

I NI NP D

I Inspection Report Overview

A. Report Context

Comments:

1. Understanding Thermal Imaging

Please be advised that infrared thermal imaging may be utilized to assess specific areas or systems for potential anomalies. Any indications observed through thermal imaging are always corroborated by supplementary methods, such as a moisture meter, to confirm their presence. The effectiveness of infrared thermography in detecting moisture is contingent upon the actual presence of moisture; therefore, during dry periods, a leak may exist but remain undetectable if the affected materials are devoid of moisture. It is crucial to understand that thermal imaging does not function as X-ray vision, cannot penetrate solid surfaces, and is not capable of identifying mold.

2. Scope of the Inspection

This home inspection constitutes a non-intrusive, visual assessment of the readily accessible portions of the property. Its purpose is to identify significant concerns within specific systems or components as observed and deemed relevant by the inspector at the precise date and time of the inspection. All recommendations pertaining to repair, replacement, further evaluation, or maintenance should be reviewed by qualified trade professionals within your contractual contingency period or prior to the closing date, as applicable. This is essential for obtaining accurate cost estimates for any necessary work and recognizing that these expert evaluations may uncover additional issues beyond what is discernible during a purely visual inspection. This report will not encompass every conceivable issue or defect present but focuses solely on material deficiencies that were visible on the day of the assessment. The inspection aims solely to aid in evaluating the general condition of the residence. It does not forecast future conditions, and the property's state may evolve immediately following our departure. Inspectors are not obligated to relocate personal belongings, access panels, furnishings, equipment, vegetation, earth, snow, ice, or any obstructions that impede access or visibility.

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3. Important Considerations and Disclosures

It is advisable to review the established Standards of Practice for a comprehensive understanding of the inspection's scope.

The findings in this report reflect the observable condition of the property's accessible areas solely on the inspection date. The state of components can fluctuate between the inspection date and the date of title transfer. A comprehensive final walkthrough before closing is strongly advised to mitigate unforeseen issues. Acquiring a home warranty is also recommended, particularly if certain systems are approaching or have exceeded their expected lifespan.

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For clarity within this report, all directional references such as left, right, rear, and front are established from the perspective of facing the primary entrance of the structure, as illustrated in the cover photograph.

II General Inspection Disclosures

A. General Information

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

III Property Assessment Details

A. Site and Property Context

Comments:

I	NI	NP	D
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1. Structure Orientation Reference

For the purpose of this evaluation, the primary facade of the structure is defined as the side depicted in the report's cover image. Any directional references, such as 'left' or 'right' of the building, are to be interpreted from the perspective of an observer standing in the front yard, facing the main entrance.

IV Ground-Level Exterior Structures

A. Decks and Stairways

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Ground-Level Entry Structures

Comments:

1. Surface Concealment by Carpeting

The surface of the entryway was covered with an outdoor carpet material, which prevented a comprehensive inspection of the underlying structure.

C. Exterior Cladding and Trim

Comments:

1. Absence of Weep Openings

The brick veneer lacked visible weep openings. Without these provisions, moisture may become trapped behind the brick, potentially leading to concealed damage. It is recommended to consult a qualified masonry professional to assess the need for weep openings and to perform any necessary installations.

2. Restricted Access to Building Sides

Full access to certain sides of the structure was obstructed, preventing a complete evaluation of these areas during the inspection. These sections are therefore excluded from the scope of this report.

3. Damaged Exterior Vent Cover

An exterior vent cover on the building's facade exhibited damage during the inspection. It is advised to have such covers repaired or replaced promptly to mitigate the risk of pest intrusion, moisture entry, or operational failure.

I NI NP D

D. Perimeter Fencing and Gates

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Window Systems and Sealing

Comments:

1. Broken Window Pane

A glass pane on one or more windows was broken. It is recommended to replace broken windows to restore their intended function.

2. Cracked Window Pane

The damaged glass pane may expose sharp edges and reduce the thermal barrier against the elements. Further evaluation by a qualified contractor is recommended to repair or replace the damaged window as needed.



3. Broken Window Pane

A glass pane on one or more windows was broken. It is recommended to replace broken windows to restore their intended function.

I	NI	NP	D
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4. Missing Window/Door Screen — Backside

A missing insect screen was observed on the backside of the house (window or door). Replace or reinstall a properly fitted screen to restore insect protection and normal function. If the opening is part of a door, ensure the replacement screen is installed to allow safe operation and proper sealing.

F. Outdoor HVAC Unit

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Outdoor Living Area Covers

Comments:

1. Covering Damage or Deterioration

Portions of the outdoor living area covering show signs of damage or deterioration. It is recommended to consult with a qualified contractor for evaluation and necessary repairs.

H. Exterior Water Taps and Drainage Access

Comments:

1. Exterior Hose Bib Not Functioning

The exterior hose bib (outdoor faucet) was observed to be non-operational or not functioning properly at the time of inspection. Repair or replacement is recommended to restore function and prevent water intrusion or damage. Recommend evaluation and repair by a licensed plumber or qualified handyperson.

