



WEST IVY HOME INSPECTION

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## RESIDENTIAL INSPECTION

1234 Main St. San Diego CA

Buyer Name

03/18/2021 9:00AM



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## TABLE OF CONTENTS

1: Inspection Details	12
2: Built-In Kitchen Appliances	13
3: Plumbing System	18
4: Electrical System	24
5: Interiors	32
6: Insulation and Ventilation	40
7: Garage	42
8: Roofing	46
9: Exterior	52
10: Structural Components	59
11: Heating/Central Air Conditioning	61
12: Complementary Pictures	68
13: Pool / Spa Equipment Not Inspected	71
Standard of Practice	72

Thank you for choosing **West Ivy Home Inspections**. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

**\*\*\*\*Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and West Ivy Home Inspections!\*\*\*\***

### **Very Important Next Steps:**

**Step 1:** [Read the entire inspection report!](#)

**Step 2:** Call your inspector immediately at **619-796-9077**, if you have any questions, concerns, or need changes made to the inspection report.

**Step 3:** Make a list of all Discovery Items marked **Observation Items**, **Attention Items**, and **Safety Concerns** identified in this report as needing repair or further evaluation.

**Step 4:** Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked **Observation Items**, **Attention Items**, and **Safety Concerns** further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD**.

### **PLEASE BE ADVISED:**

This inspection report is the exclusive and sole property of **West Ivy Home Inspections** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

**Unauthorized reproduction and/or distribution of this report is strictly prohibited.** Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with **West Ivy Home Inspections**. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for **West Ivy Home Inspections** inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement. Items that are excluded (not inspected) are indicated in the inspection agreement and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal**

**comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

#### **\*\*\*\*\* VERY IMPORTANT\*\*\*\*\***

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as **Observation Items**, **Attention Items**, or **Safety Concern** in any **System** of this home inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.** These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

#### **Definitions that may help you understand the above statement better:**

**System** = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

**Component** = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

## **SCOPE OF WORK**

You have contracted for us, **West Ivy Home Inspections**, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

This inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, this general home inspection is completed on-site, at a fraction of the cost and within a few hours. **Consequently, this general home inspection and its report cannot and will not be as comprehensive as that generated by specialists and it is not intended to be.**

**The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.**

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

#### **Definitions of Comments:**

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. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. 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 it appeared to be functioning as intended.

**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.

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

**Discovery (D)** = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

### Discovery Items Defined

**Observation Items** = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may require repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

**Attention Items** = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

**Safety Concern** = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

**Note:** Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR**

**CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. **This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.**

**We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.**

**Mold:**

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. **West Ivy Home Inspections** performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at 619-796-9077 or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

**Environmental Hazards:**

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

**Pest:**

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

**Pictures:**

Pictures included in this report are not meant to represent every defect that has been found. Photographs are a tool to convey our findings and are not intended to enhance those findings or diminish any findings not photographed. There may be **Observation**, **Attention** and **Safety Concern** items that do not have a picture included. We suggest reading the entire report to discover all of the defects that have been reported on. Pictures, if included, represent only the finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

**Please Note: West Ivy Home Inspections hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.**

# SUMMARY

124

ITEMS INSPECTED

6

OBSERVATION ITEMS

51

ATTENTION ITEMS

16

SAFETY CONCERNS

- ⊖ 2.7.1 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Duct - Separated
- ⊖ 3.2.1 Plumbing System - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM: Active Leak at Pipes
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Angle Stops Corrosion
- ⊖ 3.3.2 Plumbing System - FIXTURES AND CONNECTED DEVICES: Laundry Hose Bib- Evidence of Previous Leak
- 
- ⊖ 3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information
- ⊖ 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Previous Leak at Drain Line
- ⊖ 3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended
- ⊖ 3.6.3 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Washing machine drain
- ⚠ 4.3.1 Electrical System - MAIN AND DISTRIBUTION PANELS: Full Panel
- ⚠ 4.3.2 Electrical System - MAIN AND DISTRIBUTION PANELS: Labels - Illegible
- ⚠ 4.7.1 Electrical System - BRANCH CIRCUIT CONDUCTORS: Open Junction Box
- ⊖ 4.8.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Receptacle Inoperable
- ⊖ 4.8.2 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Ceiling Fan - Inoperable
- ⊖ 4.8.3 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Switch/worn
- ⊖ 4.9.1 Electrical System - EXTERIOR LIGHTING : Sensor Light not tested
- ⚠ 4.11.1 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES : GFCI Upgrade Recommended
- ⚠ 4.11.2 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES : Kitchen Counter Receptacles Not GFCI Protected

- 4.11.3 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES : GFCI - Will Not Re-set
- 4.12.1 Electrical System - OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS): None or Not Enough AFCI's
- A 4.13.1 Electrical System - SMOKE DETECTORS: Not Installed in All required Areas
- A 4.14.1 Electrical System - CARBON MONOXIDE DETECTORS (Describe number and location): Not on Each Level
  - A 5.2.1 Interiors - CEILINGS: Popcorn on Ceiling
  - W 5.3.1 Interiors - WALLS: Previous Repairs Below Sink
  - 5.4.1 Interiors - FLOOR COVERINGS: Aged Flooring
  - A 5.5.1 Interiors - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Handrail Not Graspable
  - A 5.5.2 Interiors - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Balusters Spaced Too Far Apart
  - 5.6.1 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Abandoned flue pipe
  - 5.8.1 Interiors - DOORS (REPRESENTATIVE NUMBER): Door Not Latching
  - 5.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Slipped Sash Spring
  - 5.10.1 Interiors - ATTICS: Wood Destroying Organism Activity
  - A 5.10.2 Interiors - ATTICS: Possible Rodent Activity in Attic
  - 5.11.1 Interiors - ROOM ADDITIONS/MODIFICATIONS: Renovation, Remodeling or Additions
  - A 5.12.1 Interiors - FIREWALLS: Firewall - Below Stairs
  - 6.6.1 Insulation and Ventilation - VENTING SYSTEMS (Kitchens, Bathrooms and Laundry): Vent Fan Noisy
  - 6.6.2 Insulation and Ventilation - VENTING SYSTEMS (Kitchens, Bathrooms and Laundry): Dryer Vent Termination Not Found
    - A 7.1.1 Garage - GARAGE GENERAL: Damaged attic ladder
    - 7.3.1 Garage - GARAGE CEILINGS/ROOF FRAMING: Water Stains
    - A 7.3.2 Garage - GARAGE CEILINGS/ROOF FRAMING: Pull Down Ladder - Voids Firewall
    - 7.4.1 Garage - GARAGE WALLS (Including Firewall Separation): Walls Not Fully Visible
    - 7.5.1 Garage - GARAGE FLOOR: Floor Not Fully Visible
    - W 7.5.2 Garage - GARAGE FLOOR: Stains on Floor
    - 7.6.1 Garage - GARAGE DOOR OPERATORS : Unable to Confirm Battery Backup
  - 8.1.1 Roofing - ROOF GENERAL: The Entire Roofing System Needs to be Further Evaluated
  - 8.2.1 Roofing - ROOF COVERINGS: Tile Roof Inspected From Ground
  - 8.2.2 Roofing - ROOF COVERINGS: Slipped Tiles
  - 8.2.3 Roofing - ROOF COVERINGS: Closed Valley (Tile Roof)
  - 8.2.4 Roofing - ROOF COVERINGS: Previous Repairs
  - 8.3.1 Roofing - ROOF SHEATHING (As Observable From Attic): Stains at Sheathing/Framing
  - 8.3.2 Roofing - ROOF SHEATHING (As Observable From Attic): Previous Repairs/Moisture intrusion
  - 8.4.1 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Seal Roof Penetrations
  - 8.4.2 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Plumbing Vent Pipe Too Low

- 8.4.3 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Mortar at Roof Penetrations (Tile)
- 8.4.4 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Kickout Flashings - Missing
- 8.4.5 Roofing - FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS: Patio flashing
- 9.2.1 Exterior - WALL CLADDING, TRIM AND FLASHING: Siding - Ground Contact
- 9.2.2 Exterior - WALL CLADDING, TRIM AND FLASHING: Siding - Gaps
- 9.3.1 Exterior - WINDOWS (Exterior): Moisture Damage
- 9.5.1 Exterior - EAVES, SOFFITS AND FASCIAS: Moisture Damaged Wood
- 9.6.1 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading - Standing Water Possibility
- 9.6.2 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading - Negative Slope in Grading
- 9.6.3 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading- Walkway / Patio Slopes Towards Building
- 9.6.4 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading - Hillside Setting
- 9.6.5 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Grading- Similar Elevations Between Interior and Exterior Floor Levels
- 9.6.6 Exterior - VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building): Vegetation -Planters/Planter Boxes
- key 11.2.1 Heating/Central Air Conditioning - HEATING EQUIPMENT: Electric Wall Heater Turned On - Produced Heat
- key 11.2.2 Heating/Central Air Conditioning - HEATING EQUIPMENT: Heat Pump Turned On - Produced Heat
- key 11.7.1 Heating/Central Air Conditioning - DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units and convectors): No HVAC register/ duct
- 11.7.2 Heating/Central Air Conditioning - DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units and convectors): Filter improperly sized
- warning 11.9.1 Heating/Central Air Conditioning - CHIMNEYS AND FLUES (For Fireplaces): Chimney Liner - Not Inspected
- 11.10.1 Heating/Central Air Conditioning - SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves): Clean Fireplace
- 11.10.2 Heating/Central Air Conditioning - SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves): Insert Fireplace - Not Inspected



11.10.3 Heating/Central Air Conditioning - SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves): Wood Stove - Not Inspected



11.11.1 Heating/Central Air Conditioning - COOLING AND AIR HANDLER EQUIPMENT: Air Conditioner - Produced Cool Air

# 1: INSPECTION DETAILS

## Information

<b>Property: Type</b> Single Family Residence	<b>Year: Built</b> 1978	<b>Number of : Levels</b> 2
<b>Occupied: Is the Home Lived in</b> Yes	<b>Parties : Present</b> Buyer, Buyer's Agent, Home Inspector	<b>Weather: Conditions</b> Clear, Dry

### Outside: Air Temperature

67 degrees

### Home 40 Years Old or More

This home is older than 40 years 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 crawl spaces 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.

### Occupied Home

Due to personal items including, but not limited to; clothing, furniture, window coverings, towels, hygiene and/or cleaning products, a full evaluation of the cabinets, closets, and walls could not be made. We recommend you carefully inspect these areas prior to the removal of contingencies.

