEY STRUCTURE

Comments: Evaluated

Limited review of chimney due to the type of roofing materials and height of the roof deck. We suggest verifying overall condition with a qualified fireplace specialist.

6.1 CAP, FLUE & SPARK ARRESTOR

Comments: Review, Repair, or Replace



6.1 Item 1(Picture)



The chase cover is rusted. This is an indication of inadequate drainage at chase cover. This could lead to water intrusion at the chimney chase. Recommend correcting.

6.2 FLASHING

Comments: Evaluated

6.3 FIREBOX, HEARTH & DOORS

Comments: Review, Repair, or Replace



(1) A protective screen surround is not installed in front of the glass doors at living room - safety concern. Recommend installing.



6.3 Item 1(Picture)



(2) Soot observed on log set at living room. This is a possible indication of flame impingement. We recommend further review by a qualified fireplace specialist.



6.3 Item 2(Picture)



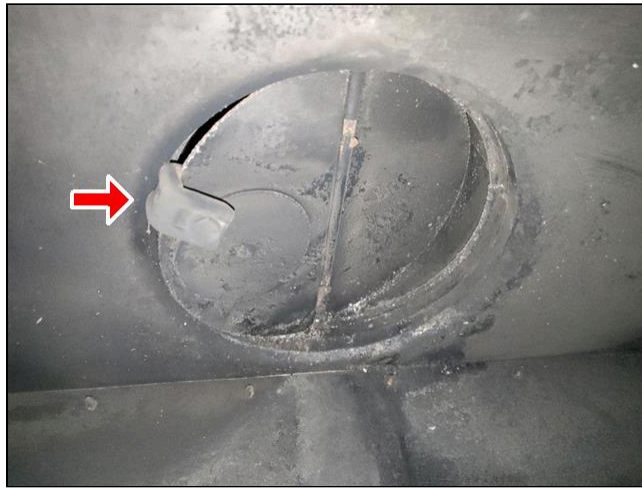
6.3 Item 3(Picture)



(3) Dark staining observed at fireplace facing and under mantel - safety concern. We recommend further review by a qualified fireplace specialist.

6.4 DAMPERS

Comments: Review, Repair, or Replace



6.4 Item 1(Picture)



Locking device is not installed at damper in a way that locks the damper in the 100% open position - safety concern. Recommend correcting.

6.5 GAS PIPING & LIGHTER LOG

Comments: Limited Evaluation

Manufactured fireplaces are built and installed to the manufacturers installation standards. The client is advised to verify correct installation with a qualified fireplace specialist, prior to the release of contingencies.

6.6 FIREPLACE/CHIMNEY COMMENTS

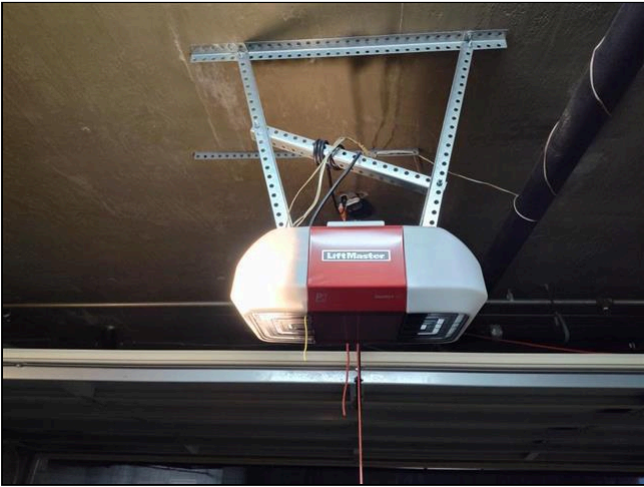
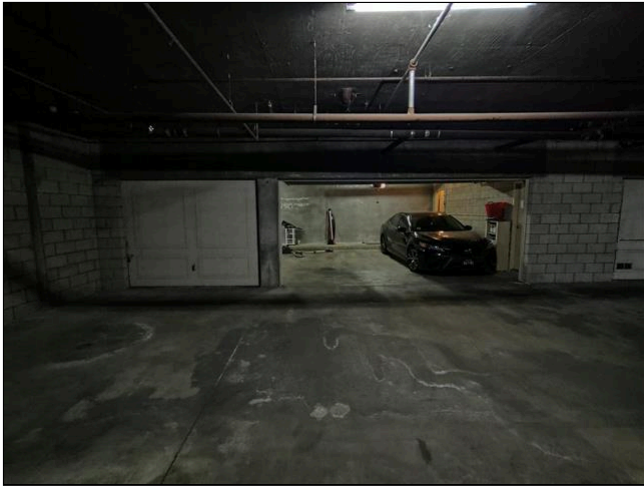
Comments: Limited Evaluation