2. Hose Bib Handle Damaged or Missing

The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.

3. Exterior Hose Bib Non-Functional

The exterior hose bib was observed to be non-functional. It is recommended to have a licensed plumber evaluate the unit and perform necessary repairs or replacement to restore proper water flow and prevent potential water damage.

4. Exterior Hose Bib Not Functional

The exterior hose bib was observed to be non-functional. Replacement or repair by a licensed plumber is recommended to restore proper operation and prevent water intrusion or damage.

I	NI	NP	D
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5. Hose Bib No Water Flow

The exterior spigot was not functional at the time of inspection, despite its shutoff valve being in the open position. We recommend consulting with the sellers regarding the presence of a secondary shutoff or having a licensed plumbing professional perform an evaluation.

6. Exterior Hose Bib Not Functioning

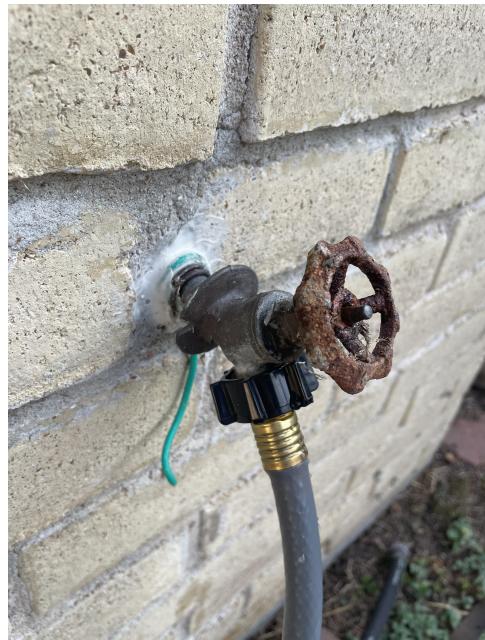
The exterior hose bib is not functioning properly. Repair or replacement is recommended to restore water flow and prevent potential water damage. Consult a licensed plumber for evaluation and repair.

7. Missing Vapor/Moisture Barrier

A vapor or moisture barrier appears to be missing or not installed behind the stucco finish system. This condition could allow moisture to penetrate to the interior framing and cause damage. It is recommended that a qualified licensed contractor further evaluate and perform necessary repairs.

8. Hose Bib Repair / Replacement Recommended

Inspector recommends repairing or replacing the exterior hose bib to make it fully operational. Confirm functionality after repair and check for leaks. Obtain quotes from a licensed plumber or qualified contractor as needed.



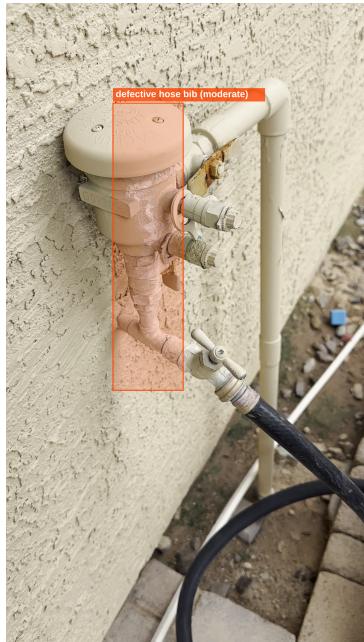
9. Hose Bib Replacement Recommended

The exterior hose bib located at the front of the house requires replacement. Replace the damaged/failed exterior faucet to prevent leaks and potential water intrusion. It is recommended that a qualified plumber or licensed contractor replace the unit and verify the isolation valve operation.

I NI NP D

10. Hose Bib Handle Damaged or Missing

The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.



Annotated image: defective hose bib at Back Yard



Original image: defective hose bib at Back Yard

11. Missing Exterior Hose Bib

An exterior hose bib (outdoor faucet) was missing on the northwest side of the house. This limits water access and may leave an exposed plumbing stub. Recommend a licensed plumber or qualified contractor install a properly functioning exterior hose bib, verify the isolation/shutoff valve, and cap or seal any exposed plumbing until replacement. Obtain estimates as needed.

12. Hose Bib Repair / Replacement Recommended

The broken exterior hose bib on the front side of the house should be repaired or replaced by a licensed plumbing professional. Verify the isolation/shutoff valve and confirm the hose bib is fully operational and leak-free after repairs.

13. Repair/Replacement Recommended by Licensed Contractor

An exterior component on the front side of the house was observed to be non-functional. A licensed contractor should evaluate the specific component and perform repair or replacement as needed to restore proper operation and prevent related damage.

I NI NP D

I. Chimney Structures

Comments:

1. Stucco Cracks/Damage

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

2. Corroded Chimney Cap

The chimney cap displayed signs of corrosion. Regular maintenance, such as sealing, is recommended to prevent further damage and extend its longevity.