## 2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER	X			
2.3	GARBAGE DISPOSER	X			
2.4	BUILT-IN MICROWAVE				X
2.5	RANGES AND COOKTOPS		X		
2.6	OVEN				
2.7	EXHAUST FAN/RANGE HOOD/DOWNDRAFT				X
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER		X		
2.10	Toaster oven		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

**Dishwasher**

Kitchen Aid

**Disposer**

In Sink Erator

**Built-in Microwave**

Samsung

**Range**

-Electric-, Thermador

**Oven**

-Electric-, Frigidaire

**Exhaust/Range Hood**

-Vented-

**Trash Compactor**

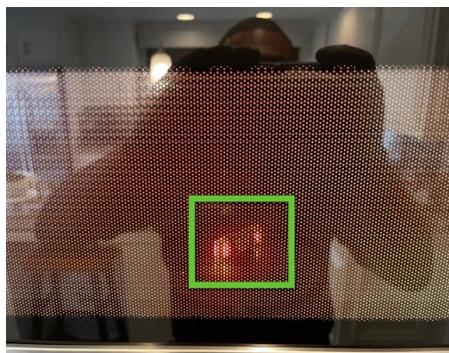
None

**GENERAL INFORMATION: Built-in Appliance Overview**

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. 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 like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

**BUILT-IN MICROWAVE: Picture Showing Microwave Working**

The operation of the microwave was tested using a microwave tester. This unit appeared to be functional at the time of the inspection.



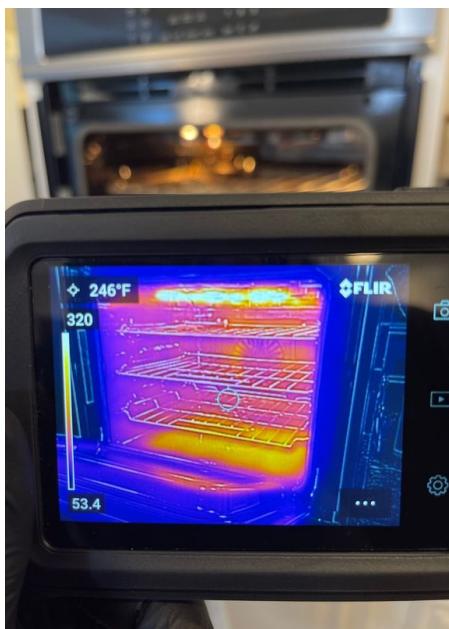
## RANGES AND COOKTOPS: Thermal Image Showing Range Working

Infrared picture of range/cooktop in operation. This unit appeared to be functional at the time of the inspection.



## OVEN: Thermal Image Showing Oven Working

Infrared picture of oven(s) in operation. The unit(s) appeared to be functional at the time of the inspection.



## Limitations

### GENERAL INFORMATION

### APPLIANCES - NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include, but is not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards to the floor and/or wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the removal of contingencies.

**GENERAL INFORMATION****BUILT-IN APPLIANCE INSPECTION LIMITATIONS**

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 licensed contractors or qualified professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**DISHWASHER****DISHWASHER TURNED ON - INSPECTION LIMITED**

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and any possible damages that may result from a leak.

**DISHWASHER****DISHWASHER TEST - LIMITED REVIEW**

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. **Please note:** We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

**DISHWASHER****HEATING ELEMENT - NOT INSPECTED**

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

**GARBAGE DISPOSER****EFFICIENCY - NOT INSPECTED**

Our inspection of the garbage disposer is to determine: It turns on when power is applied to it, it is installed properly and not leaking. Determining how efficient a garbage disposer is at functioning or grinding up debris is outside the scope of this inspection. Recommend asking the sellers to demonstrate this function or have further explored by a qualified appliance repair professional.

**REFRIGERATOR****REFRIGERATORS - NOT INSPECTED**

Refrigerators are not inspected as they are outside the scope of a standard home inspection.

**REFRIGERATOR****REFRIGERATORS - NOT MOVED**

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. **Please note:** Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies.

**WASHER/DRYER****LAUNDRY EQUIPMENT - NOT INSPECTED**

The clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

**Toaster oven****BUILT IN TOASTER OVEN - NOT INSPECTED**

Built in toaster oven noted installed in the home. Inspection of this system is beyond the scope of a standard home inspection.



## Findings

### 2.7.1 EXHAUST FAN/RANGE HOOD/DOWNDRAFT



#### DUCT - SEPARATED

The kitchen exhaust fan vent piping appeared to be separated at one or more areas. Recommend further evaluation by a qualified appliance repair professional before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified appliance repair professional.



### 3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM				X
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES	X			
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, FLUES AND VENTS	X			
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
3.9	WATER HEATER STRAPPING AND BRACING	X			
3.10	MAIN WATER SHUT-OFF DEVICE (Describe Location)	X			
3.11	PRESSURE REGULATOR	X			
3.12	GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
3.13	MAIN GAS SHUT OFF VALVE (Describe Location)			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

#### Information

**Water Source**  
Unable to Determine

**Plumbing Supply**  
Copper

**Plumbing Distribution**  
Copper

**Water Pressure**  
55-60 psi

**Washer Drain Size**  
2 Inches

**Plumbing Waste**  
ABS



**Water Heater Fuel Source**  
Electric

**Water Heater Flue Pipe Material**  
None

**Manufacturer**  
A.O. Smith

**Capacity**  
50 Gallons

**Year Water Heater Was Made**  
2018

**Water Filters**  
None

**Gas Distribution Piping**

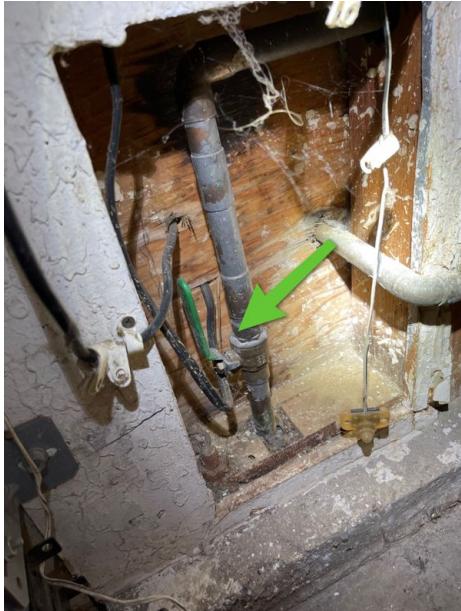
Rigid Iron Pipe

**MAIN WATER SHUT-OFF DEVICE****(Describe Location): Main Water Shut-Off Location**

In the Garage

**MAIN GAS SHUT OFF VALVE****(Describe Location): Main Gas Shut-Off Location**

None Found

**PLUMBING GENERAL: Plumbing Overview**

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

**PLUMBING GENERAL: Completed House - Plumbing Concealed**

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

**PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes**

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

**WATER HEATERS, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water**

Thermal image(s) showing the water heater(s) producing hot water at the time of the inspection.



## Limitations

### PLUMBING GENERAL

#### **PLUMBING INSPECTION LIMITATIONS**

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 lines for example cannot be checked for leaks or the ability to handle the volume during a drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail 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 licensed contractors be used in your further inspection or for repair issues as it relates to the comments in this inspection report.

### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

#### **GENERAL PLUMBING LIMITATIONS**

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

### FIXTURES AND CONNECTED DEVICES

#### **LOW FLOW AT FIXTURES - NOT DETERMINED**

Please be advised that determining if a plumbing fixtures flow is low/adequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

## GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

**GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS**

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

## Findings

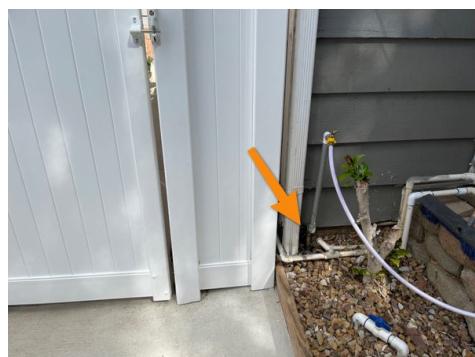
## 3.2.1 PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

**ACTIVE LEAK AT PIPES**

There appears to be an active leak at a section of the distribution piping. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies and repair as necessary at this time.

## Recommendation

Contact a qualified plumbing contractor.



## 3.3.1 FIXTURES AND CONNECTED DEVICES

**ANGLE STOPS CORROSION**

Some of the angle stops, shut off valves and/or supply lines under the sinks and/or behind the toilets appeared to be corroding, have mineral deposits or are rusted. This is indicative of previous leaks that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent further leaks.

## Recommendation

Contact a qualified plumbing contractor.



Example noted at half bath



Example noted at hallbath



Example noted at master bath

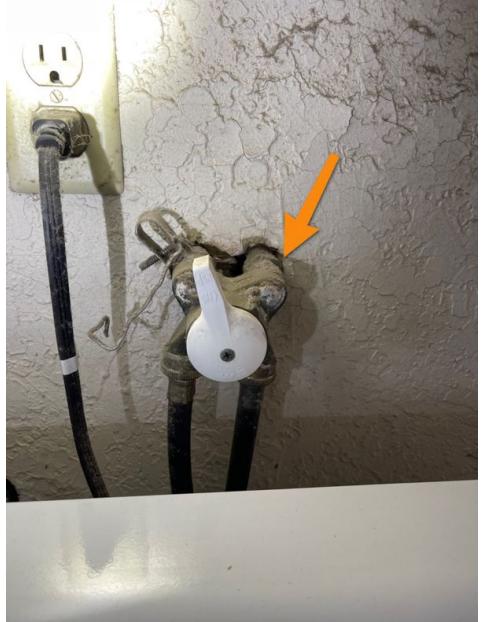
## 3.3.2 FIXTURES AND CONNECTED DEVICES

**LAUNDRY HOSE BIB- EVIDENCE OF PREVIOUS LEAK -**

Evidence of a previous leak noted at the laundry hose bib/connectors behind the laundry equipment. Recommend further evaluation by a licensed plumbing contractor to determine repairs necessary at this time. **Please note:** Determining if damage exists behind the walls of any surface is beyond the scope of this standard home inspection.

## Recommendation

Contact a qualified plumbing contractor.

- Attention Items


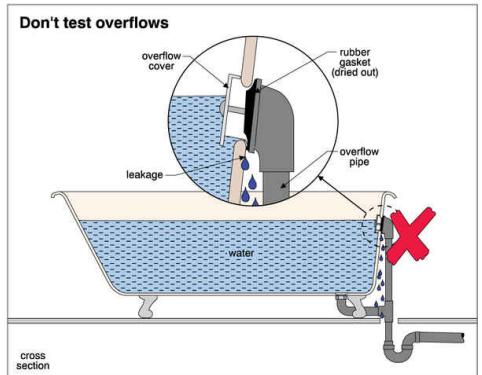
## 3.4.1 TUB/SHOWER FIXTURES

**DRAIN OVERFLOW - INFORMATION**

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if latent defects exist.

## Recommendation

Contact a qualified plumbing contractor.

- Attention Items


### 3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Attention Items

#### PREVIOUS LEAK AT DRAIN LINE

Corrosion, calcification, water stains, and/or rust noted at one or more drain lines. This can be indicative of a previous leak that has sealed itself and/or due to age. Recommend further evaluation by a licensed plumbing contractor to determine repairs necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example noted at half bath

### 3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### DRAIN LINES - SCOPE RECOMMENDED

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.