Fireplaces and chimneys require annual maintenance performed to maintain a fire worthy condition. We advised having the fireplace serviced by a qualified fireplace specialist.

The fireplace and chimney of the property 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. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. 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 contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition, prior to the end of the contingency period.

7. Garage & Garage Door Openers

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



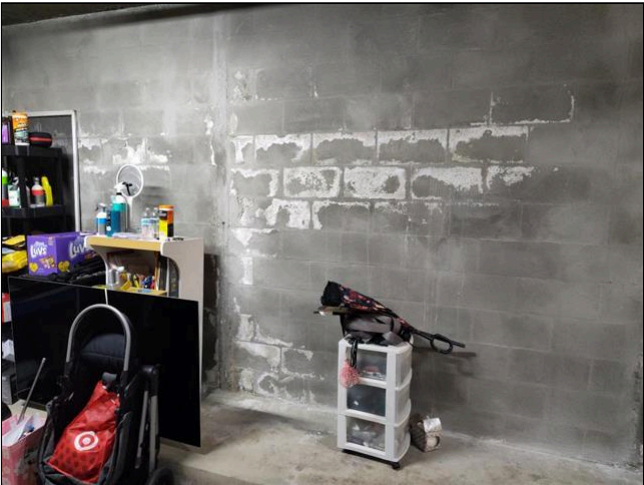
Styles & Materials

Garage Type: Attached	Interior: Limited Review due to personal items/Vehicle(s)	Interior Walls: Not Finished
Garage Door Type: Two car - automatic Single car - manual	Garage Door Material: Metal - Roll-Up Panel Tilt-Up - Wood	Auto-opener Manufacturer: Lift-Master
Safety Features: Safety Reversing Device Operational Photo-Electric Sensors Operational		

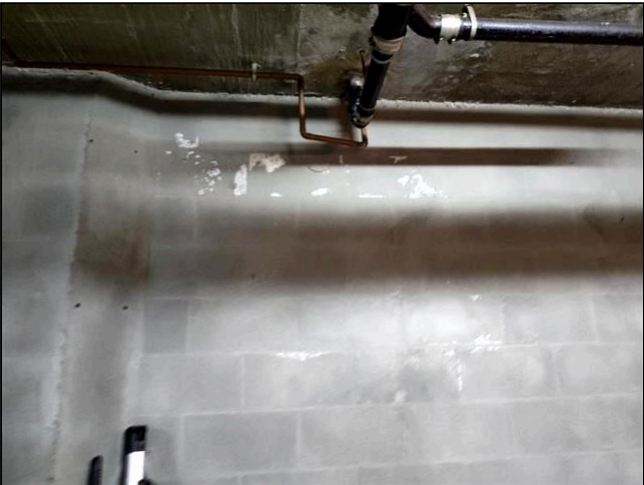
Items

7.0 WALLS, CEILINGS & VENTILATION

Comments: Review, Repair, or Replace



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



(1) Efflorescence and evidence of water intrusion observed at garage walls and ceiling. This is an indication of inadequate drainage and water proofing above and around garage. We recommend further review by a qualified contractor.



7.0 Item 5(Picture)

(2) Evidence of repairs observed. Unable to determine the cause and or effectiveness of these repairs.