J. Eaves and Soffit Components

Comments:

1. Fascia Board Material Type

2. Soffit Panel Material Type

K. Exterior Elevated Structures

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I	NI	NP	D
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L. Exterior Plantings

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

M. Landscape Retaining Structures

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

N. Site Grading and Drainage

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

O. Exterior Entryways

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

P. Window Systems and Flashing

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I NI NP D

Q. Paved Surfaces and Walkways

Comments:

1. Uneven Pavers — Trip Hazard

Uneven paver stones were observed in the backyard, creating a potential trip hazard to occupants and visitors. This condition presents an immediate safety concern and should be corrected. Recommend evaluation and repair by a qualified hardscape contractor or landscaper to re-level, reset, or replace affected pavers to eliminate the trip hazard.



Annotated image: uneven pavers at Back Yard



Original image: uneven pavers at Back Yard

R. Exterior Wall Cladding and Finishes

Comments:

1. Previous Exterior Repairs Observed

Evidence of prior repairs was noted on the exterior cladding. It is advisable to consult with the property owner to ascertain the nature of these repairs and whether any associated moisture intrusion incidents were reported.

2. Stucco Cracks/Damage

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

I NI NP D



Original image: stucco damage at Back Yard



Annotated image: stucco damage at Back Yard

3. Exterior Surface Material Type

The primary material composing the exterior wall surfaces.

V Roofing System Assessment

A. Overall Roof Condition

Comments:

1. Broken Roof Shingles

Several roof shingles were observed to be broken. This condition may lead to water intrusion and should be addressed promptly to maintain the roof's integrity.

2. Roof Covering Beyond Lifespan - Replacement Recommended

Based on the age and type of shingle, the roof has exceeded its expected service life. Even with current repairs, the design of the shingle is beyond its intended lifespan. It is recommended to consult a qualified roofing professional for suggestions and quotes regarding roof replacement.

I NI NP D

B. Exterior Decks and Stairways

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Flashing System Integrity

Comments:

1. Chimney Flashing: Missing, Loose, Damaged, or Substandard

The chimney flashing was identified as damaged, missing, or loose. This condition can result in water intrusion. It is recommended to consult a qualified roofing or chimney contractor to repair or replace the flashing.

D. Outdoor Air Conditioning Unit

Comments:

1. Abnormal Noise from Outdoor Unit

Consider further evaluation by a qualified contractor to address the outdoor unit's excessive noise. The sound could originate from a loose grate or panel, a damaged fan blade, or an internal component. Repairs should be made as needed.

E. Rainwater Management Systems

Comments:

1. Hanging Gutter

One of the gutters was observed to be improperly installed and hanging off the structure. This can lead to ineffective drainage and potential water damage to the property.

2. Missing or Damaged Gutter Hanger

A gutter hanger was observed to be missing or damaged. It is recommended to properly secure or replace the gutter hangers to ensure the intended stability and proper alignment of the gutter system.

I NI NP D



3. Licensed Contractor Recommended — Gutter Replacement

The inspector recommends that gutter replacement/repair be performed by a licensed contractor to ensure proper attachment, flashing, and drainage performance. Obtain quotes and confirm contractor licensing and insurance prior to work.

F. Roof Penetrations and Ventilation

Comments:

1. Inadequate Plumbing Vent Clearance near Rooftop Deck

The plumbing vent displayed insufficient clearance from a rooftop deck. For proper ventilation and to prevent sewer gases from entering recreational areas, vents should typically extend at least 6 feet above a rooftop deck. It is recommended to consult with a licensed professional to ensure appropriate vent height and mitigate potential health concerns.

I NI NP D



G. Exterior Elevated Structures

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

H. Roofing Material Integrity

Comments:

1. Cracked/Brittle Composition Shingles

One or more composition roof shingles exhibited cracking and/or brittleness. Cracked and brittle shingles typically indicate that the roof is nearing the end of its useful life. It is recommended to have a qualified licensed roofing contractor further evaluate and perform necessary repairs.

2. Cracked Roof Tiles

Cracked tiles were observed in various locations on the roof. It is recommended that a qualified roofing contractor assess and repair these areas as necessary. This type of roofing system typically benefits from annual evaluations and prompt repairs.

3. Roof Covering Material

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4. Maintenance Flag — Roof Tiles

Inspector flagged the broken roof tiles as a maintenance item for repair/replacement. Refer to the Roofing Material Integrity comment for details and recommended actions.

I. Exterior Drainage Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

J. Chimney Systems

Comments:

1. Chimney Stucco Deterioration

The stucco on the chimney was observed to be coming off in certain areas. This can expose the underlying structure to weather elements and potential damage.

2. Chimney Stucco Deterioration

Stucco on the chimney is peeling and exhibiting deterioration. This condition can allow moisture penetration and should be evaluated and repaired by a qualified contractor experienced with exterior stucco and chimney finishes.

3. Chimney Stucco Peeling / Deterioration

Stucco on the chimney was observed to be peeling and deteriorating in multiple areas. This can expose underlying materials to moisture, increasing the risk of further deterioration or water intrusion. It is recommended that a qualified contractor or chimney specialist evaluate the chimney and perform necessary repairs to the stucco/finish to prevent additional damage.