Recommendation

Contact a qualified plumbing contractor.

### 3.6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

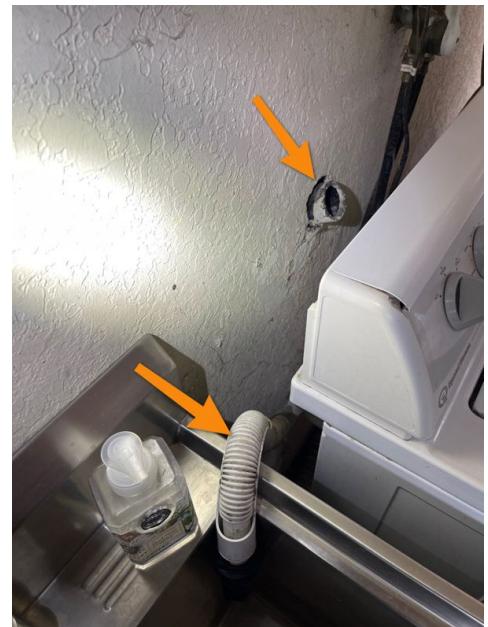
#### Attention Items

#### WASHING MACHINE DRAIN

Washing machine drain was not in use. The washing machine drains into the sink. This may be indicative of a damaged laundry drain. Recommend to ask the seller about this and or have further evaluated by a licensed plumber as needed.

Recommendation

Contact a qualified professional.



## 4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	ELECTRICAL GENERAL	X			
4.2	OVERHEAD SERVICE ENTRANCE CONDUCTORS	X			
4.3	MAIN AND DISTRIBUTION PANELS				X
4.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
4.5	SYSTEM GROUNDING AND GROUNDING EQUIPMENT	X			
4.6	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
4.7	BRANCH CIRCUIT CONDUCTORS				X
4.8	FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
4.9	EXTERIOR LIGHTING				X
4.10	POLARITY AND GROUNDING OF RECEPTACLES	X			
4.11	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES				X
4.12	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)				X
4.13	SMOKE DETECTORS				X
4.14	CARBON MONOXIDE DETECTORS (Describe number and location)				X
4.15	CABLE AND TELEPHONE ENTRANCE	X			

IN = Inspected      NI = Not Inspected      NP = Not Present      D = Discovery

### Information

<b>Panel Manufacturer</b> BRYANT	<b>Panel Type</b> Circuit Breakers	<b>Panel Capacity</b> 200 AMP
<b>Service Conductors</b> Below Ground	<b>Branch Wire 15 and 20 Amp</b> Copper	<b>Wiring Methods</b> Romex
<b>Exterior Lighting Control</b> Standard Switched	<b>LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location</b> Right Side of the Building	<b>LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location</b> None



## ELECTRICAL GENERAL: Electrical General

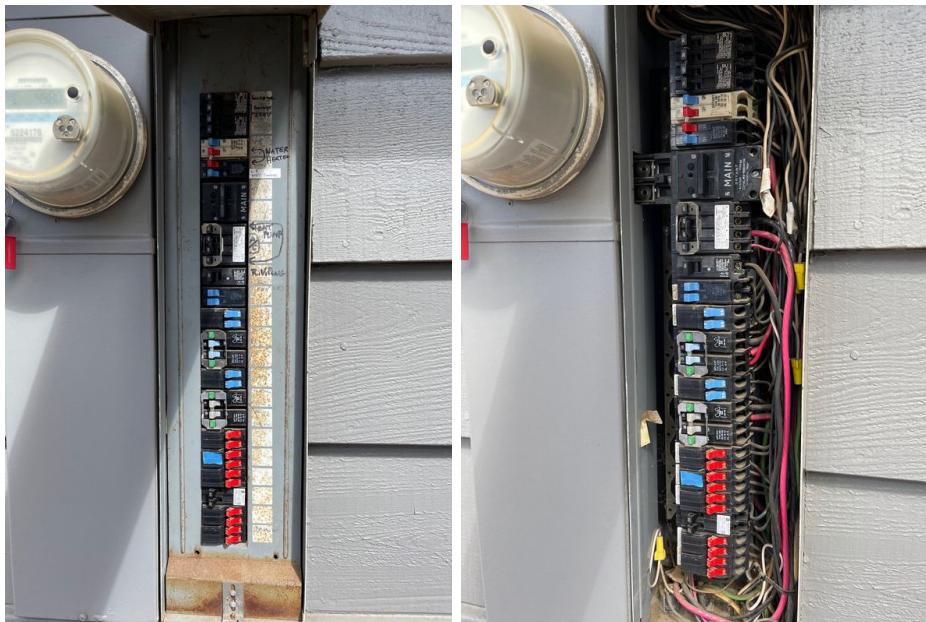
The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over-current devices, and the compatibility of their ampacities 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.

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

## MAIN AND DISTRIBUTION PANELS: Panel Type

### Main Panel



## SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association [www.nfpa.org](http://www.nfpa.org). We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

## Limitations

### ELECTRICAL GENERAL

### ELECTRICAL INSPECTION LIMITATIONS

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 and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## BRANCH CIRCUIT CONDUCTORS

### ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS

**Please note:** Due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

## EXTERIOR LIGHTING

### SENSOR LIGHTS - NOT TESTED

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary at this time, to ensure proper function.

## Findings

### 4.3.1 MAIN AND DISTRIBUTION PANELS

#### FULL PANEL

The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers (if any). We could not inspect the condition of busbar(s). It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the busbar(s) and to determine if repair or expansion is necessary at this time.

##### Recommendation

Contact a qualified electrical contractor.



### 4.3.2 MAIN AND DISTRIBUTION PANELS

#### LABELS - ILLEGIBLE

Some labels are present, but illegible or confusing. Recommend correction by a licensed electrical contractor or qualified professional for safety.



Recommendation

Contact a qualified electrical contractor.



#### 4.7.1 BRANCH CIRCUIT CONDUCTORS

### OPEN JUNCTION BOX

Open junction box(es) noted in one or more locations. Whenever wires are joined together, the junction box must have a cover for safety. We recommend installing an approved cover plate by a licensed electrical contractor as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



Example Garage

#### 4.8.1 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

### RECEPTACLE INOPERABLE

Inoperable receptacle(s) noted in one or more areas. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time to ensure proper function.

Recommendation

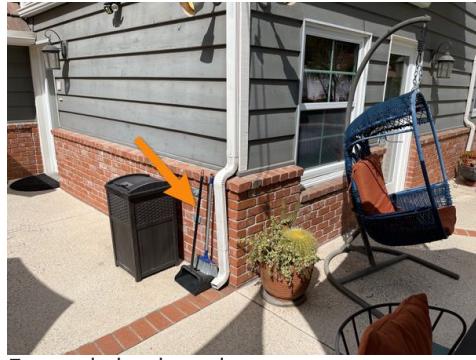
Contact a qualified electrical contractor.



Attention Items



Example noted at upstairs hallbath



Example backyard

#### 4.8.2 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

##### **CEILING FAN - INOPERABLE**

I was unable to determine operation of one or more ceiling fans. Recommend asking the seller to demonstrate the unit(s) is functional or further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time to ensure proper function.

Recommendation

Contact a qualified electrical contractor.



Bedroom 3/remote control not present

#### 4.8.3 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

##### **SWITCH/WORN**

The electrical switch appears to be worn and or damaged. Recommend a licensed electrician to further evaluate and replace as needed

Recommendation

Contact a qualified electrical contractor.





Example noted at bedroom three

#### 4.9.1 EXTERIOR LIGHTING

### SENSOR LIGHT NOT TESTED

- Attention Items

Sensor lights are not tested. Recommend asking the seller to demonstrate that all exterior lighting is functional prior to the removal of contingencies and/or have further evaluated by a licensed electrical contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified electrical contractor.

#### 4.11.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES

### GFCI UPGRADE RECOMMENDED

This home was built prior to the requirement for the installation of GFCI receptacles in certain locations in the home. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, laundry, all kitchen counter top outlets, and at exterior, to GFCI protected receptacles. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [GFCI Requirements](#)

Recommendation

Contact a qualified electrical contractor.

#### 4.11.2 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES

### KITCHEN COUNTER RECEPTACLES NOT GFCI PROTECTED

The kitchen counter receptacles do not appear to be GFCI protected. This is a possible safety concern. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs or upgrades possible at this time for safety.

! Safety Concerns



Example garage

! Safety Concerns

**Recommendation**

Contact a qualified electrical contractor.



Example kitchen

**4.11.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES****Attention Items****GFCI - WILL NOT RE-SET**

One or more GFCI receptacles would not re-set when tested. This is indicative of a failed GFCI receptacle or one that has been mis-wired. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies and repair as necessary at this time to ensure proper function.

**Recommendation**

Contact a qualified electrical contractor.



Example noted at hall bath

**4.12.1 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)****Attention Items****NONE OR NOT ENOUGH AFCI'S**

The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. However, we recommend further evaluation by a licensed electrical contractor to determine repairs or upgrades necessary at this time for safety and to comply with today's standards. An AFCI is a breaker, usually installed in the main panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.

**Recommendation**

Contact a qualified electrical contractor.

**4.13.1 SMOKE DETECTORS****Safety Concerns****NOT INSTALLED IN ALL REQUIRED AREAS**

Smoke detectors are not installed in all required areas. Recommend installing smoke detectors as necessary to comply with today's [fire safety standards](#) prior to occupying the home.

**Recommendation**

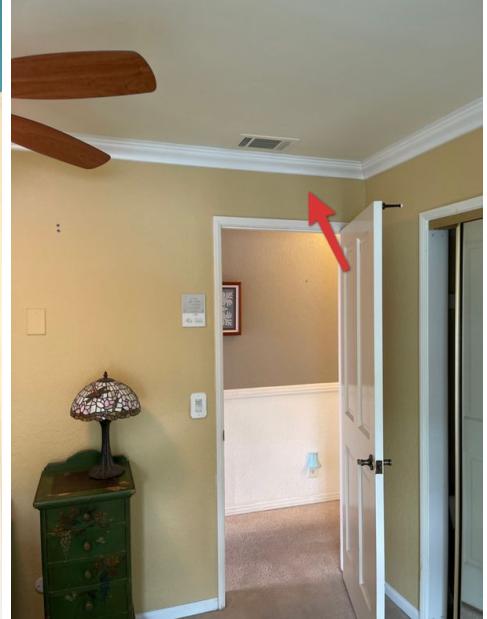
Contact a qualified professional.



