



M.D HOME INSPECTIONS

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RESIDENTIAL INSPECTION

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08/28/2026



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Thank you for choosing Advanced Roof Leak Solutions Inc. We really appreciate your business and want to ensure that you get the most out of our Roof inspection and this Roof 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.

SCOPE OF WORK:

The roof of this property has been inspected by a qualified inspector employed by Advanced Roof Leak Solutions Inc . The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee. The inspector has inspected all exterior roof components and documented in general terms the type of roof and its overall condition at the time of this inspection. Where accessible, Advanced Roof Leak Solutions Inc has noted all conditions that may compromise any inspected roof component's ability to shed water and/or realize its intended life. Verification of actual roof performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of our inspection unless specifically requested and mentioned in our report. This inspection should not be considered a guarantee of actual roof performance, as performance is contingent upon the condition of internal system components not accessible to our inspector. This roof was not inspected for conformance to local building codes. The inspector has not inspected the attic area nor did the inspector perform a visual interior inspection looking for past or present roof performance issues, Unless requested by the inspector and/or client. All present and prior disclosures along with other inspection reports should be reviewed and addressed prior to the close of escrow as needed.

Note: Repair and/or Replacement Estimates, are available upon request.



ITEMS INSPECTED



MAINTENANCE ITEM



OBSERVATIONS

- 🔧 2.1.1 Built-In Kitchen Appliances - Dishwasher: No air gap
- ⊖ 2.3.1 Built-In Kitchen Appliances - Ranges and Cooktops: Burner(s) inoperable
- ⊖ 2.5.1 Built-In Kitchen Appliances - Exhaust Fan/Range Hood: Flexible vent
- ⊖ 2.7.1 Built-In Kitchen Appliances - Washer/Dryer: Leak pan not present
- ⊖ 3.4.1 Garage - Floor Condition: Personal belongings
- ⊖ 3.4.2 Garage - Floor Condition: Floor crack(s)
- ⊖ 3.6.1 Garage - Rafters & Ceiling: Cosmetic damage
- ⊖ 3.6.2 Garage - Rafters & Ceiling: Water stains
- ⊖ 3.7.1 Garage - Ventilation: Ventilation ports obstructed
- 🔧 3.8.1 Garage - Walls: Cosmetic damage
- ⊖ 3.8.2 Garage - Walls: Water staining
- 🔧 4.1.1 Plumbing System - Enclosure: Enclosure maintenance
- ⊖ 4.2.1 Plumbing System - Waste/Drain pipes: Drain line scope recommendation
- ⊖ 4.4.1 Plumbing System - Showers: Caulk pipe penetrations
- ⊖ 4.4.2 Plumbing System - Showers: Low water pressure
- ⊖ 4.4.3 Plumbing System - Showers: Shower head fitting
- ⊖ 4.5.1 Plumbing System - Shower Walls: Caulk and sealant
- ⊖ 4.6.1 Plumbing System - Bath Tubs: Caulking/sealant
- ⊖ 4.7.1 Plumbing System - Toilets: Sealant at toilet base
- ⊖ 4.9.1 Plumbing System - Pressure regulator : High water pressure
- ⊖ 4.9.2 Plumbing System - Pressure regulator : Not found/located
- ⊖ 4.10.1 Plumbing System - Gas Storage and Distribution Systems: General Gas Supply and Distribution
- ⊖ 5.2.1 Water Heater - Condition: Replaced water heater
- ⊖ 5.7.1 Water Heater - Overflow Condition: Drip pan discharge line to exterior
- ⊖ 5.8.1 Water Heater - Plumbing: Water softener
- ⊖ 6.1.1 Electrical System - Electrical Panel: Not Labeled
- ⊖ 6.1.2 Electrical System - Electrical Panel: Open breaker slots
- ⊖ 6.1.3 Electrical System - Electrical Panel: Damage/missing hinges
- ⊖ 6.6.1 Electrical System - Wiring Observations: Wiring visibility
- ⊖ 6.6.2 Electrical System - Wiring Observations: Wire clamp

- ⊖ 6.6.3 Electrical System - Wiring Observations: Wires routed on buss side of panel
- ⊖ 6.6.4 Electrical System - Wiring Observations: Original wiring in use
- ⊖ 6.7.1 Electrical System - Receptacles/light fixtures : Lights inoperable
- ⊖ 6.7.2 Electrical System - Receptacles/light fixtures : Missing faceplate
- ⊖ 6.7.3 Electrical System - Receptacles/light fixtures : Outlets not accessible
- ⊖ 6.7.4 Electrical System - Receptacles/light fixtures : Inoperable outlet(s)
- ⊖ 6.8.1 Electrical System - Branch Circuit Conductors : Open Junction box
- ⊖ 6.9.1 Electrical System - Exterior lighting: Caulking/sealant at base
- ⊖ 6.11.1 Electrical System - Polarity: Hot neutral reverse
- ⊖ 7.7.1 Interior Areas - Cabinets: Cosmetic damage
- ⊖ 7.7.2 Interior Areas - Cabinets: Cabinet flooring damage
- ⊖ 7.8.1 Interior Areas - Fireplace: Damper stop
- ⊖ 7.8.2 Interior Areas - Fireplace: Flue liner
- ⊖ 7.8.3 Interior Areas - Fireplace: Do not light
- ⊖ 7.8.4 Interior Areas - Fireplace: Aluminum gas line
- ⊖ 7.9.1 Interior Areas - Smoke Detectors: No smoke detectors
- ⊖ 7.10.1 Interior Areas - Stairs & Handrail: Balusters too far apart
- ⊖ 7.11.1 Interior Areas - Window Condition: Windows need service
- ⊖ 7.11.2 Interior Areas - Window Condition: Window locking mechanism
- ⊖ 7.11.3 Interior Areas - Window Condition: Window condensation
- ⊖ 7.12.1 Interior Areas - Counters: Counter tops
- ⊖ 8.3.1 Grounds - Driveway and Walkway Condition: Cracks Driveway/walkways
- ⊖ 8.4.1 Grounds - Exterior Faucet Condition: Anti siphoning
- ⊖ 8.5.1 Grounds - Fence Condition: Fence leaning
- ⊖ 8.5.2 Grounds - Fence Condition: Vegetation blocks view
- ⊖ 8.6.1 Grounds - Fountains, Bird Baths, Etc.: Water fountain/pond(s)
- ⊖ 8.8.1 Grounds - Grading: Area drains
- ⊖ 8.8.2 Grounds - Grading: Hillside setting
- ⊖ 8.8.3 Grounds - Grading: Offsets in hardscape
- ⊖ 8.10.1 Grounds - Stairs & Handrail: Missing handrails
- ⊖ 8.11.1 Grounds - Vegetation Observations: Vegetation close to residence
- 🔧 9.2.1 Exterior Components - Exterior Paint: Caulking/sealant
- 🔧 9.3.1 Exterior Components - Siding Condition: Caulking/sealant
- ⊖ 9.4.1 Exterior Components - Window Condition: Caulking/sealant
- ⊖ 10.1.1 Attic/Crawlspace - Access: Pull down ladder
- ⊖ 10.1.2 Attic/Crawlspace - Access: Attic limited access
- ⊖ 10.2.1 Attic/Crawlspace - Attic Plumbing: ABS Plumbing vent
- ⊖ 10.4.1 Attic/Crawlspace - Exhaust Vent: Exhaust ductwork
- ⊖ 10.6.1 Attic/Crawlspace - Structure: Water stains
- ⊖ 10.6.2 Attic/Crawlspace - Structure: Attic not fully accessible
- ⊖ 11.1.1 Foundation - Slab: Foundation Information

- ⊖ 11.1.2 Foundation - Slab: Slab foundation information
- ⊖ 11.2.1 Foundation - Perimeter: Not fully visible
- ⊖ 12.1.1 Roof - Condition: Moss on roof
- ⊖ 12.1.2 Roof - Condition: Wear and deterioration due to age
- ⊖ 12.1.3 Roof - Condition: Roof further evaluations
- ⊖ 12.2.1 Roof - Eaves & Facia: Moisture damage/termite damage
- 🔧 13.1.1 Heat/AC - Heater Condition: Service maintenance
- ⊖ 13.1.2 Heat/AC - Heater Condition: Horizontal furnace
- ⊖ 13.1.3 Heat/AC - Heater Condition: Furnace turned on-heat exchanger not visible
- ⊖ 13.3.1 Heat/AC - Gas Valves: Drip leg
- ⊖ 13.8.1 Heat/AC - Filters: Filter(s) Maintenance
- ⊖ 13.8.2 Heat/AC - Filters: Dirty filter

		IN	NI	NP	O
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0 = Observations

Weather

Clear and dry

Number of Levels

3

1980 The residence is approximately 3,358 square feet.

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 crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.

2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	O
2.1	Dishwasher	X			X
2.2	Garbage Disposal	X			
2.3	Ranges and Cooktops	X			X
2.4	Wall Oven	X			
2.5	Exhaust Fan/Range Hood	X			X
2.6	Refrigerator	X			
2.7	Washer/Dryer	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garbage Disposal: Garbage disposal condition

Garbage disposal was functional at time of inspection.



Wall Oven: Thermal image of the oven working



Built-in Appliance Overview

The home inspector shall observed and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to operate: Appliance in use; or any appliance that is shut down or otherwise inoperable.

Dishwasher: Dishwasher test

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 dishes. Please note that 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. Doing so is outside the scope of this inspection.



Dishwasher: Dishwasher DYI

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 possible damages that may result from a leak.

Exhaust Fan/Range Hood: Vent pipe not fully visible

The range hood and/or downdraft vent pipe cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, or other obstructions. The interiors of these pipes cannot be fully viewed by our company.

Refrigerator : Refrigerators are Not inspected

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

Refrigerator : Refrigerators are 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. I recommend asking the sellers to move the refrigerator to allow you to view the space behind and below the refrigerator before the close of escrow.