4. Absence of Vapor/Moisture Barrier

A vapor or moisture barrier appears to be absent or improperly installed behind the stucco finish system. This condition could facilitate moisture penetration to the interior framing, potentially resulting in structural damage. Further evaluation and necessary remediation by a qualified and licensed contractor are recommended.

5. Evidence of Moisture Intrusion Around Chimney

Signs of moisture intrusion were noted around the chimney chase. It is recommended to consult a licensed chimney contractor to evaluate the flashing and/or other components to identify the source and mitigate further moisture intrusion.

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6. Substandard Exterior Repairs

Substandard repairs were observed on the exterior siding system. This condition can lead to moisture penetration into interior wall cavities. It is recommended that a qualified licensed contractor perform appropriate repairs.

7. Exterior Finish Material — Stucco

The exterior finish on the chimney is stucco, as observed during the inspection. The stucco finish was noted peeling and exposing the underlying substrate.

8. Evidence of Active Moisture Intrusion

The observed leakage could cause additional damage to the framing member and floor decking. Water staining and dampness were noted in one or more areas, as confirmed by a moisture meter. This condition increases the risk of insect infestation, mildew, and decay. It is recommended to consult a licensed contractor to identify and rectify the source of the dampness, which may involve improving exterior drainage, installing a waterproofing system, or sealing foundation cracks.

9. Cladding and Trim Displaying Deterioration, Damage, or Distortion

Various sections of the exterior cladding and/or trim exhibited damage, instability, or warping. It is recommended that a qualified contractor undertake the necessary repairs, replacements, or installations of these components.

10. Stucco Cracks/Damage

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

11. Evidence of Moisture Intrusion Around Chimney

Signs of moisture intrusion were noted around the chimney chase. It is recommended to consult a licensed chimney contractor to evaluate the flashing and/or other components to identify the source and mitigate further moisture intrusion.

K. Exterior Wall Cladding and Trim

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

L. Roof Flashing Components

Comments:

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1. Compromised Flashing or Sealant Integrity

Observations indicate the presence of openings or gaps within the flashing or sealant materials. Such breaches can compromise the water-resistant barrier of the roof, potentially leading to water penetration. It is recommended to engage a certified roofing contractor to address and repair these areas to prevent future moisture intrusion.



2. Compromised or Absent Flashing

Damaged or missing flashing creates a condition conducive to moisture penetration, which could lead to structural damage. Without proper flashing, water may compromise the window frame and trim. While not all windows require flashing, its presence significantly improves runoff control. It is recommended to consult a qualified contractor to install or repair flashing to prevent moisture intrusion.

VI Integrated Appliances

A. Food Waste Disposer

Comments:

1. Missing Bushing for Electrical Wiring

The bushing for the electrical supply wiring on the food waste disposer was missing. This condition could potentially expose live wiring. It is recommended to have the bushing reinstalled.

I NI NP D

B. Kitchen Ventilation

Comments:

1. Vent Cover Damaged or Missing

A damaged or missing vent cover could allow debris and small pests to enter. It is recommended to repair or replace the vent cover to ensure proper operation.



2. Ventilation System Type

C. Wine Refrigerator

Comments:

1. Loose Handle

The handle on the wine refrigerator was loose. It is recommended to consult a handyman to secure the handle.

D. Refrigeration Unit

Comments:

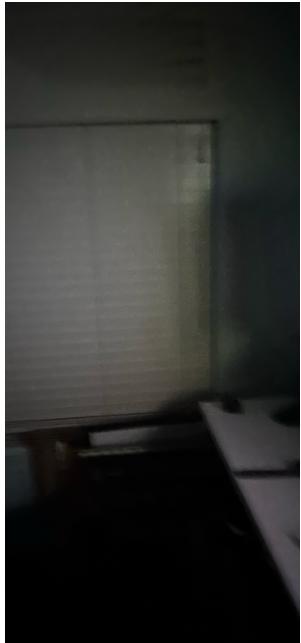
1. Approaching or Exceeding Estimated Service Life

2. Door Handle(s) Loose or Missing

The refrigeration unit's door handle was missing or loose. Repair or replacement is recommended as desired.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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3. Water Line Exhibits Leakage

The water line supplying the refrigeration unit was observed to be leaking at the time of inspection. This condition may cause damage to finished areas of the home. It is recommended to consult a licensed plumber to repair or replace the line to the refrigeration unit to ensure proper function.