Example know that master bedroom



Example know that bedroom two



Example Noted bedroom three

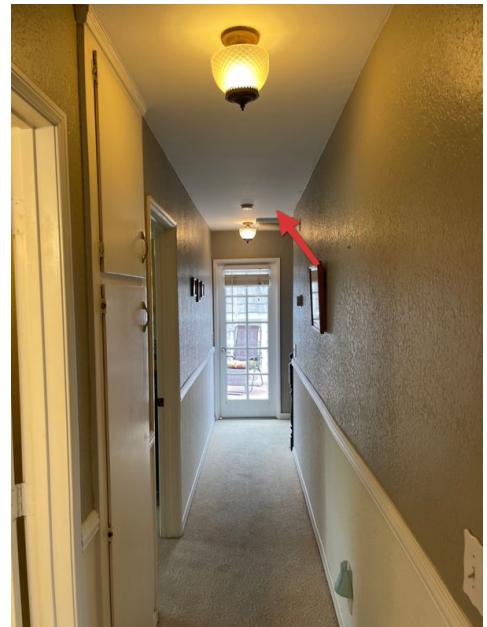
4.14.1 CARBON MONOXIDE DETECTORS (Describe number and location) ⚠ Safety Concerns

### NOT ON EACH LEVEL

A carbon monoxide detector was not installed on each level of the home as required. Recommend installation as necessary to comply with todays building standards, prior to occupying the home.

Recommendation

Contact a qualified professional.



2nd Floor

## 5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL	X			
5.2	CEILINGS				X
5.3	WALLS				X
5.4	FLOOR COVERINGS				X
5.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X
5.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
5.7	TUB/SHOWER ENCLOSURES	X			
5.8	DOORS (REPRESENTATIVE NUMBER)				X
5.9	WINDOWS (REPRESENTATIVE NUMBER)				X
5.10	ATTICS				X
5.11	ROOM ADDITIONS/MODIFICATIONS				X
5.12	FIREWALLS				X

IN = Inspected      NI = Not Inspected      NP = Not Present      D = Discovery

### Information

**Ceiling Materials**

Sheetrock

**Wall Materials**

Sheetrock

**Floor Coverings**

Tile, Laminated T&G

**Interior Doors**

Wood

**Cabinetry**

Wood

**Kitchen Countertop**

Granite

**Windows**

Double Pane

**INTERIOR GENERAL: Interior General Information**

The home inspector shall observe the visually accessible areas of the: walls, ceilings, 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.

### Limitations

**INTERIOR GENERAL**
**GENERAL LIMITATIONS**

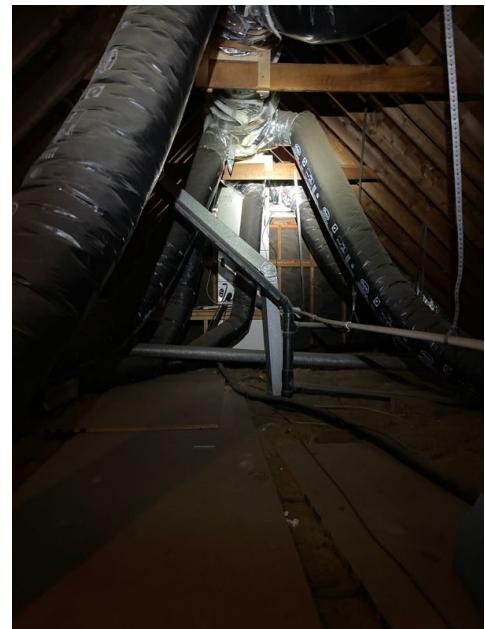
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Please note:** Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

## ATTICS

### ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected.



## Findings

### 5.2.1 CEILINGS

#### POPCORN ON CEILING



Safety Concerns

Acoustic texture, also known as "popcorn", was present at the ceiling(s). This material was often used from the late 1950's into the 1980's in residential construction. Some of this material installed before the 1980's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence, or absence, of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, a licensed environmental contractor and asbestos-testing lab should be consulted for further review.

Recommendation

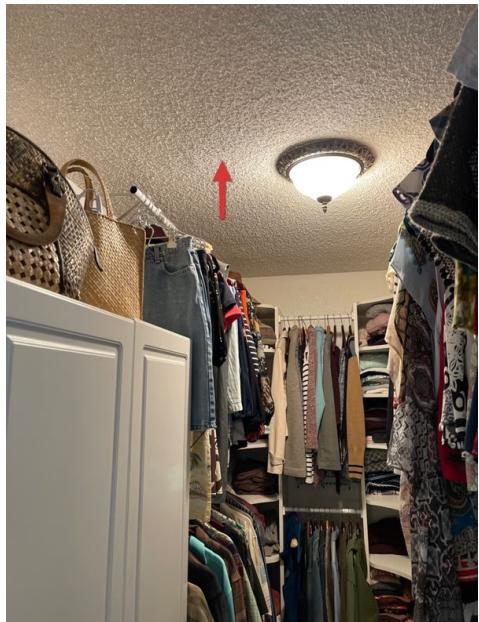
Contact a qualified environmental contractor



Example noted below stair



Example bedroom 3 closet



Example Noted master bedroom closet



Garage

## 5.3.1 WALLS

**PREVIOUS REPAIRS BELOW SINK**

Evidence of repairs noted on the wall below the sink(s). This is indicative of past plumbing repairs. Recommend asking the sellers about this. **Please note:** Determining if damage exists behind the walls of any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Observation Items



Example noted at half bath

#### 5.4.1 FLOOR COVERINGS

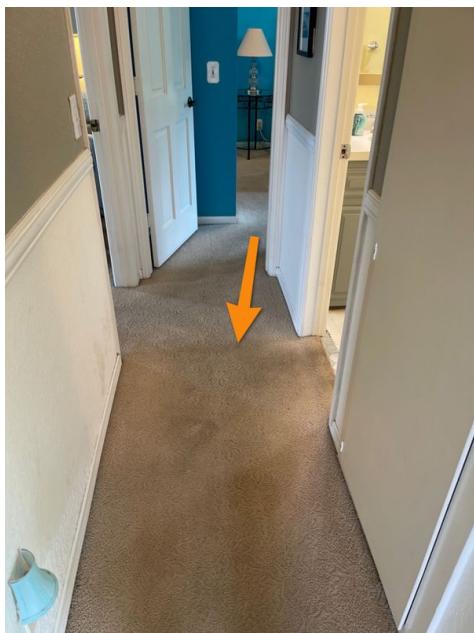
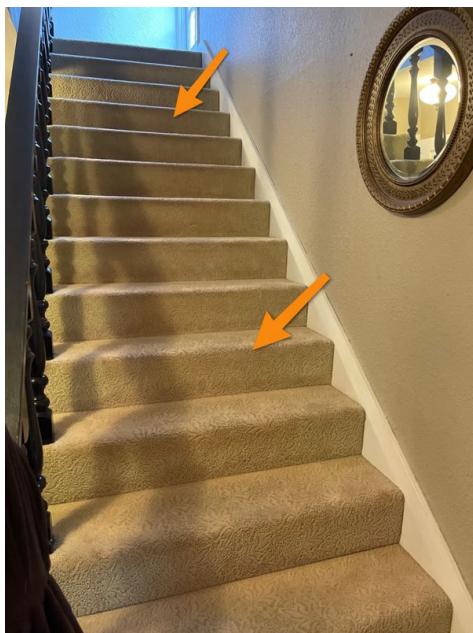
#### **AGED FLOORING**



The floor coverings show signs of age/use. If you are concerned with the condition of the flooring, a licensed flooring contractor should be contacted to give estimates on cost of replacement.

Recommendation

Contact a qualified flooring contractor



#### 5.5.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

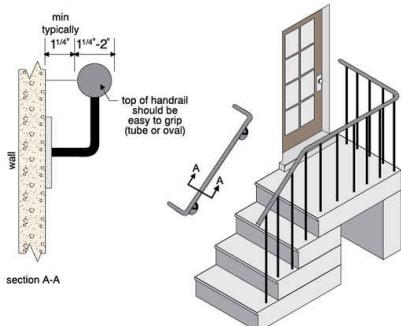
#### **HANDRAIL NOT GRASPABLE**



The handrail did not appear to be graspable by today's building standards. This condition can prove to be a slip and fall safety concern. Recommend further evaluation by a licensed general contractor to determine repairs or upgrades possible at this time for safety.

**Recommendation**

Contact a qualified general contractor.

**Handrail design**

Example

**5.5.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****BALUSTERS SPACED TOO FAR APART****Safety Concerns**

The balusters at the interior railing are spaced too far apart for today's safety standards. You are not required to retrofit older homes with current standards. However, if you have small children or pets, upgrading by a licensed general contractor should be considered for safety.

**Recommendation**

Contact a qualified general contractor.



#### 5.6.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

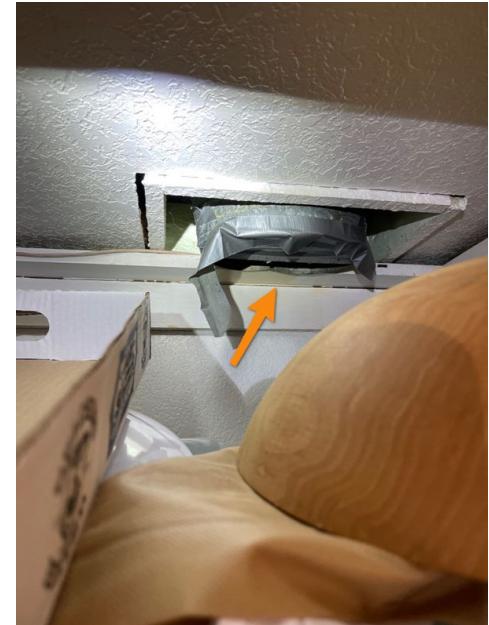
##### Attention Items

### ABANDONED FLUE PIPE

An abandoned flue pipe was noted at the kitchen cabinet.  
Recommend a qualified professional to re-tape and seal as needed.

Recommendation

Contact a qualified professional.



#### 5.8.1 DOORS (REPRESENTATIVE NUMBER)

##### Attention Items

### DOOR NOT LATCHING

Interior door does not latch properly at one or more locations.  
Recommend further evaluation and correction as necessary at this time by a licensed door contractor to ensure proper function.

Recommendation

Contact a qualified door repair/installation contractor.



Dining Room

#### 5.9.1 WINDOWS (REPRESENTATIVE NUMBER)

##### Attention Items

### SLIPPED SASH SPRING

Slipped/damaged sash balance spring(s) noted. This prevents the window(s) from staying open when lifted. This condition can also prevent windows from closing properly. Recommend further evaluation and repair by a licensed window contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified window repair/installation contractor.