Washer/Dryer: Laundry equipment not inspected

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

Limitations

General

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 not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and 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 and unknown 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 close of escrow.

General

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

Observations

2.1.1 Dishwasher

NO AIR GAP



Maintenance Item

The dishwasher does not appear to be equipped with a mandated anti-siphon valve (or air gap). Also it appears no high loop is present (the alternate method when an air gap is not present). Recommend further evaluation by an appliance repair technician or plumbing contractor to determine repairs necessary at this time to comply with today's plumbing standards.

Recommendation
Contact a qualified appliance repair professional.

2.3.1 Ranges and Cooktops

BURNER(S) INOPERABLE



One or more of the burner(s) did not operate when tested. Observed one or more burner(s) not igniting to flame when tested at the burner controls. Refer to the sellers and sellers disclosures to advise. Seek a qualified appliance contractor for further evaluations and repairs or replacement. Note: this condition is typically grease/debris buildup that is blocking the gas flow to the igniter and it might be in need of cleaning.

Recommendation

Contact a qualified professional.



2.5.1 Exhaust Fan/Range Hood

FLEXIBLE VENT

Flexible vent was noted at exhaust fan/range hood. Recommend correcting and installing a ridged/smooth vent by a qualified/licensed professional for optimum functionality.

Recommendation

Contact a qualified professional.



Observations



2.7.1 Washer/Dryer

LEAK PAN NOT PRESENT

A lack of adequate catch pan appears not to be installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

Recommendation

Contact a qualified appliance repair professional.



Observations



3: GARAGE

		IN	NI	NP	O
3.1	Door Condition	X			
3.2	Door Parts	X			
3.3	Door's Reverse Status	X			
3.4	Floor Condition	X			X
3.5	Opener Status	X			
3.6	Rafters & Ceiling	X			X
3.7	Ventilation	X			X
3.8	Walls	X			X

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Information

Door Type

Roll-up door noted.

Floors

The garage floors are Bare concrete floors.

Door Parts: Garage opener

The garage door and opener appeared functional during the inspection.



Door's Reverse Status: Eye beam sensor

Eye beam system present and operating at time of inspection.



Door Condition: Garage door

The garage roll up door was in acceptable condition at time of inspection.

Limitations

General

PERSONAL ITEMS

Due to occupants personal items, 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, I advise a careful evaluation during final walk-through. If issues are discovered during your final walk-through, Please contact your inspector immediately to arrange a reinspection of this area so that the inspection report can be updated.

Observations

3.4.1 Floor Condition

PERSONAL BELONGINGS



Personal belongings obstructed various locations of the garage flooring. Not all areas were visible. Monitor conditions.

Recommendation

Contact a qualified professional.

3.4.2 Floor Condition

FLOOR CRACK(S)



Typical Settlement cracks noted at the garage floor in one or more location. This can be an indication of possible structural settlement/movement in the home. Advise further evaluated by a licensed foundation contractor and monitor or repair as necessary.

Recommendation

Contact a foundation contractor.



3.6.1 Rafters & Ceiling

COSMETIC DAMAGE



Cosmetic damage and/or small open voids noted at one or more location. Advise repairs as needed.

Recommendation

Contact a qualified professional.

3.6.2 Rafters & Ceiling

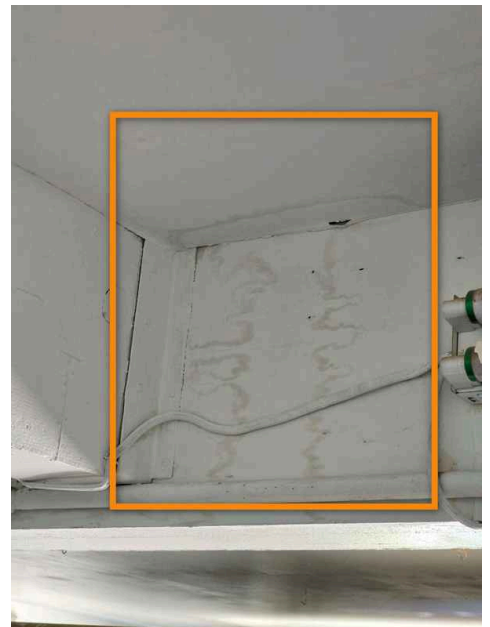
WATER STAINS



The garage ceiling/framing shows what appears to be water stains/damage. Conditions tested dry when scanned with the thermal imaging camera at the time of inspection. Refer to sellers and sellers disclosures to advise. Seek a qualified licensed contractor for further evaluations and any necessary repairs if needed. Note: conditions appear to be old stains before the roof was replaced. Refer to the seller and seller's disclosures.

Recommendation

Contact a qualified roofing professional.



3.7.1 Ventilation

VENTILATION PORTS OBSTRUCTED



The garage ventilation ports are blocked and/or not present. Conditions are prone for vehicle engines and combustion appliances to produce noxious bi-products, including carbon monoxide, which may pose a safety hazard. Seek a licensed contractor for further evaluations and any necessary repairs as needed.

Note: also there is a gas appliance unit (garage) in the garage that needs adequate ventilation. Monitor conditions.

Recommendation

Contact a qualified professional.

3.8.1 Walls

COSMETIC DAMAGE

Typical cosmetic damage noted. Advise paint and/or repairs as needed.

Recommendation

Contact a qualified professional.



3.8.2 Walls

WATER STAINING

What appears to be water/moisture stains was noted at one or more locations. Conditions tested dry at time of inspection when scanned with the thermal camera and moisture meter. Refer to the sellers and sellers disclosures to advise. Seek a licensed contractor for further evaluations and any necessary repairs if needed.

Recommendation

Contact a qualified professional.



4: PLUMBING SYSTEM

		IN	NI	NP	O
4.1	Enclosure	X			X
4.2	Waste/Drain pipes	X			X
4.3	Sinks	X			
4.4	Showers	X			X
4.5	Shower Walls	X			X
4.6	Bath Tubs	X			X
4.7	Toilets	X			X
4.8	Main water shut off	X			
4.9	Pressure regulator	X			X
4.10	Gas Storage and Distribution Systems	X			X
4.11	Main Gas Shut Off Valve	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source Public	Pumbling Supply Copper, Not fully visible	Plumbing Distribution Copper, Not Fully Visible
Washer Drain Size 2 inches	Plumbing Waste ABS, Partially Visible	Water Heater Fuel Source Gas
Water Heater Flue Pipe Material Double Wall Metal	Year Water Heater Was Made 2024	Capacity 40 Gallons
Manufacturer Bradford white	Water Pressure 90-95 psi	Gas Dristribution Piping Rigid Iron Pipe, Partially Visble
Enclosure: Shower enclosure The shower enclosure was functional at the time of the inspection.		

Sinks: Sinks condition

The sinks and its components were functional.

**Showers: Showers operational**

The bathroom showers are functional at time of inspection.

**Shower Walls: Shower walls**

The bathroom shower walls were in acceptable condition.

Toilets: Toilet condition

Toilets are functional and in good visual condition.

Water Filters

Not Inspected

The potable water supply includes a water filtration or water softener that we do not have the expertise to evaluate and was not inspected. Refer to the sellers to demonstrate.

Waste/Drain pipes: Plumbing drain pipes

The sink(s) drains P-Trap(s) and drains are functional at time of inspection.



Bath Tubs: Tub condition

The bathroom tub is functional and in acceptable condition at time of inspection.

**Main water shut off : Main water shut off location**

The main water shut off is located at the front of the residence/garage.



Main Gas Shut Off Valve: Main Gas Shut Off Location

The gas meter is located at the right side of the residence adjacent to the main electrical panel.



Limitations

MATERIALS AND STYLES

WE DO NOT DETERMINE IF A FIXTURE IS LOW FLOW

Please be advised that determining if a plumbing fixture is low flow or not is outside the scope of this inspection. We recommend consulting with a licensed plumber or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

Observations

4.1.1 Enclosure

ENCLOSURE MAINTENANCE



Recommend caulking/sealant at the perimeter/edges of the enclosure as a maintenance up. Monitor conditions.

Recommendation

Contact a qualified professional.

4.2.1 Waste/Drain pipes

DRAIN LINE SCOPE RECOMMENDATION



Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain and look for slow or clogged drains at each fixture. This test is very limited and does not ensure that the main drain line is not blocked or clogged and truly functional. Only a sewer line video 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, I highly recommend contacting a qualified sewer line video inspection company and have the main drain line video scoped before the end of your contingency period.

Recommendation

Contact a qualified professional.

4.4.1 Showers



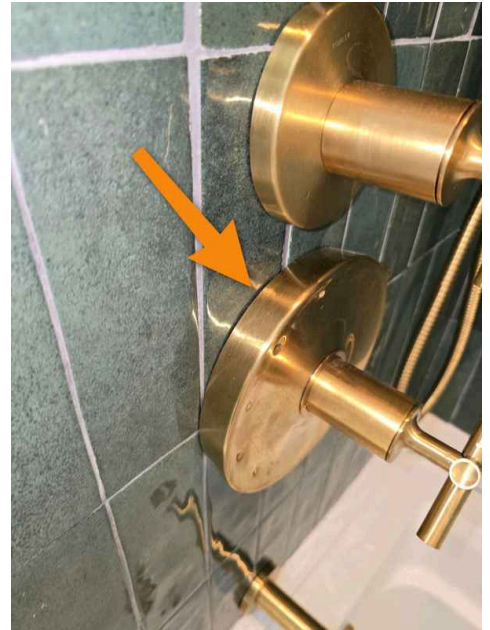
Observations

CAULK PIPE PENETRATIONS

Recommend caulking tub spout, control valve, and shower head pipe penetration to the shower enclosure wall to prevent moisture intrusion. Determining if damage exist behind the enclosure wall(s) is beyond the scope of this inspection.