E. Dishwashing Unit

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Cooking Appliances

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Warming Drawer

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

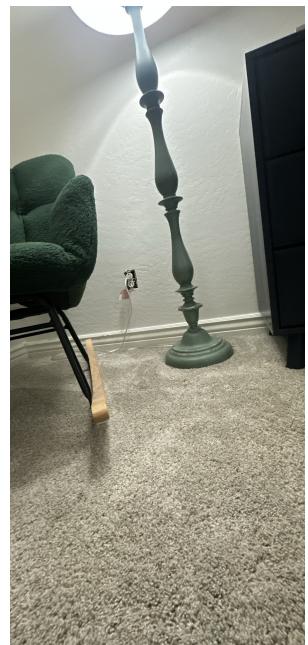
H. Laundry Appliances

Comments:

1. Washer Identification Plate Image

2. Dryer Identification Plate Image

I NI NP D



3. Washer Not Fully Installed

One or more components of the washing machine were not connected, rendering the appliance non-operational. The operability of the appliance presents a limitation to this inspection. It is recommended to consult the seller to ensure the unit is properly installed and verify operation prior to property transfer.

I. Beverage Cooler

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

J. Waste Compactor

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I NI NP D

K. Microwave Oven

Comments:

1. Unit Non-Functional or Malfunctioning

The microwave oven appeared to be non-operational or was malfunctioning. It is advised that a qualified appliance technician evaluate and perform necessary repairs or replacement.



Original image: appliance defect at Kitchen



Annotated image: appliance defect at Kitchen

L. Stand-alone Ice Maker

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

VII Interior Elements: Doors, Windows, and Walls

A. Interior Door Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I NI NP D

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Window Assemblies

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Interior Cabinetry and Countertops

Comments:

1. Damaged Cabinetry

The cabinetry exhibited damage in various areas. Repairs or replacement of any damaged sections are recommended to be performed by a qualified individual.

2. Damaged, Faulty, or Missing Cabinet Door

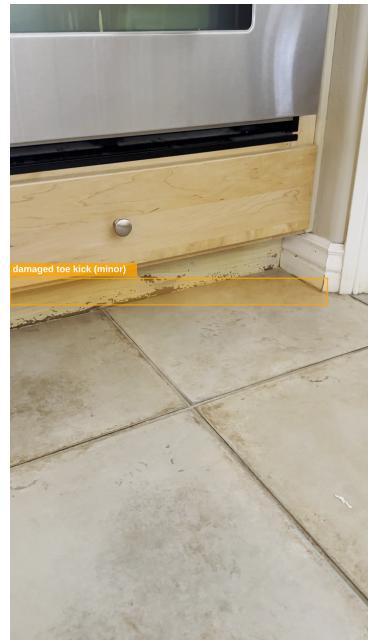
One or more cabinet doors were observed to be damaged, faulty, or otherwise amiss. Repairs by a qualified contractor are recommended.

3. Failing or Peeling Paint

The paint finish exhibited signs of failure or peeling in one or more locations. It is recommended that a qualified contractor perform the necessary repairs.



Original image: damaged toe kick at Kitchen



Annotated image: damaged toe kick at Kitchen

I	NI	NP	D
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D. Interior Passageways

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Stairway and Handrail Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Cabinetry and Countertops

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Window Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

H. Interior Wall Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

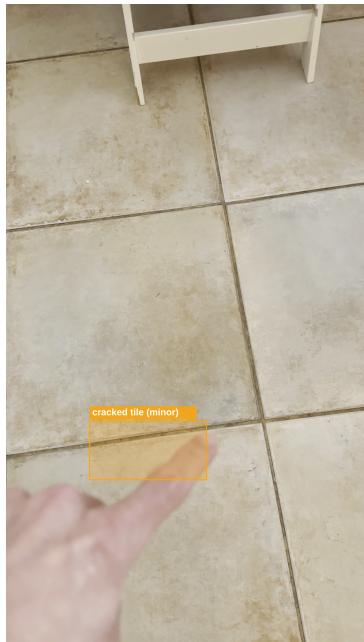
I NI NP D

I. Interior Flooring Surfaces

Comments:

1. Cracked Floor Tile

Two small cracks were observed in the kitchen floor tile. Cracked tile can allow moisture to penetrate the substrate and may deteriorate further over time. Recommend repair or replacement of the affected tile(s) by a qualified flooring contractor and verify the integrity of the surrounding substrate and grout. Obtain estimates as needed.



Annotated image: cracked tile at Kitchen



Original image: cracked tile at Kitchen

J. Ceiling Surfaces

Comments:

1. Significant Drywall Cracking

Significant drywall imperfections, including damage, cracking, or inconsistencies, were noted in the referenced area(s). It is advisable to inquire with the current homeowner(s) regarding any past alterations. Repairs should be undertaken by a drywall contractor as desired.