7.1 FLOOR/SLAB

Comments: Limited Evaluation

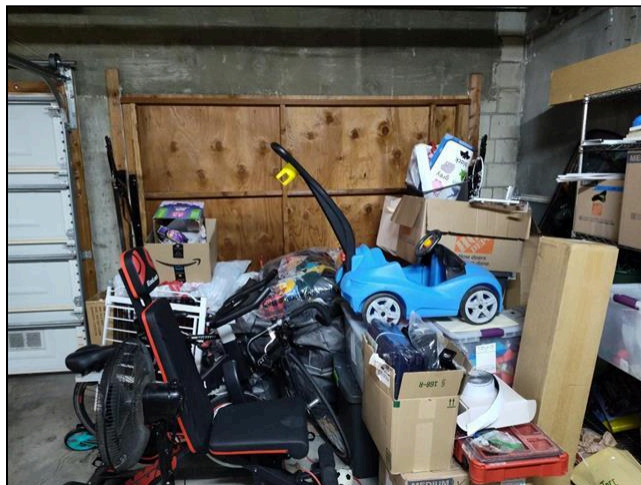
7.2 FIRE & SERVICE DOORS

Comments: Evaluated

Door stopper observed. Suggest removal.

7.3 GARAGE DOOR

Comments: Evaluated



7.3 Item 1(Picture)

Limited review due to personal items.

7.4 GARAGE DOOR OPERATORS

Comments: Evaluated

(1) After July 1, 2019 all new garage door openers are required to have a battery back up that is designed to engage during a power outage. Verification of the installation of a battery back-up system is beyond the scope of this inspection

(2) Safety reversing device installed and responded to test.

(3) Photo-electric safety sensors are installed and responded to test.

7.5 OUTLETS & GFCI

Comments: Limited Evaluation

Limited evaluation of outlets due to personal items blocking access.

7.6 LIGHT FIXTURES & CEILING FANS

Comments: Evaluated

7.7 GARAGE COMMENTS

Comments: Review, Repair, or Replace

(1) Limited review due to personal items.



7.7 Item 1(Picture)



(2) Loose carpet observed at garage stairs - tripping hazard. Recommend correcting.

The garage(s) of the property 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. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. 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 contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

8. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Location: Exterior closet	Manufacturer: Bradford White	Power Source: Natural gas (quick recovery)
Capacity: 40 Gal.	Earthquake Straps: Correct	Connections: Flexible Pipe
Date Manufactured: 2018	Water Heater Operation: Operational	

Items

8.0 EXHAUST VENT PIPE & COMBUSTION AIR
Comments: Evaluated



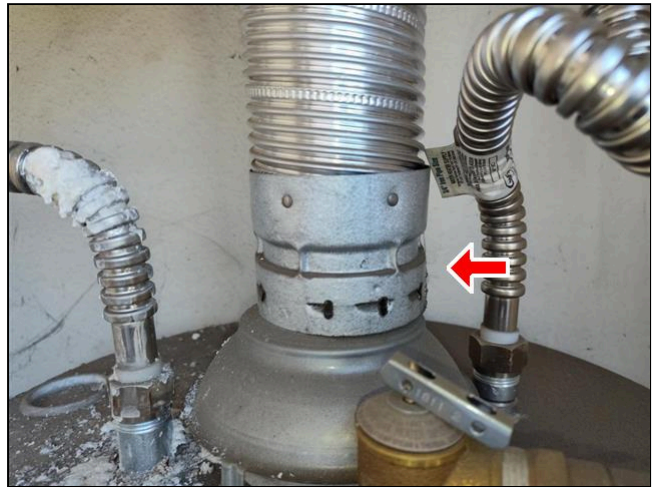
8.0 Item 1(Picture)

(1) Exhaust vent pipe has been painted. Suggest correcting



8.0 Item 2(Picture)

(2) Vent pipe is not secured at fitting(s) using screws. Suggest correcting.