Recommendation

Contact a qualified plumbing contractor.



4.4.2 Showers



Observations

LOW WATER PRESSURE

Low water pressure was noted at one or more shower heads. Seek a licensed plumbing contractor for further evaluations and any necessary repairs if needed.

Recommendation

Contact a qualified professional.



4.4.3 Showers



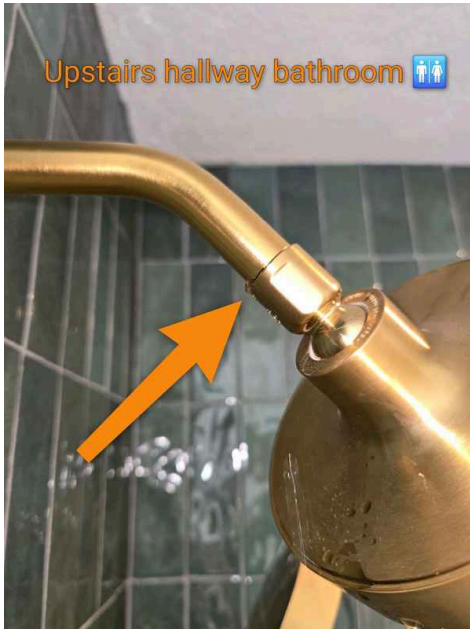
Observations

SHOWER HEAD FITTING

One or more shower fitting was noted damage/cracked. Conditions do not appear to be effecting functionality. Advise repairs as needed.

Recommendation

Contact a qualified professional.



4.5.1 Shower Walls

CAULK AND SEALANT

Caulking and sealant is recommended around the bathtubs shower head, Spout and fixture seam joints, and shower wall seam joints as a maintenance upkeep to prevent moisture intrusion.

Recommendation

Contact a qualified plumbing contractor.

Observations

4.6.1 Bath Tubs

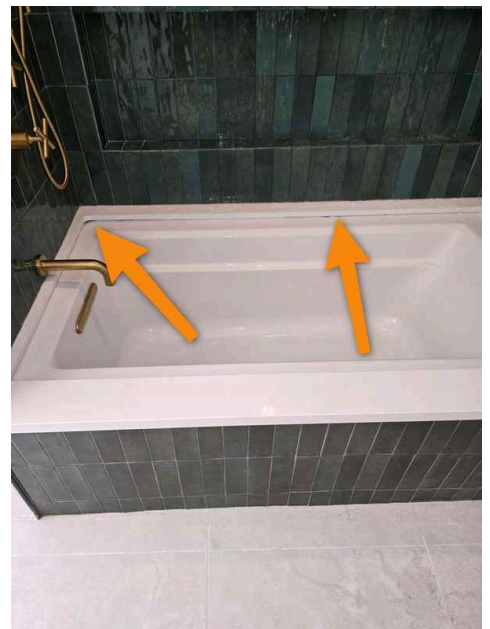
CAULKING/SEALANT

Caulking and sealant is recommended around the bathtubs seam joints and plumbing fixtures to prevent moisture intrusion.

Recommendation

Contact a qualified professional.

Observations



4.7.1 Toilets

SEALANT AT TOILET BASE

Recommend sealing the base of the toilet. Advise repairs as needed.

Observations

Recommendation

Contact a qualified professional.



4.9.1 Pressure regulator



Observations

HIGH WATER PRESSURE

High water pressure noted (90-95 psi) This can cause water lines, faucets and water supplied appliances to fail and leak. We advise adjusting the pressure regulator, or installing a new pressure regulator, to allow a PSI range of 40-75 psi. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



4.9.2 Pressure regulator



Observations

NOT FOUND/LOCATED

A pressure regulator was not found and/or located. Refer to the sellers and sellers disclosures to advise. If no pressure regulator is installed, a pressure surge in the water supply could adversely affect your plumbing system, and even lead to a leak. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.

4.10.1 Gas Storage and Distribution Systems



Observations

GENERAL GAS SUPPLY AND DISTRIBUTION

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines 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 plumber contractor before the end of your contingency period to determine if any latent defects exist.

Recommendation

Contact a qualified professional.

5: WATER HEATER

		IN	NI	NP	O
5.1	General Comments	X			
5.2	Condition	X			X
5.3	Base	X			
5.4	Gas Valve	X			
5.5	Combustion	X			
5.6	Number Of Gallons	X			
5.7	Overflow Condition	X			X
5.8	Plumbing	X			X
5.9	Strapping	X			
5.10	TPRV	X			
5.11	Venting	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heater Locations

The water heater is located in the garage.

Overflow

Metal

Plumbing Material Type

Brass and copper water lines noted.



Type

Gas, Manufactured 2024

Condition: Picture of water heater



Base: Water heater base

The water heater base is functional

Gas Valve: Gas valve

The gas valve appear functional at time of inspection.



Combustion: Combustion chamber

The combustion chamber appears to be in functional condition

Number Of Gallons: Water heater capacity

40 gallons water heater in the garage

General Comments: Water heater information

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 120 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Plumbing: Shut off valve

The water heater(s) water shut off valve appears functional at time of inspection.

Strapping: Seismic strapping

The water heater appears to have the approved / correct seismic strapping at the top and bottom 1/3 section of water heater tank



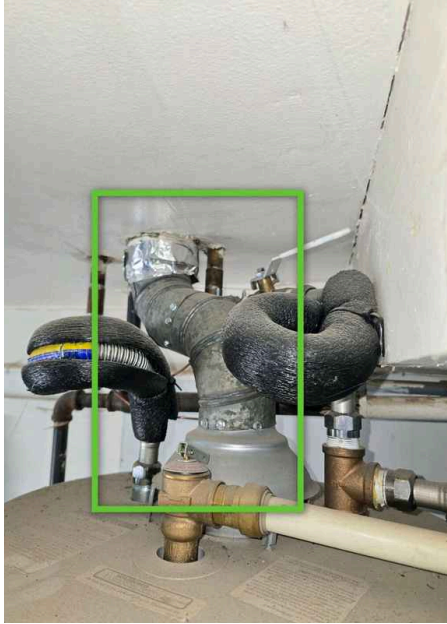
TPRV: TPR Valve

The gas water heater temperature relieve valve is present and in satisfactory condition



Venting: Flue pipe

The gas water heater vent pipe appears functional at time of inspection.



Observations

5.2.1 Condition

REPLACED WATER HEATER



The water heater installed in this home does not appear to be the original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed plumbing contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed plumbing contractor or SDG&E before the end of your contingency period for safety.

Recommendation

Contact a qualified plumbing contractor.

5.7.1 Overflow Condition

DRIP PAN DISCHARGE LINE TO EXTERIOR



Leak pan under the water heater discharge pipe does not extend to exterior and/or drain. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine if repairs are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



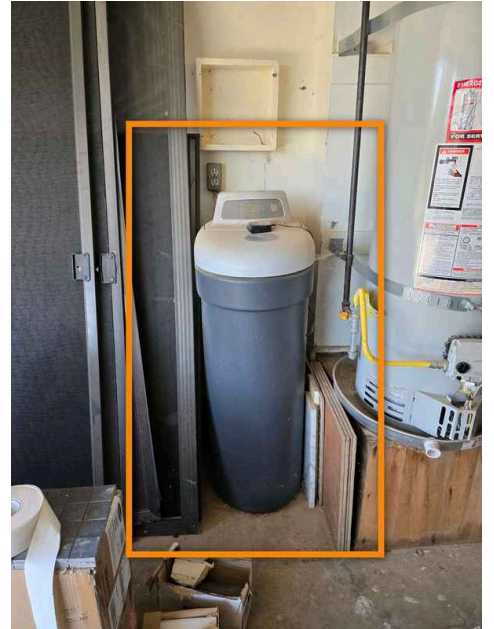
5.8.1 Plumbing

WATER SOFTNER



The potable water supply includes a water filtration or water softner that we do not have the expertise to evaluated and was not inspected. Refer to the sellers to demonstrate.

Recommendation
Contact a qualified professional.



6: ELECTRICAL SYSTEM

		IN	NI	NP	O
6.1	Electrical Panel	X			X
6.2	Main Amp Breaker/Main Disc	X			
6.3	Cable Feeds	X			
6.4	Breakers	X			
6.5	Grounding	X			
6.6	Wiring Observations	X			X
6.7	Receptacles/light fixtures	X			X
6.8	Branch Circuit Conductors	X			X
6.9	Exterior lighting	X			X
6.10	GFCI	X			
6.11	Polarity	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Panel Location

The main electrical panel and meter is located at the right side of the residence

Wiring Type

The residence is wired predominantly with a modern vinyl conduit known as Romex.

ELECTRICAL SERVICE CONDUCTORS

Below Ground

Panel Type

Circuit Breakers

Panel Capacity

150 AMP

ELECTRIC PANEL MANUFACTURES

CUTLER HAMMER

BRANCH WIRE 15 AND 20 AMP

Copper

Wiring Methods

Romex

EXTERIOR LIGHTING CONTROL

Standard switch

Main Amp Breaker/Main Disc: Main breaker amp 150 amp



Grounding: Panel grounding

The panel ground appears to be correct.