I NI NP D



Original image: ceiling crack at Living Room



Annotated image: ceiling crack at Living Room

K. Floor Coverings

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

L. Exterior Door Systems

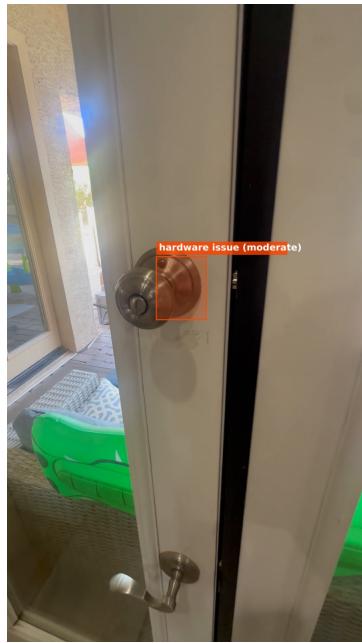
Comments:

1. Inoperable or Difficult Door Handle Lock

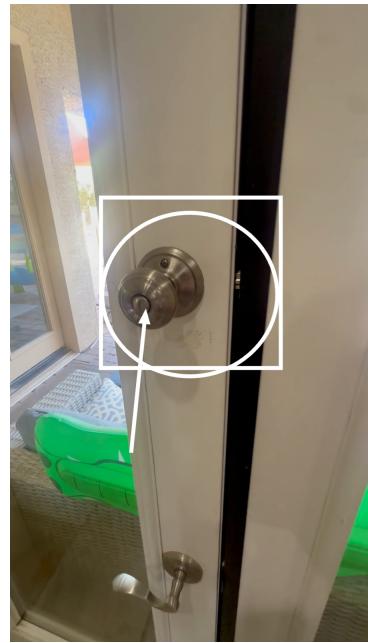
The handle lock on one or more exterior entryways was found to be inoperable or challenging to use. Replacement of the locking doorknob by a qualified professional is recommended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D



Annotated image: hardware issue at Living Room



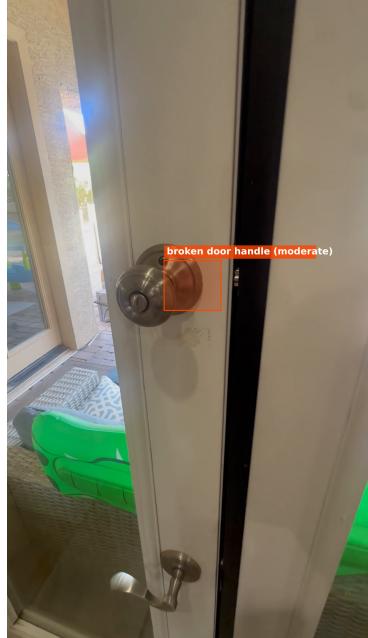
Original image: hardware issue at Living Room

2. Loose, Damaged, or Missing Door Hardware

Various exterior door hardware components, including locksets, hinges, and pulls, were observed to be inoperable, damaged, loose, or absent. It is advised that a qualified contractor perform necessary repairs or replacements.



Original image: broken door handle at Living Room



Annotated image: broken door handle at Living Room

I NI NP D

3. Damaged or Missing Door Hardware

The door handle is either damaged or missing. It is recommended that a qualified professional evaluate and repair or replace it as necessary.



Original image: broken door handle at Living Room



Annotated image: broken door handle at Living Room

4. Lock Mechanism Requires Adjustment

The deadbolt mechanism exhibits difficulty in proper operation. It is recommended to consult a qualified locksmith for necessary adjustments or replacement of the lock.

VIII Building Foundation and Structural Components

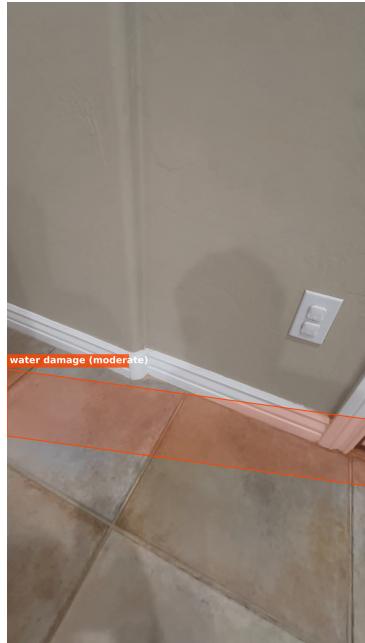
A. Subflooring

Comments:

1. Subflooring Water Damage

Water damage was observed on the subflooring during the assessment. This damage may signify a historical or ongoing leak. It is advised to consult with the seller regarding the nature of the damage and any prior repairs. Alternatively, monitor the affected area for any subsequent deterioration.

I NI NP D



Annotated image: water damage at Living Room



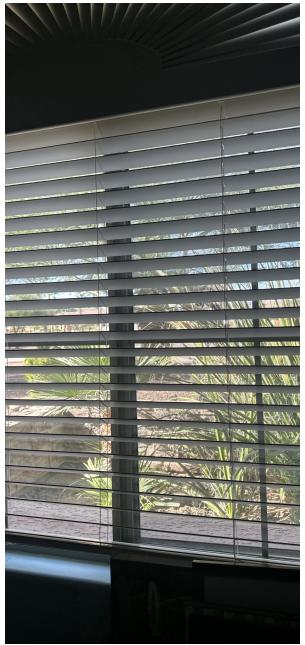
Original image: water damage at Living Room

2. Potential Wood-Destroying Insect Damage

It is advised to engage a certified pest control company to address any wood-destroying organisms. Upon completion, have the affected areas repaired by a licensed building or remodeling contractor.