Example noted at bedroom three

#### 5.10.1 ATTICS

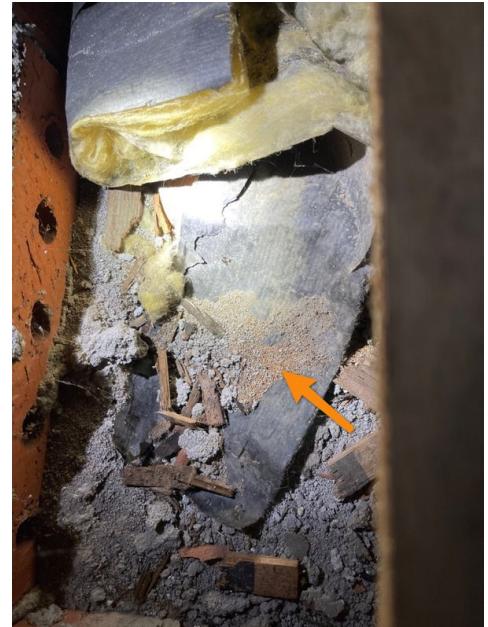
### WOOD DESTROYING ORGANISM ACTIVITY

There appeared to be evidence of wood destroying organism activity and/or moisture damaged wood noted in the attic space(s). Recommend further evaluation by a licensed termite inspector before the removal of contingencies to determine any corrections and/or repairs necessary at this time.

#### Recommendation

Contact a qualified pest control specialist.

#### minus Attention Items



#### 5.10.2 ATTICS

### POSSIBLE RODENT ACTIVITY IN ATTIC

#### exclamation mark Safety Concerns

Material which may be rodent droppings, possible rodent activity and/or possible rodent proofing noted in one or more areas of the attic space. If present, pests/rodents may chew, damage or contaminate components with their urine and feces. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of any rodent infestation. We recommend consulting with a professional pest exterminator for a complete review and removal of any pests. An exterminator should evaluate the entire house including the attic spaces, crawl spaces and the exterior prior to the removal of contingencies.

Recommendation

Contact a qualified pest control specialist.



#### 5.11.1 ROOM ADDITIONS/MODIFICATIONS

### RENOVATION, REMODELING OR ADDITIONS



Attention Items

Evidence of major renovation, remodeling and/or additions noted to the original structure. **Please note:** It is beyond the scope of a standard home inspection to verify the existence of permits. We recommend checking city records to verify the existence of permits before the removal of contingencies.

Recommendation

Contact a qualified professional.

#### 5.12.1 FIREWALLS

### FIREWALL - BELOW STAIRS



Safety Concerns

Void(s) or missing drywall noted in the firewall separation below the stairwell(s). Wherever the stairwell shares a wall with adjacent living space, fire-rated drywall must be installed and intact for fire resistive protection. Recommend having the void(s) patched with fire-rated drywall by a qualified drywall contractor as necessary at this time for safety.

Recommendation

Contact a qualified drywall contractor.



## 6: INSULATION AND VENTILATION

		IN	NI	NP	D
6.1	INSULATION IN ATTIC	X			
6.2	INSULATION UNDER FLOOR SYSTEM			X	
6.3	WALL INSULATION	X			
6.4	VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)			X	
6.5	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
6.6	VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)				X
6.7	VENTILATION FANS AND THERMOSTATIC CONTROLS			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

### Information

#### Attic Insulation

Batt, Fiberglass

#### Floor System Insulation

None

#### Ventilation

Roof Vents, Gable Vents

#### Exhaust Fans

Fan

#### Dryer Power Source

220 Electric

#### Dryer Vent

Metal

#### Insulation and Ventilation General Information

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.

### Limitations

#### STYLES AND MATERIALS

#### INSULATION AND VENTILATION INSPECTION LIMITATIONS

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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Findings

#### 6.6.1 VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)

#### VENT FAN NOISY

The vent fan(s) appeared to be loud or noisy while in use. This may be indicative of worn components. This unit may have a limited life span. Recommend repair or replacement as necessary at this time by a qualified professional.



## Recommendation

Contact a qualified professional.



Bathroom upstairs

## 6.6.2 VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)

 Attention Items

**DRYER VENT TERMINATION NOT FOUND**

Unable to verify the termination point for the clothes dryer vent. Recommend consulting a licensed HVAC contractor for verification and repair as necessary at this time prior to the removal of contingencies.

## Recommendation

Contact a qualified heating and cooling contractor



## 7: GARAGE

		IN	NI	NP	D
7.1	GARAGE GENERAL				X
7.2	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME			X	
7.3	GARAGE CEILINGS/ROOF FRAMING				X
7.4	GARAGE WALLS (Including Firewall Separation)				X
7.5	GARAGE FLOOR	X			
7.6	GARAGE DOOR OPERATORS				X
7.7	GARAGE VEHICLE DOOR	X			
7.8	GARAGE VENTS	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

#### Garage Door Type

Two automatic

#### Garage Door Material

Metal

#### Auto-Opener Manufacturer

LIFT-MASTER

### Limitations

#### GARAGE GENERAL

#### PERSONAL PROPERTY

Due to occupants personal items/property, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

### Findings

#### 7.1.1 GARAGE GENERAL

#### DAMAGED ATTIC LADDER

A damaged attic ladder was noted in the garage. This is a possible fall hazard. Recommend a qualified professional to replace.

Recommendation

Contact a qualified professional.





### 7.3.1 GARAGE CEILINGS/ROOF FRAMING

#### WATER STAINS

Attention Items

Water/moisture staining observed at the garage ceiling/sheathing in one or more areas. Unable to determine if this is new or older staining. Recommend further review by a qualified professional before the removal of contingencies.

Recommendation

Contact a qualified professional.



Garage

Garage

### 7.3.2 GARAGE CEILINGS/ROOF FRAMING

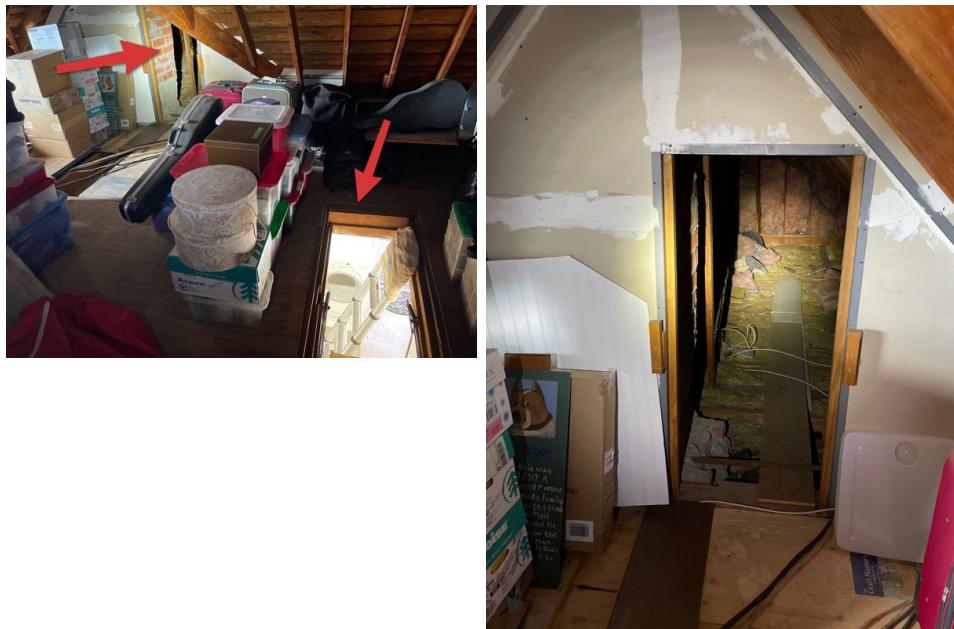
#### PULL DOWN LADDER - VOIDS FIREWALL

Safety Concerns

A pull down ladder is installed in the garage. The installation of a ladder in the ceiling compromises the firewall. Wherever the garage shares a wall with adjacent living space, a fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend removing the ladder and installing fire rated sheet rock. Or, fire-rated sheet rock can also be installed in the attic adjacent to the living space. Recommend any necessary corrections by a licensed general contractor for safety.

Recommendation

Contact a qualified general contractor.



#### 7.4.1 GARAGE WALLS (Including Firewall Separation)

### **WALLS NOT FULLY VISIBLE**

Attention Items

Due to occupants personal items/property, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

Recommendation

Contact a qualified professional.



#### 7.5.1 GARAGE FLOOR

### **FLOOR NOT FULLY VISIBLE**

Attention Items

Due to occupants personal items/property, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

Recommendation

Contact a qualified professional.



#### 7.5.2 GARAGE FLOOR **STAINS ON FLOOR**

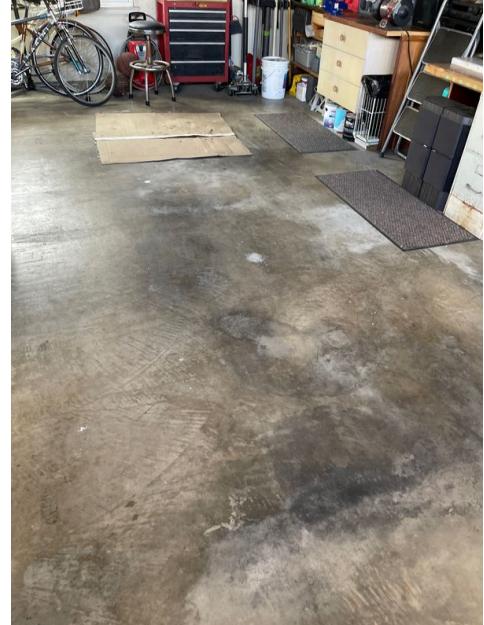
Staining noted on the garage floor in areas. Unable to determine the exact cause. You may wish to view this for yourself and/or have further evaluated by a licensed concrete contractor or restoration contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified concrete contractor.



Observation Items



#### 7.6.1 GARAGE DOOR OPERATORS **UNABLE TO CONFIRM BATTERY BACKUP**

Unable to confirm the presence of a battery backup for the garage door opener. Battery backups are now required by California state law for new garage door opener installations or replacements. Recommend consulting a licensed garage door contractor to confirm that this garage door opener is equipped with a battery back up and to test for proper function.

Recommendation

Contact a qualified garage door contractor.



Attention Items



## 8: ROOFING

		IN	NI	NP	D
8.1	ROOF GENERAL				X
8.2	ROOF COVERINGS				X
8.3	ROOF SHEATHING (As Observable From Attic)				X
8.4	FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS				X
8.5	ROOF DRAINAGE SYSTEMS	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Discovery

### Information

**Roof Covering**

Tile

**Roof Covering Observed From**

Ground, N/A

**Chimney (Exterior)**

Brick

**ROOF GENERAL: Roof Overview**

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.

If this home is identified as having a tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and we cannot guarantee that all of the tiles are in good condition. We recommend that you have the roof inspected by a licensed roofing contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

### Limitations

**STYLES AND MATERIALS**
**ROOF UNDERLAYMENT INSPECTION LIMITATION**

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include, but are not limited to: Premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roofing contractor to determine if latent defects exist.