GFCI: GFCI Condition

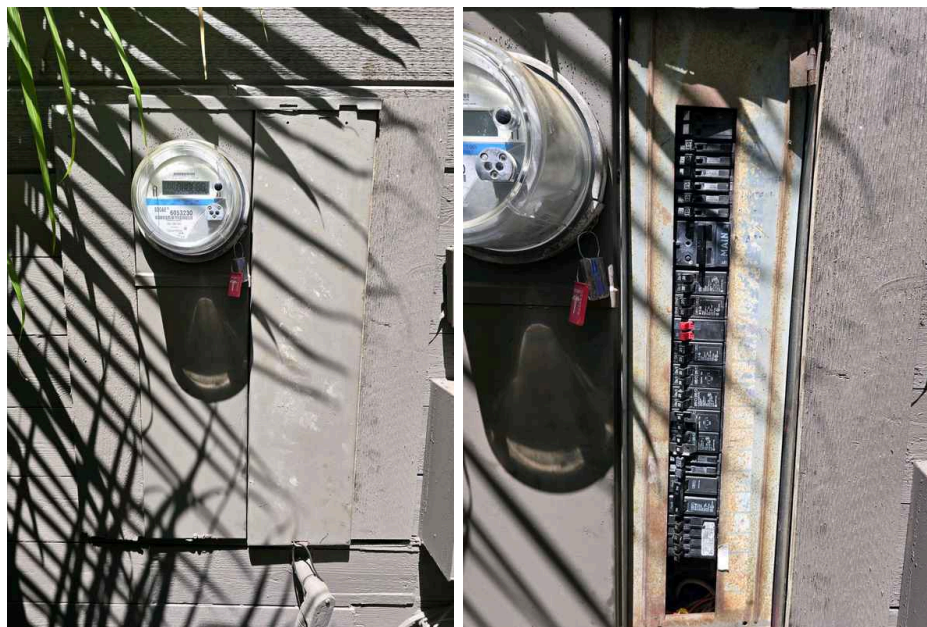
The GFCIs were noted functional at time of inspection.



Safety standards

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. They should not be located inside closet closets, where they might be concealed and could impede an emergency disconnect. 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.

Electrical Panel: Main electrical panel picture



Cable Feeds: Under ground service

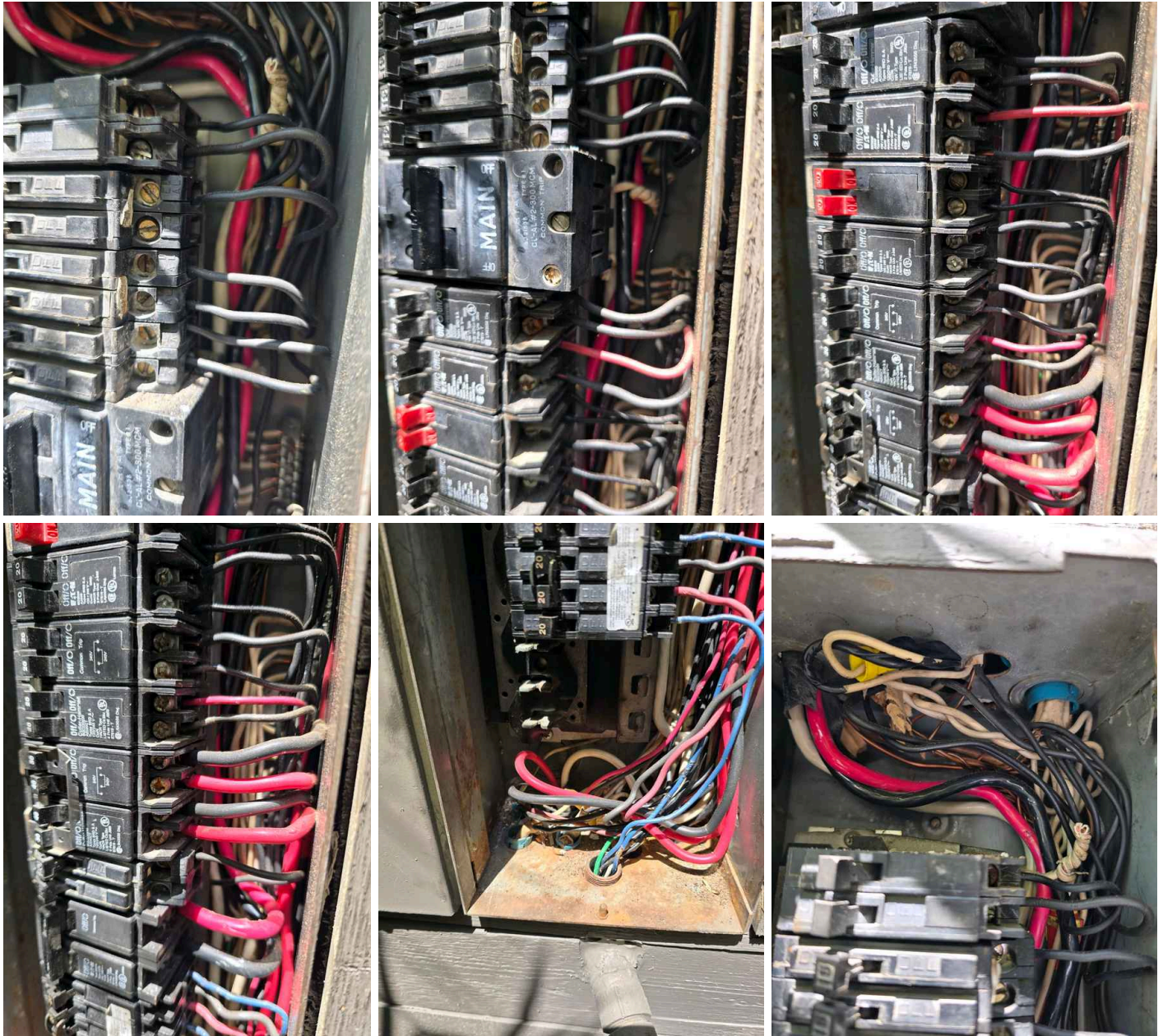
The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Breakers: Breakers

All of the circuit breakers appear to be in acceptable condition.

Wiring Observations: Wiring condition

The visible portions of the wiring has no visible deficiencies.



Receptacles/light fixtures : Receptacles/light fixtures

The outlets/receptacles and light fixtures that were tested and/or not obstructed by personal belongings were functional at time of inspection.

Observations

6.1.1 Electrical Panel

NOT LABELED

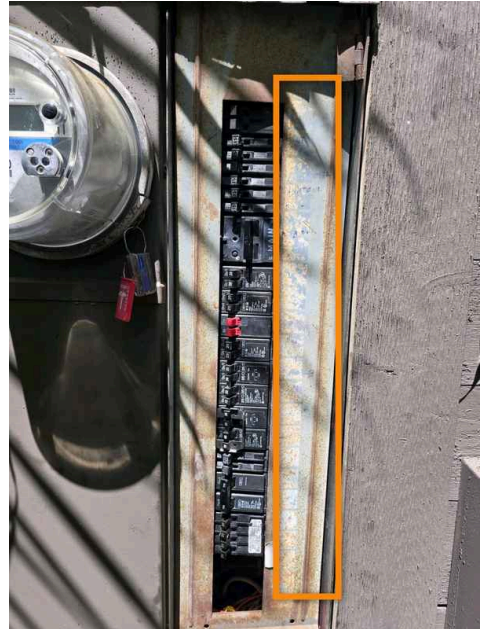
The main electrical panels dead front cover is not fully labeled. Seek a licensed electrical contractor for further evaluations and repairs.



Observations

Recommendation

Contact a qualified electrical contractor.



6.1.2 Electrical Panel

OPEN BREAKER SLOTS

Open breaker panel slot(s) at panel box cover. Potential safety shock hazard and rodent intrusion. Seek a licensed electrical contractor for repairs.

Recommendation

Contact a qualified electrical contractor.



Observations



6.1.3 Electrical Panel

DAMAGE/MISSING HINGES

The hinge(s) at the main panel are damaged and/or missing. Recommend repair by a qualified person for safety.

Recommendation

Contact a qualified electrical contractor.



Observations



6.6.1 Wiring Observations

WIRING VISIBILITY

Not all wiring components were visible within the main electrical panel to due overcrowding of the wires. This impedes the inspectors full view. Monitor conditions.

Recommendation

Contact a qualified electrical contractor.



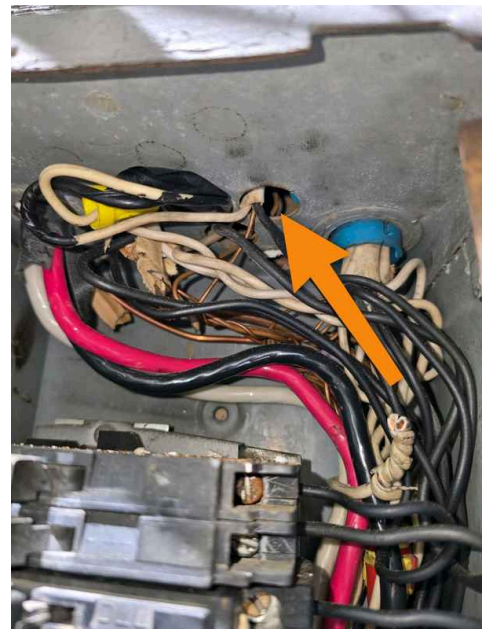
6.6.2 Wiring Observations

WIRE CLAMP

Romex wiring entering the electrical panel is missing a cable clamp which helps prevent the wiring from being damaged and/or pulled out of the panel. This is a potential safety hazard. Seek a qualified licensed contractor for repairs.

Recommendation

Contact a qualified electrical contractor.



6.6.3 Wiring Observations

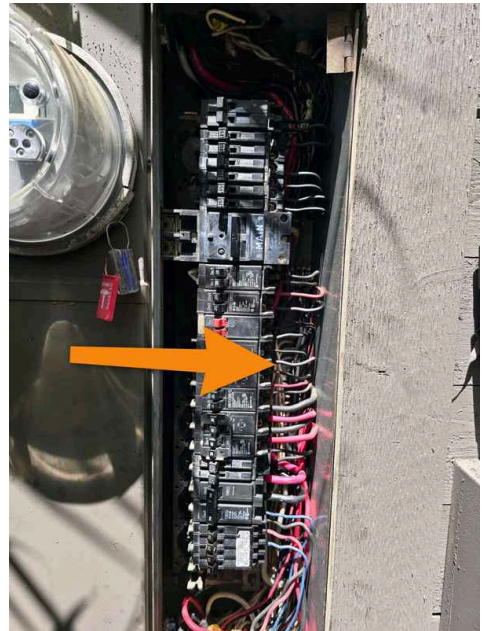
WIRES ROUTED ON BUSS SIDE OF PANEL



Wires noted routed on the buss side of the panel. This condition was standard/typical at time when home was constructed, however it may potentially prove to be a safety concern. Recommend further evaluation by a licensed electrical contractor to determine repairs necessary at this time if needed.