I NI NP D



I	NI	NP	D
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B. Main Structural Supports

Comments:

1. Joist/Beam Bracing Present (Copy)

A supplementary post was observed installed beneath the first-floor joists, seemingly providing support to the first-floor structure. Further evaluation by a licensed contractor is recommended to determine if repairs or replacement of the first-floor joist system are necessary.

2. Joist/Beam Bracing Present

A supplementary post was observed installed beneath the first-floor joists, seemingly providing support to the first-floor structure. Further evaluation by a licensed contractor is recommended to determine if repairs or replacement of the first-floor joist system are necessary.

C. Foundation System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

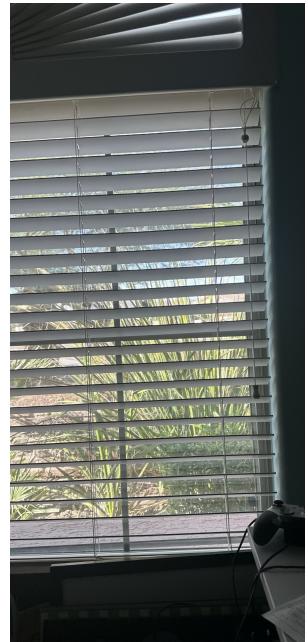
Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Floor Joist System

Comments:

1. Incorrect Fastening Method

The joists were reinforced (sistered) using inappropriate fasteners. It is advised to consult a licensed contractor to properly secure the joists with the correct fasteners, ensuring their intended structural stability.



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D



Compromised Entryway Door
The entry panel to the underlying space exhibited damage. Restoration panel is advised.
[Show More](#)

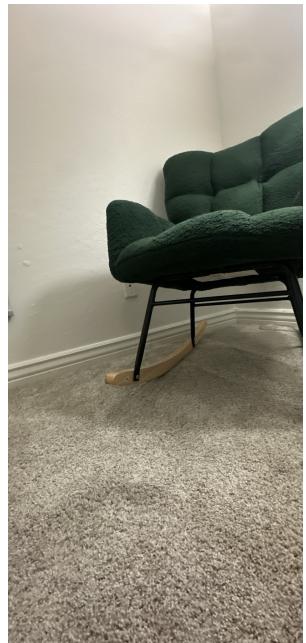
[Edit Content](#)

Photos (3)

Videos (1)

Flagged Location Recommendation

Photo Video



E. General Structural Information

Comments:

1. Ceiling Crack — Possible Structural Concern

Significant cracking was observed in the ceiling in the Living Room that may indicate underlying structural movement or damage. A licensed contractor or structural engineer should be engaged to evaluate the extent and cause of the cracking and to recommend necessary repairs. This condition may represent a safety risk and should be addressed promptly.

I NI NP D



Original image: ceiling crack at Living Room



Annotated image: ceiling crack at Living Room

2. Significant Settlement Cracking

Visible indications of atypical settlement or foundation movement were present. A comprehensive evaluation by a licensed structural engineer is strongly recommended, with subsequent repairs performed as determined necessary.

IX Crawlspace Assessment

A. Floor Framing

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Floor Decking

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I	NI	NP	D
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2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Environmental Control

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Structural Supports

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Substructure Entry

Comments:

1. Compromised Entryway Door

The entry panel to the underlying space exhibited damage. Restoration of this compromised panel is advised.



I NI NP D

X Fireplace and Venting Systems

A. Fireplaces, Stoves, and Inserts

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Fuel Appliance Venting Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XI Water and Waste Systems

A. Gas and Fuel Delivery Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Bathing Area Fixtures

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I NI NP D

C. Bathroom Ventilation Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Sink and Faucet Components

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Bathtub and Shower Systems

Comments:

1. Evidence of Active Moisture Intrusion

The observed leakage could cause additional damage to the framing member and floor decking. Water staining and dampness were noted in one or more areas, as confirmed by a moisture meter. This condition increases the risk of insect infestation, mildew, and decay. It is recommended to consult a licensed contractor to identify and rectify the source of the dampness, which may involve improving exterior drainage, installing a waterproofing system, or sealing foundation cracks.



Annotated image: water damage at Master Bathroom



Original image: water damage at Master Bathroom

I NI NP D

2. Shower Door Misalignment / Impacting Glass

The shower door was observed to be striking the adjoining glass and is misaligned. This condition can cause damage to the glass or hardware and may lead to failure if not corrected. It is recommended that a qualified glass/frameless-shower contractor or handyman evaluate the door alignment, adjust hinges or track, and install additional support or reinforcement as necessary to prevent further damage.