8.0 Item 3(Picture)

8.1 FUEL PIPING & SHUT OFF VALVE

Comments: Review, Repair, or Replace



Sediment trap is not plumbed on the gas line. Recommend correcting.

8.2 WATER PIPING & SHUT OFF VALVE

Comments: Review, Repair, or Replace



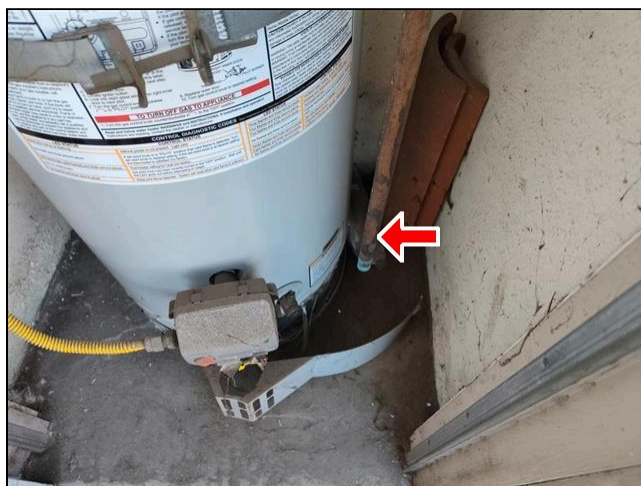
8.2 Item 1(Picture)



Corrosion observed at supply piping. This condition could lead to leaking and water damage. Recommend correcting.

8.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Review, Repair, or Replace



8.3 Item 1(Picture)



Discharge line termination point is incorrect. Recommend correcting.

8.4 PLATFORM/COMPARTMENT/CLOSET

Comments: Review, Repair, or Replace



8.4 Item 1(Picture)



8.4 Item 2(Picture)



(1) Water staining/damage observed at water heater closet. Hidden damage may not be observable. Recommend further review by a qualified professional.



8.4 Item 3(Picture)



(2) Deteriorated closet door observed at water heater closet. Recommend repair/replacement.

8.5 DRIP PAN/DRAIN LINE

Comments: Review, Repair, or Replace

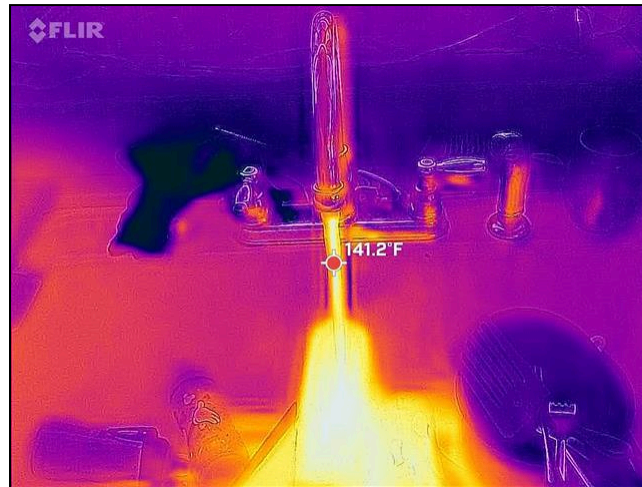


Drip pan with drain line is not installed. Recommend installing.

8.6 WATER HEATER COMMENTS

Comments: Review, Repair, or Replace

(1) The water heater was operational during the inspection, and hot water was observed at one or more faucets throughout the home. Therefore, annual water heater servicing is suggested to extend the service life as long as possible.



8.6 Item 1(Picture)



(2) Hot water temperature is over 135 - safety concern. Recommend correcting.