**ROOF GENERAL**
**ROOF INSPECTION LIMITATIONS**

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 the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## ROOF COVERINGS

### TILE ROOF INSPECTED FROM GROUND

Tile roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. We cannot guarantee that all of the tiles, flashings, underlayment and roof penetrations are in good condition. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

## FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

### WATER TEST NOT PERFORMED

Performing a water test on a roof (spraying water onto the roof for a period of time to determine if it leaks) is outside the scope of this standard home inspection. The inspector inspects the roof in accordance with the Standards of Practice set forth by the Inter-National Association of Certified Home Inspectors (InterNACHI). Because of this limitation, we strongly urge you to consult a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

## Findings

### 8.1.1 ROOF GENERAL

#### THE ENTIRE ROOFING SYSTEM NEEDS TO BE FURTHER EVALUATED



Attention Items

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialists further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation.

Due to a number of defects discovered during our inspection of this home's roofing system, we recommend that this home's roofing system be further evaluated by a licensed Roofing contractor before the removal of contingencies.

Recommendation

Contact a qualified roofing professional.

### 8.2.1 ROOF COVERINGS



Attention Items

### TILE ROOF INSPECTED FROM GROUND

Tile roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. We cannot guarantee that all of the tiles, flashings, underlayment and roof penetrations are in good condition. We recommend further evaluation by a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified roofing professional.

## 8.2.2 ROOF COVERINGS

### SLIPPED TILES

Slipped tiles noted at one or more areas on the roof. This condition exposes the underlayment to direct sunlight which can cause UV damage and allow roof leaks to develop. Recommend further evaluation of the entire roof surface by a licensed roofing contractor before the removal of contingencies to determine repairs necessary at this time to ensure proper function.

#### Recommendation

Contact a qualified roofing professional.



Example front of home



Example rear of home



Attention Items

## 8.2.3 ROOF COVERINGS

### CLOSED VALLEY (TILE ROOF)

Tiles appeared to be installed too close together at the valley(s). This is called a "closed valley". Debris can become logged in the valley(s) and create a damming effect causing leaks. Recommend having the tiles cut away from the valleys to allow water to flow properly off of the roof. A licensed roofing contractor should further evaluate the roof to provide a quote and to determine if additional repairs are necessary at this time, prior to the removal of contingencies.

#### Recommendation

Contact a qualified roofing professional.



Attention Items

## 8.2.4 ROOF COVERINGS

### PREVIOUS REPAIRS

Evidence of previous possible repairs noted in one or more areas of this roof. This may be indicative of a past roof leak. Unable to determine if the repairs are adequate. Recommend asking the sellers for documentation showing these repairs were completed by a licensed roofing contractor. If documentation is not available, we recommend having the roof further evaluated by a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

#### Recommendation

Contact a qualified roofing professional.



Attention Items



#### 8.3.1 ROOF SHEATHING (As Observable From Attic) - Attention Items

### STAINS AT SHEATHING/FRAMING

Stain(s) noted at the roof sheathing and/or framing structure in one or more locations. Determining if these stains are due to an active or past leak is outside the scope of this standard home inspection. Recommend asking the seller if repairs have been performed, and/or further evaluation by a licensed roofing contractor prior to the removal of contingencies to determine if repairs are necessary at this time.

Recommendation

Contact a qualified roofing professional.



#### 8.3.2 ROOF SHEATHING (As Observable From Attic) - Attention Items

### PREVIOUS REPAIRS/MOISTURE INTRUSION

Evidence of previous repairs / moisture intrusion noted in one or more areas of this roof. This may be indicative of a past roof leak. Unable to determine if these repairs are adequate. Recommend asking the seller for documentation showing these repairs were completed by a licensed roofing contractor. If documentation is not available, we recommend having the roof further evaluated by a licensed roofing contractor before the removal of contingencies to determine if additional repairs are necessary at this time.

Recommendation

Contact a qualified roofing professional.



Example noted at garage attic

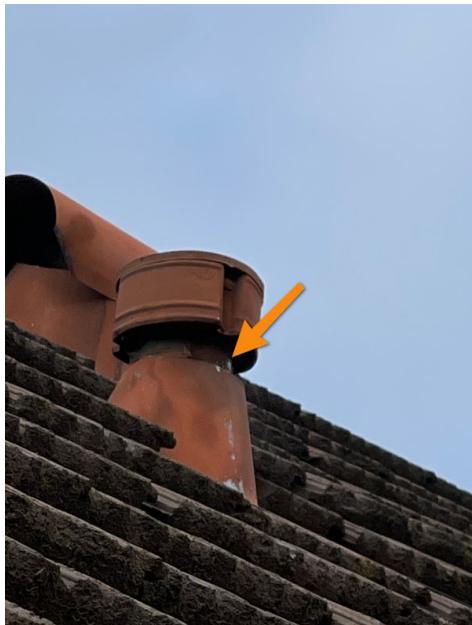
#### 8.4.1 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS - Attention Items

### SEAL ROOF PENETRATIONS

The plumbing vent pipe(s) and/or roof penetration(s) need sealing around the perimeter of the flashing where sealant is aged or failing. Recommend repair by a licensed roofing contractor as necessary at this time to prevent leaks from occurring.

**Recommendation**

Contact a qualified roofing professional.



Example

#### 8.4.2 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

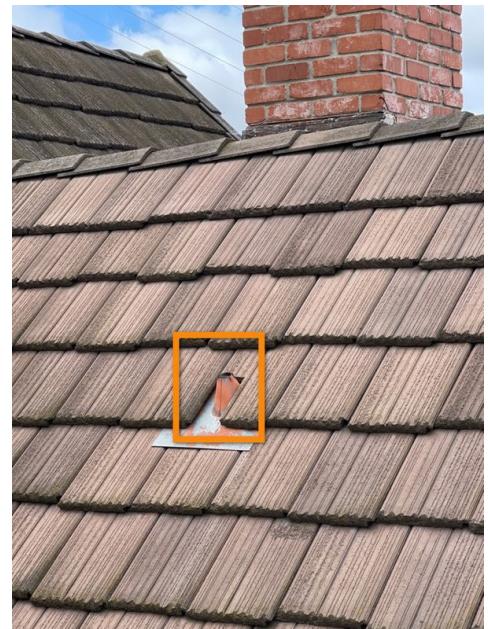
##### Attention Items

##### **PLUMBING VENT PIPE TOO LOW**

One or more plumbing vent pipes appears to be too short by today's building standards. Recommend consulting a licensed plumbing contractor and/or licensed roofing contractor to determine repairs possible at this time.

**Recommendation**

Contact a qualified roofing professional.



#### 8.4.3 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS

##### Attention Items

##### **MORTAR AT ROOF PENETRATIONS (TILE)**

The flashing for the pipe penetrations is installed under the tiles, the pipes are then sealed to the tiles with mortar. This installation may have been standard when the home was originally built, but due to maintenance required and the high number of leaks from these flashings, most roof manufacturers no longer recommend this type of installation. You may wish to contact a licensed roofing contractor for further review of these flashings and to determine if any repairs are necessary at this time.



Example

**Recommendation**

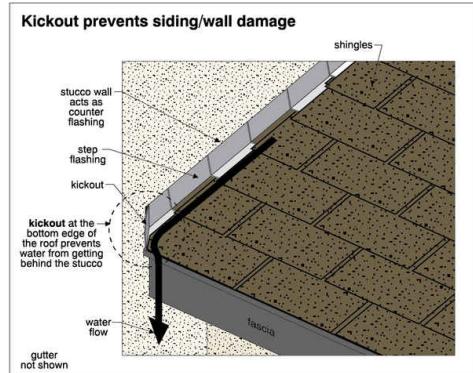
Contact a qualified roofing professional.

**8.4.4 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS****Attention Items****KICKOUT FLASHINGS - MISSING**

Missing kick out flashing was noted. Kick out flashings help prevent moisture intrusion at the roof to wall connection. Recommend further evaluation by a licensed roof contractor before the end of your contingency period to determine repairs/upgrades possible at this time.

**Recommendation**

Contact a qualified roofing professional.

**8.4.5 FLASHINGS, ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS****Attention Items****PATIO FLASHING**

Possible gaps in flashing between roof covering and rear balcony. Moisture stains and prior repair noted in the attic area. Recommend a licensed roofing contractor to further evaluate and repair as needed.

**Recommendation**

Contact a qualified professional.



Attic balcony/sunroom



## 9: EXTERIOR

		IN	NI	NP	D
9.1	EXTERIOR GENERAL INFORMATION	X			
9.2	WALL CLADDING, TRIM AND FLASHING				X
9.3	WINDOWS (Exterior)				X
9.4	DOORS (Exterior)	X			
9.5	EAVES, SOFFITS AND FASCIAS				X
9.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)				X
9.7	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVERS AND APPLICABLE RAILINGS	X			
9.8	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS	X			
9.9	FENCING AND GATES	X			
9.10	ADDITIONAL STRUCTURES ON PROPERTY		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Discovery

### Information

**SIDING MATERIAL**

WOOD, BRICK VENEER

**EXTERIOR ENTRY DOORS**

WOOD

**APPURTENANCE**

BALCONY

**DRIVEWAY**

CONCRETE

**EXTERIOR GENERAL INFORMATION: Exterior General Information**

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 when photo eye sensors are tripped; 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.

### Limitations

**EXTERIOR GENERAL INFORMATION**
**EXTERIOR LIMITATIONS**

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 licensed contractors be used in your further inspection or repair issues, as it relates to the comments in this inspection report.

## ADDITIONAL STRUCTURES ON PROPERTY

**OUTBUILDINGS/SHEDS - NOT INSPECTED**

Outbuilding(s) and/or shed(s) observed at the exterior of the property in one or more areas. Inspecting these buildings is beyond the scope of this inspection. Recommend inquiry with the seller(s).

**Findings**

## 9.2.1 WALL CLADDING, TRIM AND FLASHING

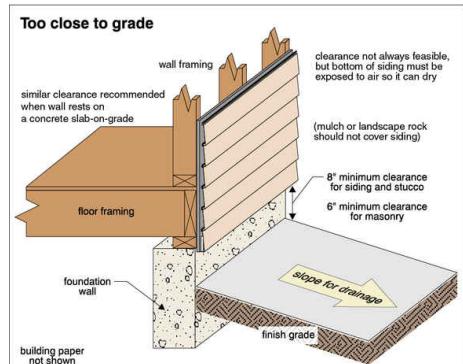
**SIDING - GROUND CONTACT**

## ALL SIDES OF HOME

Siding noted in contact with ground. Because siding is in contact with ground it is possible for moisture intrusion to occur and framing to be deteriorated. Recommend further evaluation by a licensed siding contractor and repairing as necessary at this time. **Please note:** Determining if damage exists behind the walls of the siding is outside the scope of this standard home inspection.

## Recommendation

Contact a qualified siding specialist.