Recommendation

Contact a qualified electrical contractor.



6.6.4 Wiring Observations

ORIGINAL WIRING IN USE

Portions of the original electrical wiring appear to be present and in use. Recommend having a safety check performed by a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



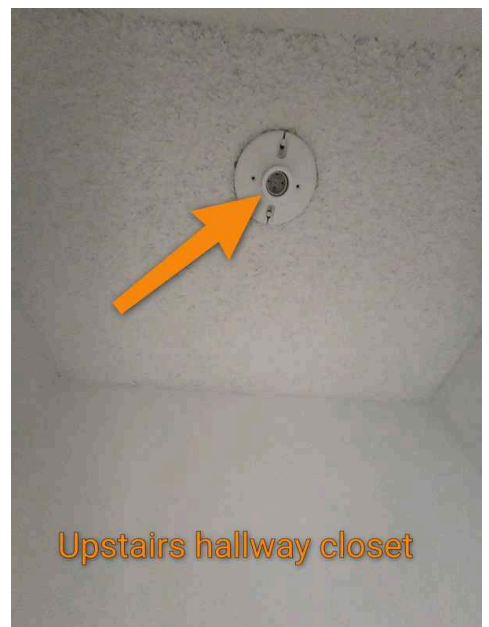
6.7.1 Receptacles/light fixtures

LIGHTS INOPERABLE

One or more light(s) were noted inoperable and/or missing bulb at time of inspection. Possibly due to bad bulb. Advise replacing bulbs and checking the operation of these fixtures. If light fails to work, further evaluations by a licensed electrical contractor is advised before the end of your contingency period.

Recommendation

Contact a qualified electrical contractor.



6.7.2 Receptacles/light fixtures

MISSING FACEPLATE

One or more light switch/outlet faceplate was noted missing. Advise repairs/installation for safety. Refer to a licensed electrical contractor.



Recommendation

Contact a qualified professional.



6.7.3 Receptacles/light fixtures

OUTLETS NOT ACCESSIBLE

Some outlets not accessible due to furniture and or stored personal items. Monitor conditions.

Recommendation

Contact a qualified professional.



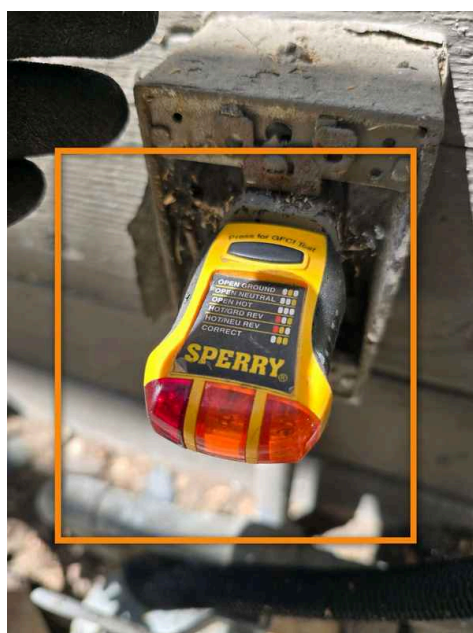
6.7.4 Receptacles/light fixtures

INOPERABLE OUTLET(S)

One or more outlet(s) were noted inoperable at time of inspection. Refer to a licensed electrical contractor for further evaluations and any necessary repairs as needed.

Recommendation

Contact a qualified electrical contractor.



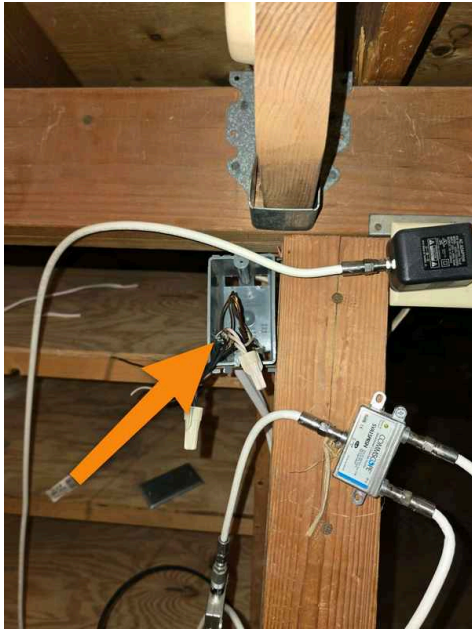
6.8.1 Branch Circuit Conductors

OPEN JUNCTION BOX

One or more open junction boxes were noted not fully secured and/or missing the front cover. Conditions pose a safety concern. Refer to a licensed contractor for further evaluations and repairs as needed.

Recommendation

Contact a qualified electrical contractor.



6.9.1 Exterior lighting

CAULKING/SEALANT AT BASE

Recommend caulking/sealant at the exterior light fixtures base to prevent water intrusion and damages. Seek a licensed contractor for further evaluations and any necessary repairs as needed.

Recommendation

Contact a qualified professional.



6.11.1 Polarity

HOT NEUTRAL REVERSE

The hot and ground wires are reversed at one or more receptacle(s). This is a safety hazard. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time for safety.

Recommendation

Contact a qualified professional.



7: INTERIOR AREAS

		IN	NI	NP	O
7.1	Wall Condition	X			
7.2	Floors Condition	X			X
7.3	Ceiling Condition	X			
7.4	Closets	X			
7.5	Doors	X			
7.6	Patio Doors	X			
7.7	Cabinets	X			X
7.8	Fireplace	X			X
7.9	Smoke Detectors	X			X
7.10	Stairs & Handrail	X			X
7.11	Window Condition	X			X
7.12	Counters	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceilings

There are drywall ceilings noted.

Fireplace Locations

Master bedroom, Office Room

Fireplace Materials

Prefabricated fireplace noted.

Walls

Drywall walls noted.

Windows

Dual pane windows noted

Floor coverings

Laminate/wood flooring

Floors Condition: Flooring condition

The interior floors are in acceptable condition.

Ceiling Condition: Ceilings condition

The ceilings are in acceptable condition

Closets: Closets

The closet are in serviceable condition.

Doors: Doors condition

The doors were functional at time of inspection.

Patio Doors: Sliding doors condition

The sliding patio door(s) was/were functional during the inspection.

Smoke Detectors: Smoke and CO detectors

Smoke detectors and CO detectors present during time of inspection

Stairs & Handrail: Stairs condition

The main stairs and handrail are in acceptable condition

Interior general information

The home inspector shall observe the visually accessible areas of the: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Wall Condition: Walls condition

The interior walls appear in acceptable condition. Personal belongings and furniture obstructed some locations visibility and accessibility for the inspector. Advise to re-inspect these locations at final walkthrough.

Wall Condition: Furniture

Some areas not accessible due to stored personal items and furniture. Monitor conditions.

Fireplace: Prefabricated fireplaces information

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Fireplace: Flue liner information and limitations

A complete view of the chimney flue is not possible, and you may wish to have it video scanned. Refer to a licensed chimney contractor for further evaluations.

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. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

Window Condition: Window condition

A variety of windows that were unrestricted by stored items and furniture were opened and closed for performance.

Window Condition: Double pane window inspection Limitation

Please Note: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Counters: Counter top condition

The counter top(s) were in satisfactory condition at time of inspection.

Limitations

General

FURNITURE

Some areas not accessible due to stored personal items and furniture. Monitor conditions.

Floors Condition

FURNITURE

Some areas not accessible due to stored personal items and furniture.

Observations

7.7.1 Cabinets

COSMETIC DAMAGE

The cabinet(s) were noted functional at time of inspection, Typical cosmetic damage noted in one or more areas. You may wish to view this yourself and repair as needed.

Recommendation

Contact a qualified cabinet contractor.



7.7.2 Cabinets

CABINET FLOORING DAMAGE

What appears to be water damage and/or musty odor was noted at one or more cabinet flooring. Refer to the sellers and sellers disclosures to advise. Recommend further evaluations and any necessary repairs if needed by a licensed contractor.

Recommendation

Contact a qualified cabinet contractor.



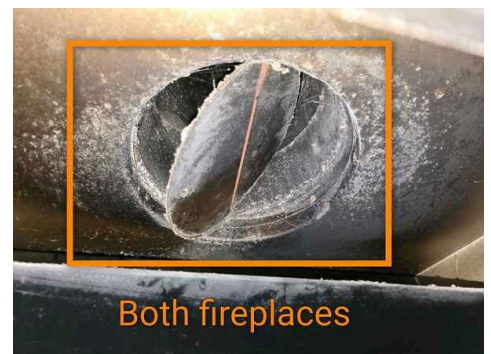
7.8.1 Fireplace

DAMPER STOP

You may wish to add a damper-stop as a safety feature as is required by today's safety standards. Refer to a licensed chimney contractor for further evaluations and repairs.

Recommendation

Contact a qualified chimney contractor.



7.8.2 Fireplace

FLUE LINER

A complete view of the chimney flue is not possible, and you may wish to have it video scanned. Refer to a licensed chimney contractor for further evaluations.

Recommendation

Contact a qualified chimney contractor.



7.8.3 Fireplace

DO NOT LIGHT Observations

The inspectors visually inspect the fireplace(s). The inspector does not light the fireplace for safety and liability reasons. Have the sellers demonstrate prior to the close of sale. Also we recommend further evaluations by a licensed chimney contractor. Monitor conditions.