The water heating system of the property 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. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating 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 contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

9. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)





Styles & Materials

Exhaust Hood Brand:
Unable to determine

Dishwasher Brand:
Bosch

Disposal Brand:
In-Sink Erator

Stove/Oven Brand(s):
Name on Unit
> : Electrolum

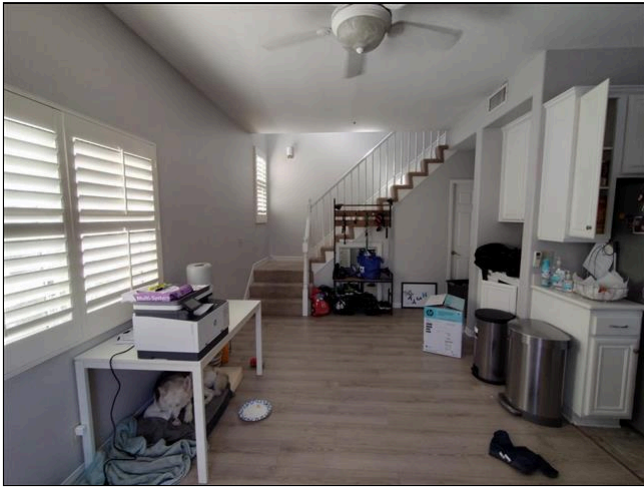
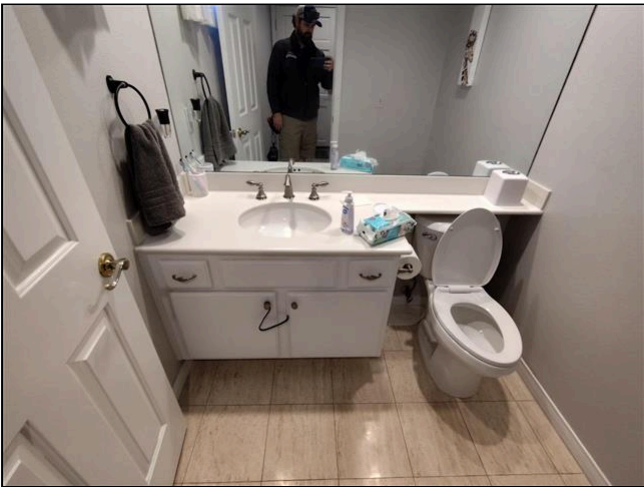
Items

- 9.0 DISHWASHER
Comments: Evaluated
- 9.1 STOVE/OVEN
Comments: Evaluated
- 9.2 EXHAUST FAN/HOOD
Comments: Evaluated
- 9.3 DISPOSAL
Comments: Evaluated

The kitchen appliances 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. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. 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 contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

10. Finished Interiors, Plumbing, & Electrical

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms





Styles & Materials

Occupation Status: Occupied	Flooring Material Type: Carpet Vinyl or Linoleum	Walls & Ceiling Material Type: Drywall/Sheetrock
Interior Door Type: Hollow core wood	Railings: Wood	Cabinet Material Type: Wood
Counter Type: Manufactured material		

Items

10.0 FLOORS
Comments: Review, Repair, or Replace



10.0 Item 1(Picture)



(1) Creaking sounds observed at the bedroom floor above water stained ceiling. this may be an indication of water damaged sub floor framing. We recommend further review by a qualified contractor.



10.0 Item 2(Picture)




10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)

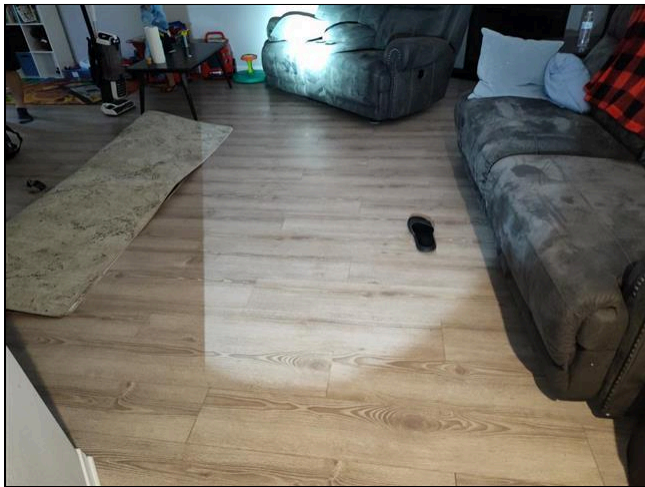
 (2) Sloping floor and racked door frame observed at 2nd level hallway and master bedroom; sloping observed at slab below hallway area. We recommend further review by a structural engineer.