Original image: shower door issue at Master Bathroom



Annotated image: shower door issue at Master Bathroom

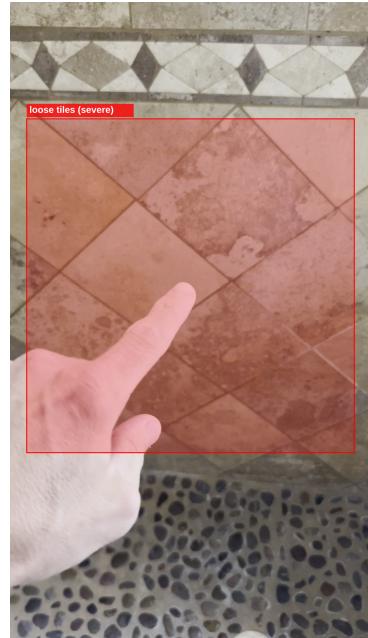
3. Loose Shower Wall Tiles — Safety Hazard

Loose tiles were observed in the master bathroom shower and were reported as a potential safety hazard. Loose or detached tiles can fall or create sharp edges and often indicate compromised substrate or prior water intrusion. It is recommended to discontinue use of the shower until a qualified tile contractor or licensed plumber assesses the condition, secures or replaces loose tiles, and evaluates the underlying substrate for moisture damage or continued leaks. Prompt repair is advised to prevent injury and further deterioration.

I NI NP D



Original image: loose tiles at Master Bathroom Shower



Annotated image: loose tiles at Master Bathroom Shower

F. Radon Reduction System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Water Heating System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

H. Landscape Irrigation Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I	NI	NP	D
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2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I. Fuel Delivery Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

J. Wastewater Ejection Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

K. Drain, Waste, and Venting Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

L. Water Distribution and Isolation Valves

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

M. Sump Pump and Drainage Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I	NI	NP	D
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2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

N. Primary Water Service

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

O. Drainage, Waste, and Venting Components

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

P. Radon Reduction Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

Q. Toilet and Bidet Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XII Electrical Systems

I NI NP D

A. Secondary Electrical Distribution Panel

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Electrical Receptacles, Switches, and Signaling Devices

Comments:

1. GFCI Breaker Failure to Trip

Ground-Fault Circuit Interrupter (GFCI) breakers in the panel did not trip when tested. Replacement of the affected breaker(s) is recommended, to be conducted by a licensed electrician.

C. Smoke and Carbon Monoxide Detection Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Electrical Conductors and Wiring

Comments:

1. Aluminum Wiring Observed

Aluminum wiring was noted. Aluminum wiring was used between 1965 and 1975 as a substitute for copper. Thermal expansion and oxidation can lead to loose connections, overheating, or arcing. It is recommended that a qualified electrician evaluate and repair as needed.

E. Electrical Service Entry

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Lighting and Ventilation Fixtures

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I	NI	NP	D
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2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Main Electrical Distribution Panel

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XIII Overhead Space Assessment

A. Thermal Insulation

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Air Circulation and Ventilation

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Access Provisions

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I	NI	NP	D
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D. Roof Structure and Decking

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XIV Heating, Ventilation, and Air Conditioning Systems

A. Integrated HVAC System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Whole-House Ventilation Fan

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Forced Air Heating System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Hydronic Heating System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I	NI	NP	D
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2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Ductless Mini-Split System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Cooling System Evaporator Coil

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Climate Control Interface

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

H. Indoor HVAC Unit

Comments:

1. HVAC Unit Status - Upstairs Master Bedroom

The HVAC system serving the upstairs master bedroom was observed to be operating normally.

I. Auxiliary Heating Appliances

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I NI NP D

J. Central Heating Unit

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

K. Air Distribution System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XV Garage Systems and Components

A. Interior Access Doors

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Interior Surfaces and Fire Separation

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Structural Elements

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

I NI NP D

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Garage Door Openers

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Main Vehicle Doors

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Garage Overview

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XVI Detached Structures

A. Garage Vehicle Door

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I NI NP D

B. Garage Door Opener

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Interior Surfaces

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

D. Roof Drainage System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Attic Ventilation and Exhaust

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Attic Insulation

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I	NI	NP	D
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G. Windows

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

H. Exterior Vegetation

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I. Structural Components

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

J. Roofing System Details

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

K. Attic Structure and Sheathing

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I	NI	NP	D
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L. Eaves and Soffits

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

M. Roofing Materials

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

N. Exterior Cladding and Trim

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

O. Structure Overview

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

P. Entry and Passage Doors

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I	NI	NP	D
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XVII General Observations, Environmental, and Pest Considerations

A. General Commentary and Important Information

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

XVIII Inspection Completion Summary

A. Dishwashing Appliance

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

B. Property Security

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

C. Climate Control System

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

I	NI	NP	D
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D. Plumbing Fixtures

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

E. Auxiliary Refrigeration Units

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

F. Ground Fault Circuit Interrupter Outlets

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

G. Cooking Appliances

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.

H. Lighting Systems

Comments:

1. General Observation

No specific issues or concerns were observed during the inspection of this item.

2. Maintenance Note

Regular maintenance and periodic inspection is recommended to ensure optimal performance and longevity.