Recommendation

Contact a qualified chimney contractor.

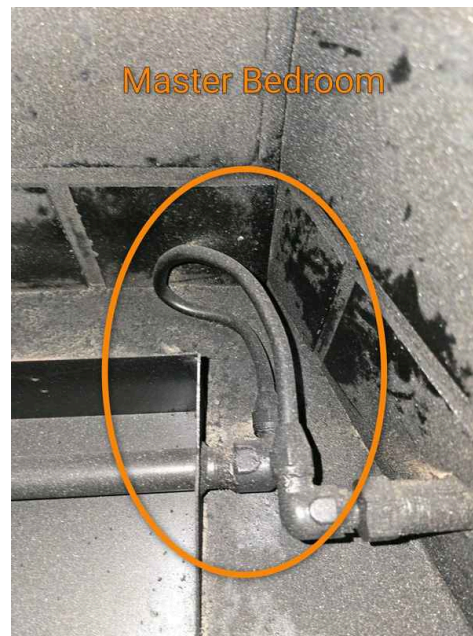
7.8.4 Fireplace

ALUMINUM GAS LINE Observations

The fireplace gas supply pipe/line is an aluminum type that is no longer allowed. Recommend repair and replacement for safety. Seek a qualified licensed plumbing contractor for further evaluations and repairs.

Recommendation

Contact a qualified plumbing contractor.



7.9.1 Smoke Detectors

NO SMOKE DETECTORS Observations

There were no smoke detectors present in one or more bedroom(s) and/or corresponding location(s). This does not meet current standards of practice and should be installed for safety. Seek a licensed contractor for installation.

Recommendation

Contact a qualified professional.

7.10.1 Stairs & Handrail

BALUSTERS TOO FAR APART Observations

The balusters 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 should be considered.

Note: 4 inches is the most the gap needs to be in between balusters.

Recommendation

Contact a qualified professional.



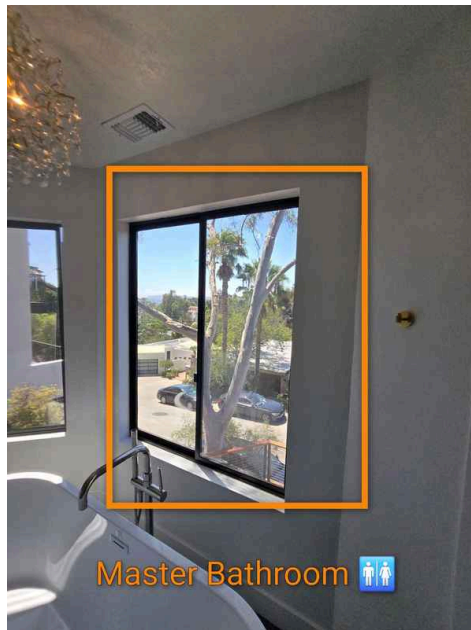
7.11.1 Window Condition

WINDOWS NEED SERVICE Observations

One or more window(s) to the property appear to be the same age as the property. One or more window(s) appear to be in need of hardware service in order to open and close smoothly. Seek a licensed contractor for further evaluations and any necessary repairs or service as needed.

Recommendation

Contact a qualified window repair/installation contractor.



7.11.2 Window Condition

WINDOW LOCKING MECHANISM Observations

One or more windows did not lock/latch properly and/or missing hardware. Refer to a licensed window contractor for further evaluations and any necessary repairs.

Recommendation

Contact a qualified window repair/installation contractor.

7.11.3 Window Condition



Observations

WINDOW CONDENSATION

One or more windows appear to show signs of loss of seal/condensation. Recommend further evaluations and any necessary repairs if needed by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



7.12.1 Counters



Observations

COUNTER TOPS

Grout and/or sealants recommended around the counter top seam joints as a maintenance upkeep.

Recommendation

Contact a qualified professional.



8: GROUNDS

		IN	NI	NP	O
8.1	Exterior Information	X			
8.2	Balcony/Deck	X			
8.3	Driveway and Walkway Condition	X			X
8.4	Exterior Faucet Condition	X			X
8.5	Fence Condition	X			X
8.6	Fountains, Bird Baths, Etc.	X			X
8.7	Gate Condition	X			
8.8	Grading	X			X
8.9	Sprinklers	X			
8.10	Stairs & Handrail	X			X
8.11	Vegetation Observations	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveway and Walkway

Concrete walkway noted., Asphalt driveway noted., Concrete driveway noted.

Fence or Wall Material

Wood fences., Brick/block retaining walls noted

Gate Material

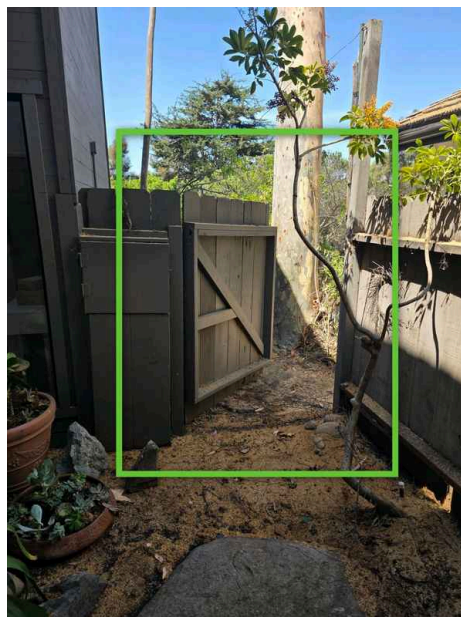
Wood

Exterior Faucet Condition: Hose bibs

The hose bibs that were tested are functional.

Gate Condition: Gate condition

The side yard gate(s) appear to be in acceptable condition.



Exterior Information : Exterior 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 or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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

Exterior Information : Sheds and/or Outbuildings

Shed(s)/outbuilding(s) observed at the exterior of the property in one or more areas. This is beyond the scope of the inspection. Advise inquiry with the sellers.

Exterior Information : Property Line

We do not have the expertise or the authority to establish property lines which are determined by surveyors. However, using walls or fences as a boundary, a structure in the rear and/or side yard encroaches on what would be the standard 15 foot setback. Therefore we recommend verifying permits and the certificate of occupancy for this home. We do not endorse or approve of any structure built without a permit.

Exterior Information : Detached Structures

Detached structures to include but not limited to detached patio covers pergolas or any other structure not physically attached to the home is excluded from this inspection and will not be inspected nor reported on.

Balcony/Deck: Balcony/deck condition

The balcony/deck Appear in satisfactory and functional condition with normal wear for its age, Appears to be sound structure.



Driveway and Walkway Condition: Driveway/walkways

The walkways and/or driveways are in acceptable condition at time of inspection.

Grading: Grading information

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Sprinklers: Sprinkler system

We do not evaluate sprinkler systems. Which should be demonstrated by the sellers.

Observations

8.3.1 Driveway and Walkway Condition



CRACKS DRIVEWAY/WALKWAYS

Typical Cracking from settlement was observed at the concrete walkways/driveway surfaces in various locations. Monitor conditions. Refer to a licensed contractor for further evaluations and any necessary repairs if needed.

Recommendation

Contact a qualified concrete contractor.

8.4.1 Exterior Faucet Condition



ANTI SIPHONING

One or more hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property. Monitor conditions.

Recommendation

Contact a qualified professional.

8.5.1 Fence Condition

FENCE LEANING

The properties yard fence appear to be leaning/damage at one or more locations. Conditions are susceptible to further leaning and/or damage. Monitor conditions. Seek a licensed general contractor for further evaluations and repairs.

Recommendation

Contact a qualified fencing contractor

Observations



8.5.2 Fence Condition

 Observations**VEGETATION BLOCKS VIEW**

Areas of the properties fencing was obstructed by vegetation which impedes the inspectors full view. Vegetation can also deteriorate and damage the fencing. Monitor conditions and repair or replace when necessary.

Recommendation

Contact a qualified professional.

8.6.1 Fountains, Bird Baths, Etc.

 Observations**WATER FOUNTAIN/POND(S)**

There is a water fountain/pond(s). We do not fully evaluate water fountain/pond(s) or their equipment. Recommend further evaluations by a licensed contractor. Monitor conditions.

Note: the fountains/ponds were noted functional at time of inspection.

Recommendation

Contact a qualified professional.

8.8.1 Grading

 Observations**AREA DRAINS**

The property is served by one or more area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street to check functionality. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

Recommendation

Contact a qualified professional.



8.8.2 Grading

 Observations**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 our inspection. Home inspectors are generalists and not structural or geotechnical engineers. We advise 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 close of escrow.

Recommendation

Contact a qualified grading contractor.

8.8.3 Grading

OFFSETS IN HARDSCAPE

Offsets noted in one or more areas of the hardscape that may prove to be a trip hazard. Advise further evaluation by a licensed concrete contractor and repair as necessary for safety.

Recommendation

Contact a qualified professional.



Observations

8.10.1 Stairs & Handrail

MISSING HANDRAILS

Missing handrails at the rear stairs. Conditions poses a potential trip and fall hazard. Seek a licensed contractor for further evaluations and any necessary repairs/upgrades.

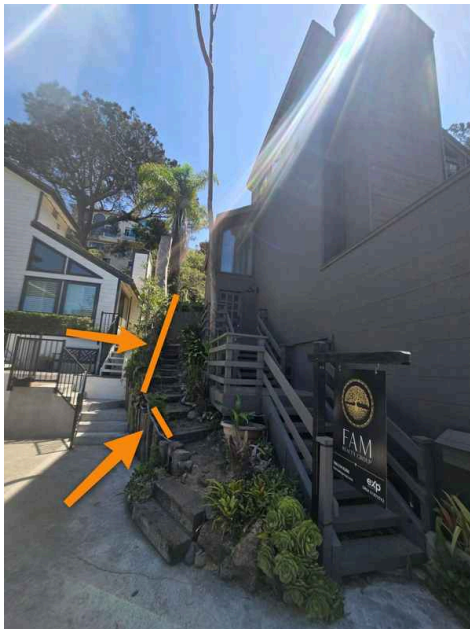
Note: various locations at the rear of the residence are in need of handrails and/or repairs to some that are existing

Recommendation

Contact a qualified professional.