10.0 Item 6(Picture)



10.0 Item 7(Picture)

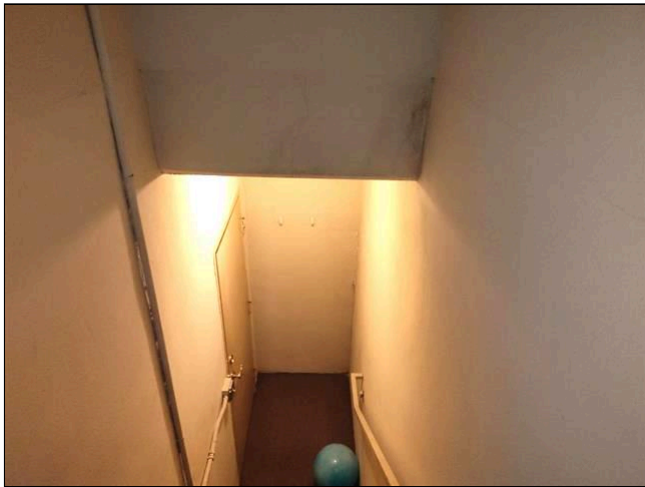


10.0 Item 8(Picture)

 (3) Cupping and soft flooring observed at 1st level entry hallway laminate. Hidden damage may not be observable. This area is next to the exterior wall with inadequate drainage and incorrectly covered weep screed. This is an indication of water intrusion. We recommend further review by a mold specialist.