- Attention Items


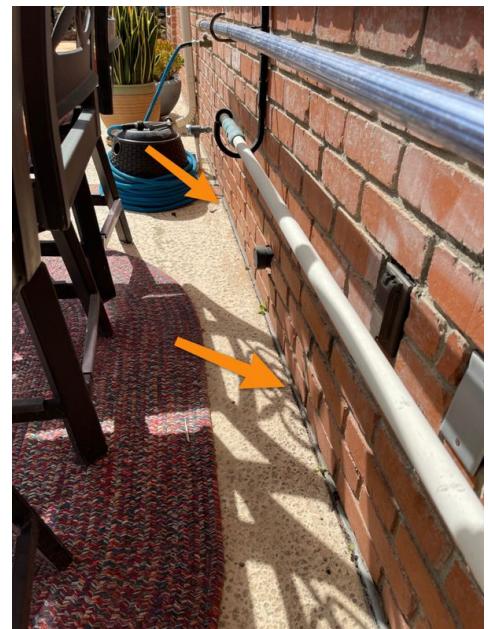
## 9.2.2 WALL CLADDING, TRIM AND FLASHING

**SIDING - GAPS**
- Attention Items

Gap(s) noted between the hard scape and siding at one or more locations. These gaps can allow water to flow behind the siding causing damage. Recommend sealing any gaps as necessary at this time to prevent moisture intrusion.

Recommendation

Contact a qualified siding specialist.



#### 9.3.1 WINDOWS (Exterior)

 Attention Items

### MOISTURE DAMAGE

Moisture damaged wood and/or evidence of possible wood destroying organisms noted at the window(s). Recommend further evaluation by a licensed termite inspector and licensed window contractor before the removal of contingencies to determine any corrective actions and/or repairs necessary at this time.

Recommendation

Contact a qualified professional.



Example front of home



Example rear of the home

#### 9.5.1 EAVES, SOFFITS AND FASCIAS

 Attention Items

### MOISTURE DAMAGED WOOD

Moisture damaged wood and/or evidence of wood destroying organism activity noted. Recommend further evaluation by a licensed termite inspector and roofing contractor before the removal of contingencies to determine corrections or repairs necessary at this time.

Recommendation

Contact a qualified pest control specialist.



Example rear

9.6.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

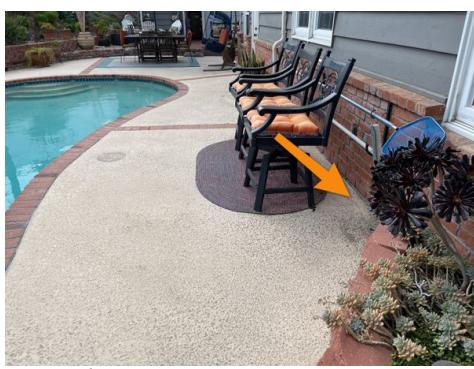
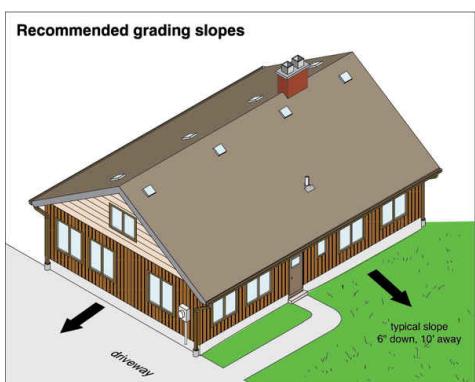
Attention Items

### GRADING - STANDING WATER POSSIBILITY

The landscape may require a trench or drain if water stands or puddles during or after heavy rain. I am unable to determine due to no heavy rain at the time of inspection. Recommend further evaluation of the homes landscape by a licensed grading contractor to determine if corrections are necessary at this time to ensure proper drainage occurs.

Recommendation

Contact a qualified grading contractor.



Example

9.6.2 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

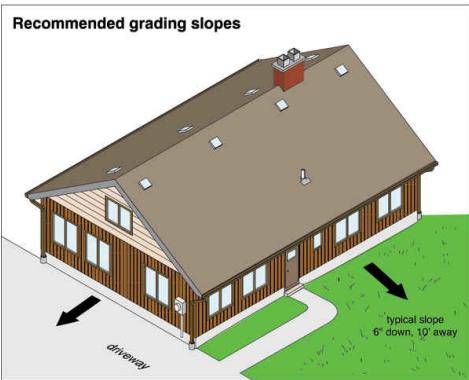
Attention Items

### GRADING - NEGATIVE SLOPE IN GRADING

There is a negative slope at one or more areas. This condition can cause or contribute to water pooling and intrusion which can have a negative effect on the overall stability and longevity of this home, to include but not limited to, its foundation. Recommend further evaluation by a licensed grading and drainage contractor before the removal of contingencies to determine repairs possible at this time.

Recommendation

Contact a qualified grading contractor.



#### 9.6.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

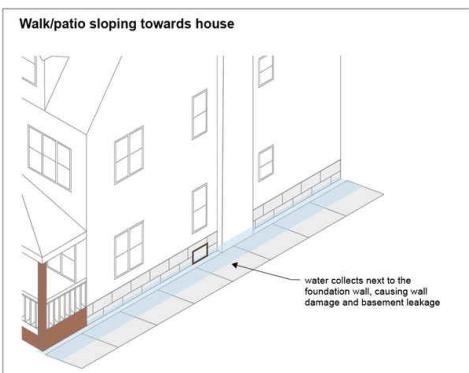
- Attention Items

### **GRADING- WALKWAY / PATIO SLOPES TOWARDS BUILDING**

The walkway and/or patio appeared to be sloped in a manner that directs water to drain towards the home. This condition is conducive to moisture intrusion and damage to the home and/or its foundation. Recommend further evaluation by a licensed concrete contractor and/or a licensed grading and drainage contractor before the removal of contingencies to determine repairs possible at this time.

#### Recommendation

Contact a qualified concrete contractor.



Example noted at left side of home

#### 9.6.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

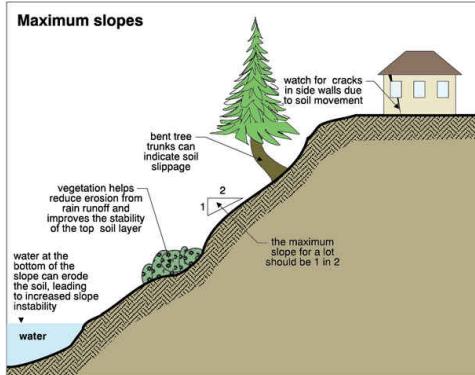
- Attention Items

### **GRADING - HILLSIDE SETTING**

This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of this standard home inspection. Home inspectors are generalists and not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the removal of contingencies.

**Recommendation**

Contact a qualified professional engineer



#### 9.6.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

Attention Items

### **GRADING- SIMILAR ELEVATIONS BETWEEN INTERIOR AND EXTERIOR FLOOR LEVELS**

Similar elevations noted between the interior and exterior floor levels at one or more locations. This is not ideal and moisture intrusion remains a possibility whenever this condition exists. Recommend further evaluation by a licensed moisture intrusion specialist and licensed grading and drainage contractor to determine repairs necessary at this time.

**Recommendation**

Contact a qualified grading contractor.



#### 9.6.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOORS, WALKWAYS AND RETAINING WALLS (With Respect to their Effect on the Condition of the Building)

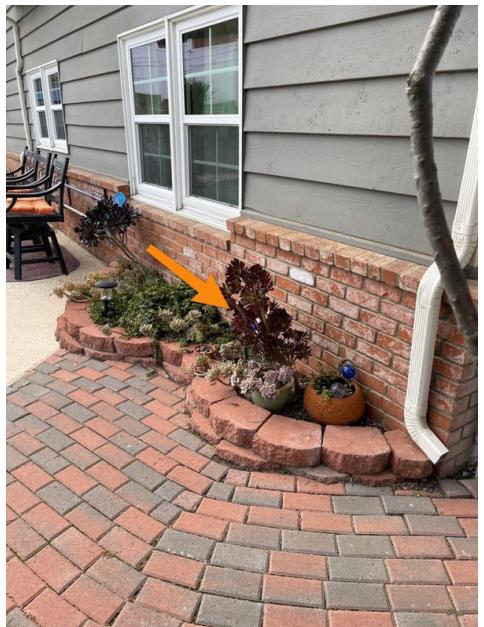
Attention Items

### **VEGETATION -PLANTERS/PLANTER BOXES**

Planters/planter boxes noted located near the home. This condition can prevent moisture from draining away from the home. Instead, moisture can be absorbed into the home's foundation and soil which can cause damage to the foundation and can also be conducive to moisture intrusion/damage to the home.

## Recommendation

Contact a qualified landscaping contractor



# 10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	STRUCTURAL GENERAL INFORMATION	X			
10.2	WALLS (Structural)	X			
10.3	FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)	X			
10.4	POSTS, PIERS AND COLUMNS			X	
10.5	FLOORS (Structural)	X			
10.6	CEILINGS (Structural)	X			
10.7	ROOF STRUCTURE AND ATTIC	X			
10.8	PRESENCE OF FOUNDATION BOLTS		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

## Information

<b>Method Used to Observe Crawl Space</b> No Crawl Space	<b>Foundation</b> Poured concrete	<b>Columns or Piers</b> None
<b>Wall Structure</b> Wood	<b>Floor Structure</b> Slab	<b>Ceiling Structure</b> Not visible
<b>Roof Structure</b> Stick-Built, 2 X 6 Rafters	<b>Roof Type</b> Gable	<b>Attic Info</b> Attic Access

## Method Used to Observe Attic

Crawled, Limited Access

## STRUCTURAL GENERAL INFORMATION: Structural General Information

The Home Inspector shall observe structural components including foundations, floors, walls, columns and piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns and 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.

## Limitations

### STRUCTURAL GENERAL INFORMATION

### STRUCTURAL INSPECTION LIMITATIONS

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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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FOUNDATIONS, CRAWL SPACES AND BASEMENTS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)

### **LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS**

Due to floor coverings, vegetation, siding and/or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

---

FLOORS (Structural)

### **FLOOR/FOUNDATION INSPECTION LIMITATIONS**

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

---

CEILINGS (Structural)

### **CEILING INSPECTION LIMITATIONS**

Most of the walls and ceilings are covered and structural members are not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

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PRESENCE OF FOUNDATION BOLTS

### **HOME LIKELY BOLTED - NOT VISIBLE**

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. We recommend further evaluation by a licensed foundation contractor to confirm the presence of foundation bolts.