Observations



8.11.1 Vegetation Observations

VEGETATION CLOSE TO RESIDENCE

Vegetation is encroaching onto the exterior of the residence in one or more locations. Conditions are conducive to the introduction of unwanted pest, rodents and water intrusion to the stucco walls and foundation. Recommend cutting away vegetation to help maintain the integrity of the properties exterior stucco, foundation and exterior components.

Recommendation

Contact a qualified professional.



Observations



9: EXTERIOR COMPONENTS

		IN	NI	NP	O
9.1	Doors	X			
9.2	Exterior Paint	X			X
9.3	Siding Condition	X			X
9.4	Window Condition	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Siding

The exterior house walls are finished with wood or composition wood.

Doors: Doors ok

The main front door entry and exterior doors appeared functional and in satisfactory condition, at time of inspection.

Observations

9.2.1 Exterior Paint

CAULKING/SEALANT



Maintenance Item

Suggest caulking around doors and windows as maintenance upkeep to prevent deterioration and water intrusion.

Recommendation

Contact a qualified professional.

9.3.1 Siding Condition

CAULKING/SEALANT



Maintenance Item

Recommend Caulking/sealant to gaps, cracks and openings as maintenance upkeep to prevent moisture intrusion and deterioration. Monitor conditions.

Recommendation

Contact a qualified siding specialist.

9.4.1 Window Condition

CAULKING/SEALANT

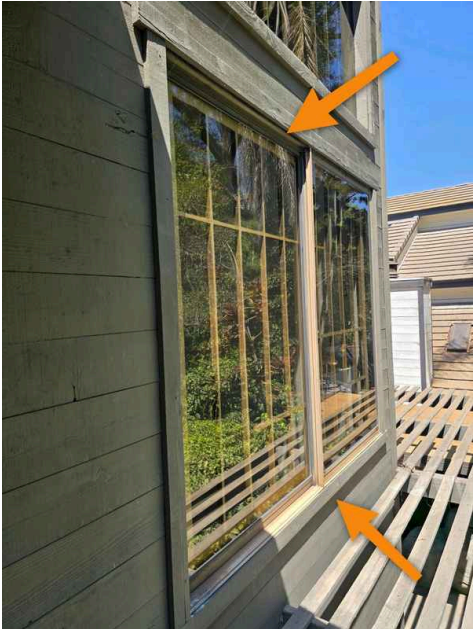


Observations

Caulking/sealant is recommended at the outer exterior areas of the windows as a maintenance upkeep. To prevent moisture intrusion and damages. Monitor conditions.

Recommendation

Contact a stucco repair contractor



10: ATTIC/CRAWLSPACE

		IN	NI	NP	O
10.1	Access	X			X
10.2	Attic Plumbing	X			X
10.3	Duct Work	X			
10.4	Exhaust Vent	X			X
10.5	Insulation Condition	X			
10.6	Structure	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Insulation Depth

Insulation averages about 6-8 inches in depth

Insulation Type

Fiberglass batts insulation

Access: Attic Access location

Upstairs Hallway

Insulation Condition: Insulation condition

Insulation appears standard and adequate.

Duct Work: Flex air ducts

The visible portion of the flexible air ducts are in acceptable condition. Note: not all duct work is visible due to accessibility and attic space, monitor conditions and I recommend further evaluations by a licensed HVAC contractor

Structure: Stick built

The visible portions of the roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed. However we recommend further evaluations by a licensed contractor as latent defects may exist.



Limitations

General

ATTIC LIMITATIONS

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

Observations

10.1.1 Access



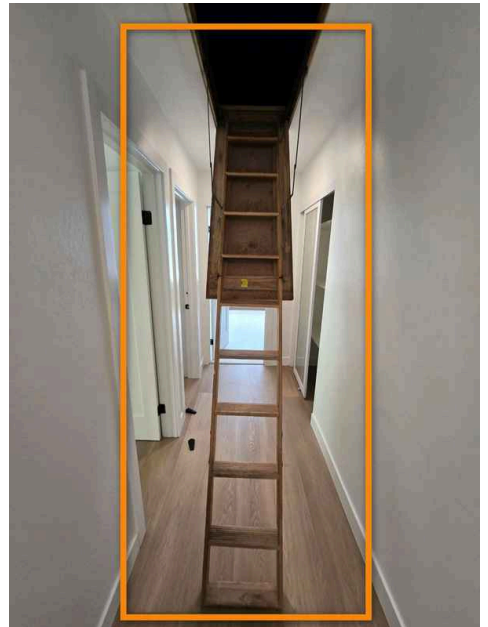
Observations

PULL DOWN LADDER

The attic access was noted equipped with a pull-down ladder. I was unable to verify proper installation of this equipment. Please note: Many of these ladders have a posted weight limit and are known to promote damage and potential injury. Advise further review by a licensed general contractor to ensure that the ladder was installed in accordance with the manufacturers specifications and that the ladder is safe for continued use.

Recommendation

Contact a qualified professional.



10.1.2 Access



Observations

ATTIC LIMITED ACCESS

We evaluated the attic from inside the attic space. Visibility and accessibility was limited due to duct work, insulation, framing and plumbing etc. Monitor conditions.

Recommendation

Contact a qualified professional.

10.2.1 Attic Plumbing



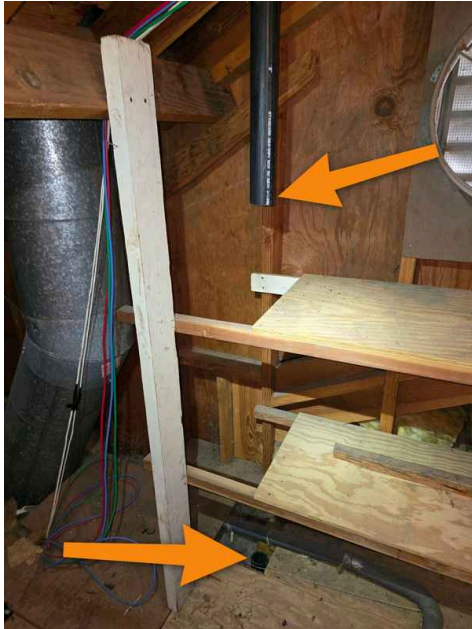
Observations

ABS PLUMBING VENT

One or more ABS plumbing vent appears to terminate in the attic. Conditions are not ideal as is recommended to have these plumbing vents exit to the exterior of the attic/roof. Seek a licensed contractor for further evaluations and any necessary repairs as needed.

Recommendation

Contact a qualified professional.



10.4.1 Exhaust Vent

EXHAUST DUCTWORK

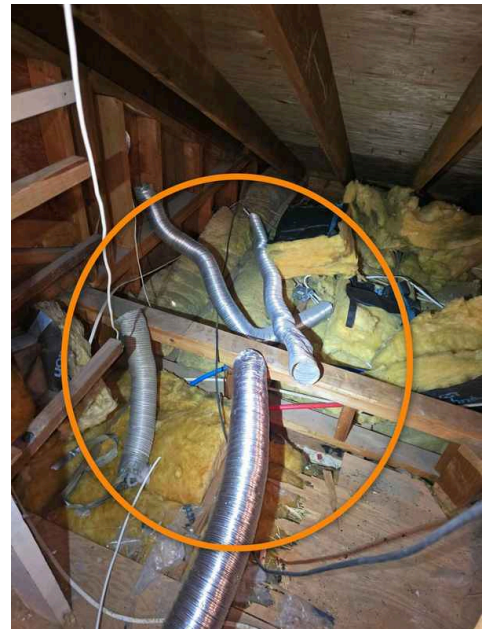
The bathroom exhaust fan(s) ductwork appears to be disconnected and/or terminate in attic. Have ducts routed to exterior to minimize moisture in the attic space. Seek a licensed contractor for further evaluations and repairs.

Recommendation

Contact a qualified professional.



Observations



10.6.1 Structure

WATER STAINS

What appears to be water stain(s) was noted at one or more locations. Conditions appear dry at time of inspection. Refer to the sellers and sellers disclosures to advise and seek a licensed roofing contractor for further evaluations.

Recommendation

Contact a qualified roofing professional.



Observations



10.6.2 Structure

ATTIC NOT FULLY ACCESSIBLE



The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure and other components. It is advisable to have this further explored by a licensed roof contractor to determine if any latent defects exist or repairs have been made. Refer to the sellers and sellers disclosures to advise.

Recommendation

Contact a qualified professional.

11: FOUNDATION

		IN	NI	NP	O
11.1	Slab	X			X
11.2	Perimeter	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Slab foundation information

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of evaluation

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Limitations

General

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

General

LIMITED INSPECTION DUE TO VEGETATION OR OBSTRUCTIONS

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 contractor and/or a licensed structural engineer to determine if any latent defects exist.

General

NO RAIN

Due to the lack of heavy rain, I am unable to determine if water intrusion will occur.

Observations

11.1.1 Slab

**FOUNDATION INFORMATION**

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Recommendation

Contact a foundation contractor.

11.1.2 Slab

**SLAB FOUNDATION INFORMATION**

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Monitor conditions. Refer to a licensed foundation contractor for further evaluations.

Recommendation

Contact a foundation contractor.

11.2.1 Perimeter

**NOT FULLY VISIBLE**

There are areas around the property that impede the inspectors full view of the concrete foundation wall due to stucco, exterior decking, exterior paving and/or grading and vegetation covering the walls. Monitor conditions.