10.1 WALLS & CEILINGS

Comments: Review, Repair, or Replace



10.1 Item 1(Picture)




10.1 Item 2(Picture)

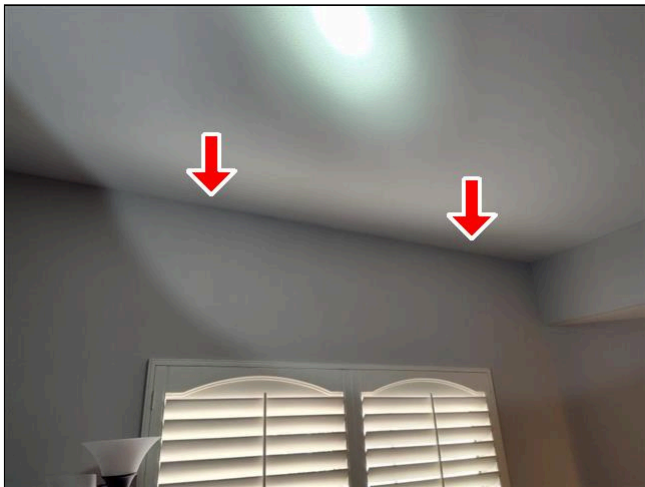


10.1 Item 3(Picture)

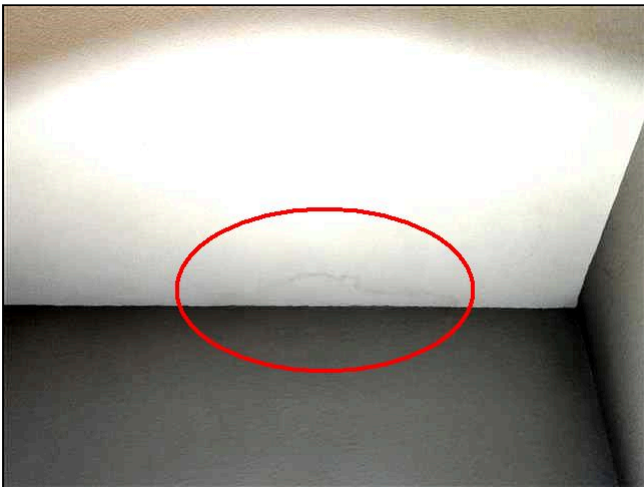


10.1 Item 4(Picture)

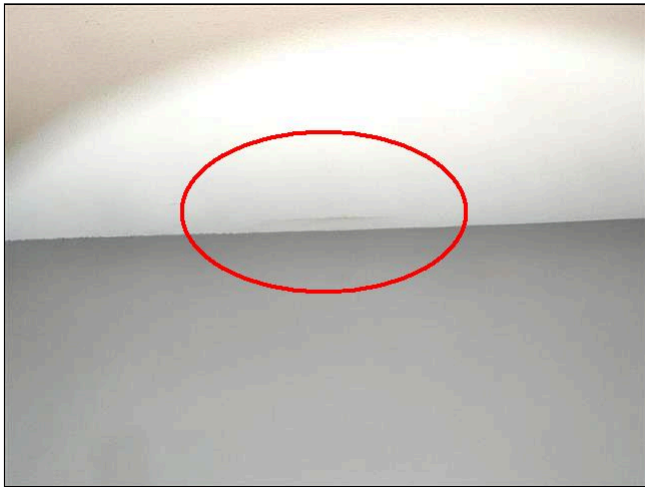
 (1) Water damage and staining observed at garage stairwell wall(s) and ceiling. Hidden damage may not be observable. Recommend further review by a qualified professional.



10.1 Item 5(Picture)



10.1 Item 6(Picture)




10.1 Item 7(Picture)

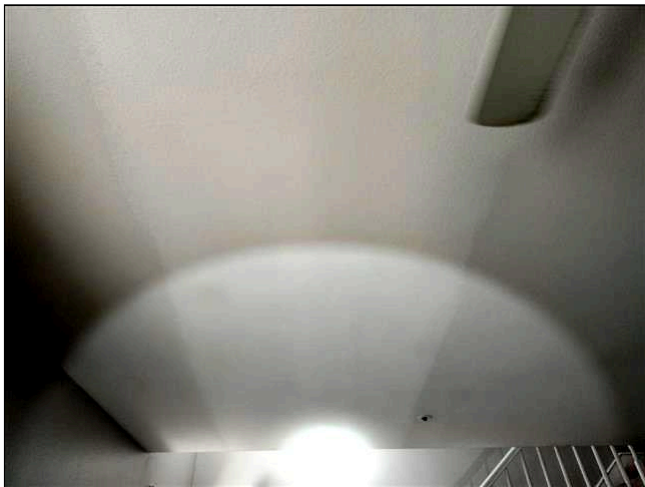


10.1 Item 8(Picture)



10.1 Item 9(Picture)

 (2) Water staining observed at 1st level living room wall(s) and ceiling. Hidden damage may not be observable. We recommend further review by a qualified mold specialist.



10.1 Item 10(Picture)



10.1 Item 11(Picture)



10.1 Item 12(Picture)



10.1 Item 13(Picture)



(3) We observed evidence of repairs and water staining observed at the ceiling in the dinning room area below the ensuite bathroom. We recommend further review by a qualified mold specialist.

10.2 INTERIOR DOORS

Comments: Evaluated

The door at 1st level closet does not latch shut. Suggest repair.

10.3 INTERIOR CLOSETS

Comments: Limited Evaluation

10.4 CABINETS & COUNTERTOPS

Comments: Review, Repair, or Replace



10.4 Item 1(Picture)



(1) Water staining and black staining observed at kitchen cabinetry. Hidden damage may not be observable. We recommend further review by a qualified mold specialist.



10.4 Item 2(Picture)



(2) Deteriorated grout/sealant observed at the master bathroom sink backsplash. Recommend repair.

10.5 OUTLETS & GFCI

Comments: Limited Evaluation

10.6 LIGHT FIXTURES, CEILING FANS & DOOR BELL

Comments: Evaluated

10.7 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Review, Repair, or Replace