# 11: HEATING/CENTRAL AIR CONDITIONING

		IN	NI	NP	D
11.1	HEATING GENERAL	X			
11.2	HEATING EQUIPMENT				X
11.3	AUTOMATIC SAFETY CONTROLS			X	
11.4	FLUES FOR HEATING EQUIPMENT			X	
11.5	NORMAL OPERATING CONTROLS	X			
11.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
11.7	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X
11.8	FIREPLACES AND FIRE LOGS (Gas/LP)	X			
11.9	CHIMNEYS AND FLUES (For Fireplaces)			X	
11.10	SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves)				X
11.11	COOLING AND AIR HANDLER EQUIPMENT	X			
11.12	NORMAL OPERATING CONTROLS	X			
11.13	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

## Information

<b>Number of Heating Systems (Excluding Wood)</b> One	<b>Heating Equipment Type</b> Heat Pump Forced Air (also provides cool air)	<b>Heating Equipment Manufacturer</b> CARRIER
<b>Heating Equipment Energy Source</b> Electric	<b>Filter Type</b> Washable	<b>Ductwork</b> Insulated
<b>Number of Air Conditioning Systems</b> One	<b>Cooling Equipment Type</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Manufacturer</b> CARRIER
<b>Cooling Equipment Energy Source</b> Electricity	<b>Types of Fireplaces</b> Pellet burning	

**HEATING EQUIPMENT: Picture of Heater(s)****AUTOMATIC SAFETY CONTROLS:**

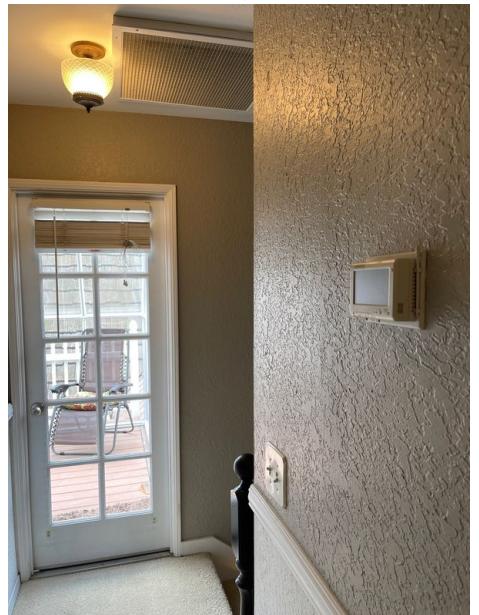
Type  
None

**NORMAL OPERATING CONTROLS:**

Type  
Thermostat

**NORMAL OPERATING CONTROLS:**

Thermostat Location(s)  
Hallway  
Thermostat Location(s).

**PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type**

In Wall

## **HEATING GENERAL: Heating and Cooling System General Information**

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 and cooling 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; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

## **HEATING EQUIPMENT: Electric Wall Heater**

The electric wall heater(s) turned on and produced heat at the time of the inspection.



## **Limitations**

### **HEATING GENERAL**

## **HEATING AND COOLING SYSTEM LIMITATIONS**

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 heating and cooling 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### **HEATING GENERAL**

## **HVAC DISTRIBUTION SYSTEM LIMITATIONS**

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

**CHIMNEYS AND FLUES (For Fireplaces)****CHIMNEY LINER - NOT INSPECTED**

The liner was not fully inspected by our company. It is recommended to have a licensed chimney sweep clean and inspect for safety.

**SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves)****WOOD STOVE - NOT INSPECTED**

Wood stove(s) noted present during the time of inspection. We do not operate wood stoves as part of the home inspection. It is advised that the system be further evaluated by a licensed fireplace contractor to verify the system was installed in accordance with the manufacturers specifications and verify the system is safe to operate prior to use.



## Findings

**11.2.1 HEATING EQUIPMENT**

Observation Items

**ELECTRIC WALL HEATER TURNED ON - PRODUCED HEAT**

The electric wall heater(s) appeared functional at the time of inspection. However, determining the life remaining is beyond the scope of a home inspection. Due to the mild climate, in San Diego it is not uncommon to see these units still in use, in homes that are 40+ years old. However, you may wish to have these units further evaluated by a licensed HVAC contractor to determine life remaining.

Recommendation

Contact a qualified heating and cooling contractor



Upstairs hall bath

**11.2.2 HEATING EQUIPMENT****HEAT PUMP TURNED ON - PRODUCED HEAT**

Observation Items

The heat pump appeared to turn on and produce heat at the time of inspection. However, determining the life remaining is beyond the scope of a home inspection. These units will typically last between 10-15 years. However, due to the mild climate in San Diego county, it is not uncommon to see older units (15+ years) still in use. If you are concerned with the condition of the heat pump, you should consult with a licensed HVAC contactor to determine life remaining and/or potential cost of replacement.

Recommendation

Contact a qualified heating and cooling contractor



Example noted at living room



Example noted at bedroom three

11.7.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Observation Items

#### **NO HVAC REGISTER/ DUCT**

There is no HVAC register or air source in the kitchen or breakfast nook. This is for your information.



11.7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units and convectors)

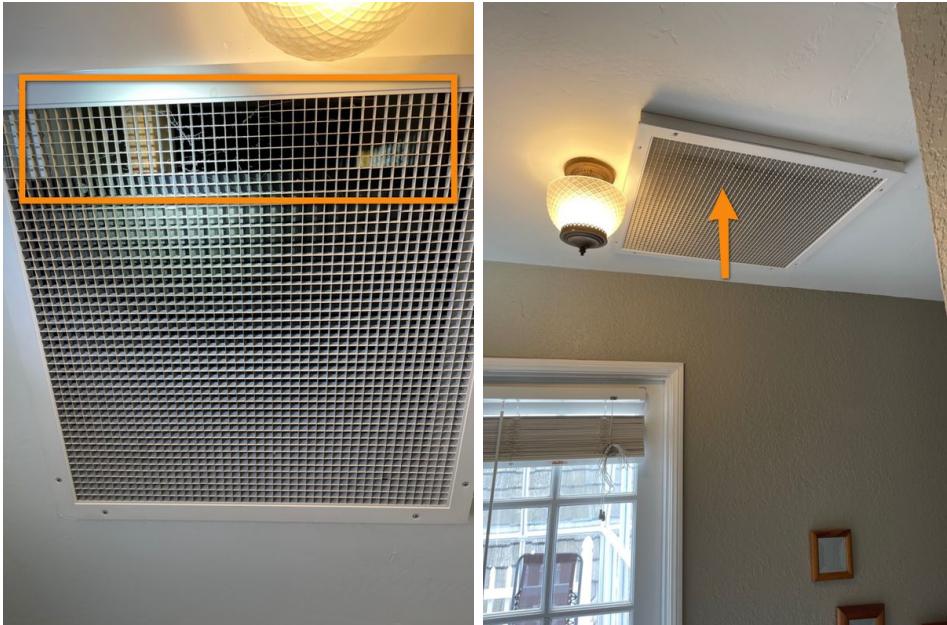
#### Attention Items

#### **FILTER IMPROPERLY SIZED**

The air filter appeared to be improperly sized. Proper filtration of air is not present. Recommend a qualified professional to install it properly size filter.

Recommendation

Contact a qualified professional.



#### 11.9.1 CHIMNEYS AND FLUES (For Fireplaces)

### **CHIMNEY LINER - NOT INSPECTED**



We do not inspect the chimney liner because often it would require disassembly of vent pipes either at the fireplace or at the vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of the liner in order to properly inspect for cracks or loose sections. We recommend a licensed chimney contractor or licensed chimney sweep to clean and inspect for safety.

#### Recommendation

Contact a qualified chimney contractor.

#### 11.10.1 SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves)

### **CLEAN FIREPLACE**



The fireplace and/or chimney appeared to require professional cleaning before use. Recommend further evaluation by a licensed fireplace contractor to clean and repair as necessary at this time.

#### Recommendation

Contact a qualified fireplace contractor.

#### 11.10.2 SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves)

### **INSERT FIREPLACE - NOT INSPECTED**



Insert fireplaces are not inspected by our company. We strongly recommend having it further evaluated by a licensed fireplace contractor to determine any repairs necessary at this time.

#### Recommendation

Contact a qualified fireplace contractor.

#### 11.10.3 SOLID FUEL HEATING DEVICES (Fireplaces/Woodstoves)

### **WOOD STOVE - NOT INSPECTED**



Wood stove noted present during the time of inspection. We do not operate wood stoves as part of the home inspection. It is advised that the system be further evaluated by a licensed fireplace contractor to verify the system was installed in accordance with the manufacturers specifications and verify the system is safe to operate prior to use.

Recommendation

Contact a qualified fireplace contractor.



#### 11.11.1 COOLING AND AIR HANDLER EQUIPMENT

### AIR CONDITIONER - PRODUCED COOL AIR

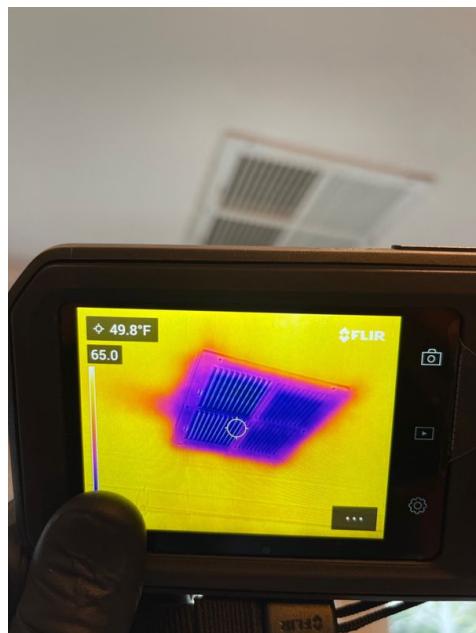


Observation Items

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional. However, this is a limited review. You should consider having the unit(s) further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



Example noted at living room



Example noted at master bedroom

## 12: COMPLEMENTARY PICTURES

		IN	NI	NP	D
12.1	Interior	X			
12.2	Exterior	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

### Information

**Interior: Kitchen**



**Interior: Dining Room**



**Interior: Family Room**



**Interior: Living Room**



**Interior: Half Bathroom**



**Interior: Hall Bathroom**



**Interior: Master Bedroom**



**Interior: Master Bathroom****Interior: Bedroom #2****Interior: Bedroom #3****Interior: Laundry Room****Interior: Garage****Interior: Breakfast Nook****Exterior : Front of Home****Exterior : Left Side of Home****Exterior : Balcony**

**Complimentary Photographs**

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complimentary service and are for your information. Only a limited representative number of rooms or locations are included in this Complimentary Photographs section.

## 13: POOL / SPA EQUIPMENT NOT INSPECTED

		IN	NI	NP	D
13.1	OPERATIONAL CONDITION OF POOL		X		
13.2	SAFETY/ FENCING AND/OR COVER		X		

IN = Inspected      NI = Not Inspected      NP = Not Present      D = Discovery

### Limitations

#### OPERATIONAL CONDITION OF POOL

#### **POOL/SPA - NOT INSPECTED**

We do not evaluate pools or spas as part of this standard home inspection service. It is advised that the pool and/or spa and all related equipment be further evaluated by a licensed pool contractor prior to the removal of contingencies to determine the scope of repairs and maintenance necessary at this time.



## STANDARDS OF PRACTICE

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