Recommendation

Contact a foundation contractor.

12: ROOF

		IN	NI	NP	O
12.1	Condition	X			X
12.2	Eaves & Facia	X			X
12.3	Flashing	X			
12.4	Gutter	X			
12.5	Valley	X			
12.6	Vent Caps	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Material

Asphalt composition shingles

Flashing: Roof flashings

The roof flashings appear to be in acceptable condition.

Valley: Roof valleys

The roofs valley appear to be in acceptable condition.

Vent Caps: Vent caps

The vent caps appear functional at time of inspection.

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 I cannot guarantee that all of the tiles are in good condition. I recommend that you have the roof inspected by a licensed roof 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.

Material asphalt shingle

The roof is an asphalt shingle roof. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Condition: Roof condition

The roof is in acceptable condition. But this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



Gutter: Gutters condition

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Limitations

MATERIALS AND STYLES

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 inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. 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.

Observations

12.1.1 Condition

MOSS ON ROOF



Observations

Moss/algae was noted at one or more locations. This can lead to the premature deterioration of the roof coverings and susceptible to subsequent leaks. Recommended further evaluations by a licensed roofing contractor and to performed a power wash to clean/remove the moss/algae and apply a solution for maintenance upkeep.

Recommendation

Contact a qualified professional.



12.1.2 Condition

WEAR AND DETERIORATION DUE TO AGE

Observations

Wear and deterioration noted at roof covering due to age and sun exposure. This appears to be normal deterioration. However, we advise consulting with a licensed roofing contractor prior to the end of your contingency period to review and give estimates of life remaining and necessary repairs to prevent leaks if needed. This is important because a home inspection is not a guarantee against roof leaks.

Recommendation

Contact a qualified roofing professional.

12.1.3 Condition

ROOF FURTHER EVALUATIONS

Observations

Recommend further evaluations to the whole roof by a licensed roofing contractor as latent defects may exist. Monitor conditions.

Recommendation

Contact a qualified roofing professional.

12.2.1 Eaves & Fascia

MOISTURE DAMAGE/TERMITE DAMAGE

Observations

Various locations at the rafter tails, fascia boards and shiplap were noted with moisture damage, termite damage and/or wood decay. Refer to the termite inspection report to be advise. Seek a licensed contractor for further evaluations and any necessary repairs or replacement.

Recommendation

Contact a qualified professional.



13: HEAT/AC

		IN	NI	NP	O
13.1	Heater Condition	X			X
13.2	Heater Base	X			
13.3	Gas Valves	X			X
13.4	Venting	X			
13.5	AC Compress Condition			X	
13.6	Air Supply	X			
13.7	Duct Work	X			
13.8	Filters	X			X
13.9	Registers	X			
13.10	Thermostats	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

AC Compressor

No a/c compressor present.

Heater Type

Gas fired forced hot air.

Air Supply: Return air supply

The return air supply appears to be functional.

Filter Locations

Located inside a filter grill in the upstairs hallway.

Heater Base: Furnace base

The furnace base appears to be functional

Registers: Air Registers

The air supply registers were functional at time of inspection.

Heater Locations

The Furnace is located in attic.

Gas Valves: Gas valves

Gas shut off valves were present and functional.

Thermostats: Thermostat(s)

The thermostat(s) were Functional at the time of inspection.



Heating and cooling system general

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

Venting: Flue pipe

The venting pipe appear functional at time of inspection. The entire length of the flue pipe cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, or other obstructions. The interiors of these flue pipes cannot be fully viewed by or company. Monitor conditions. Recommend further evaluations by a licensed HVAC contractor.

Duct Work: Flex air ducts

The visible portion of the flexible air ducts are in acceptable condition.



Duct Work: Concealed air ducts

The physical condition of all air ducts could not be inspected. They are concealed behind the wall/floor cavity which impedes the inspectors full view. Note: The air supply from the air ducts appeared functional at the time of inspection.

Duct Work: General HVAC ducting 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.

Limitations

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 heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM

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.

Observations

13.1.1 Heater Condition

SERVICE MAINTENANCE



Maintenance Item

Last service date is unable to be determined. Although the units appear to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. HVAC specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

Recommendation

Contact a qualified professional.

13.1.2 Heater Condition

HORIZONTAL FURNACE



Observations

Heat is provided by what appears to be a horizontal forced-air gas furnace that is located in the attic. However, some of these horizontal furnaces are among many that were manufactured for use in California by Consolidated Industries that were determined to be defective. Caution, potential safety hazard. Seek a licensed HVAC contractor for further evaluations to determine if this furnace is among the defective list.

Recommendation

Contact a qualified professional.



13.1.3 Heater Condition

FURNACE TURNED ON-HEAT EXCHANGER NOT VISIBLE

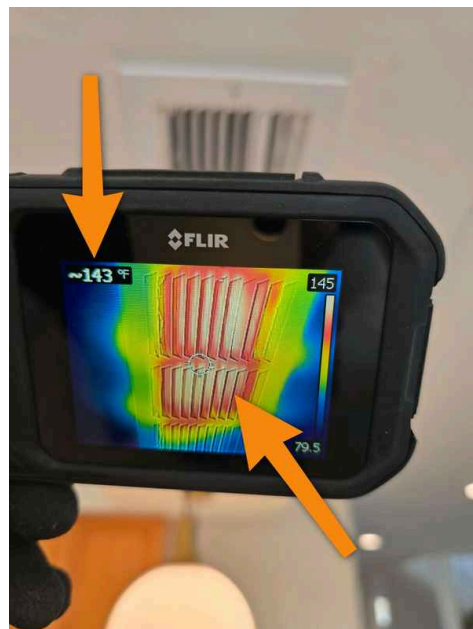


Observations

The furnace appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of this system is limited. Because of this, I recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the end of your contingency period.

Recommendation

Contact a qualified heating and cooling contractor



13.3.1 Gas Valves

DRIP LEG

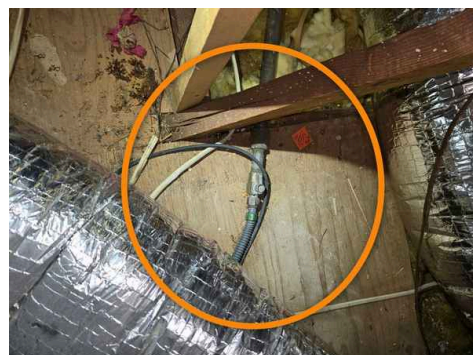
The furnace(s) are not equipped with a condensation drip leg. This may not have been required when the furnace was installed but Current standards require a condensation drip leg at the gas connection. Seek licensed plumbing contractor for repairs.

Recommendation

Contact a qualified heating and cooling contractor



Observations



13.8.1 Filters

FILTER(S) MAINTENANCE

The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

Recommendation

Contact a qualified professional.



Observations

13.8.2 Filters

DIRTY FILTER

The filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

Recommendation

Contact a qualified heating and cooling contractor



Observations



14: LIVING SPACE

		IN	NI	NP	O
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IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Indoor environmental

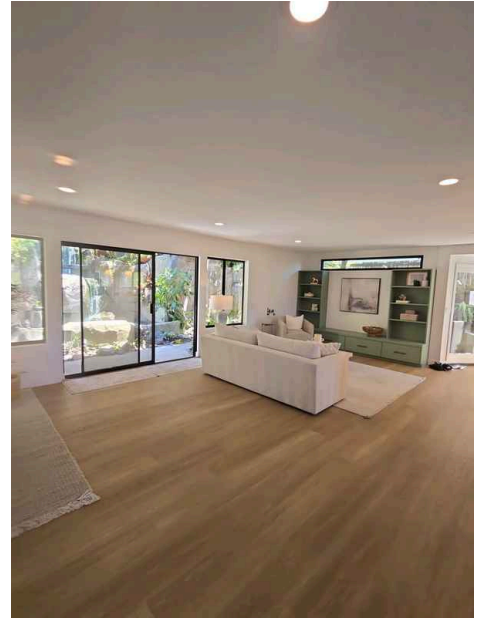
We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

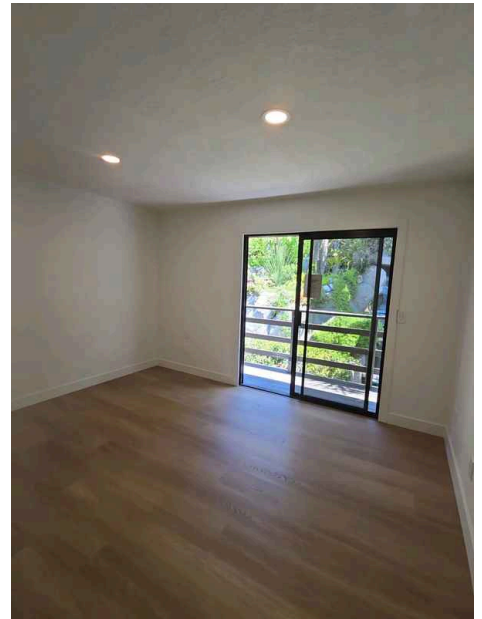
		IN	NI	NP	O
--	--	----	----	----	---

O = Observations

A bright, modern kitchen with light wood cabinetry, a black refrigerator, and a large island with a granite countertop. The room features recessed ceiling lights and large windows overlooking a green landscape.



A modern bathroom with a large glass-enclosed shower featuring a stone tile wall and a gold-colored handle. A white toilet is positioned next to the shower. The vanity has a white countertop with a large mirror and gold-colored faucets. The vanity cabinet is dark green. A small framed picture hangs on the wall above the toilet. The floor is covered in a patterned tile.



Bedroom #3



Laundry Room



Garage



Upstairs hallway bathroom



Master Bathroom





STANDARDS OF PRACTICE
