805 Home Inspections
Property Inspection Report



Dream Condo, Home Town, CA 90000
Inspection prepared for: John Doe
Real Estate Agent: More Sales - Realtor

Date of Inspection: 3/27/2025

Inspector: Mike Hasty
Nachi12090409 / Master Inspector
7613 Wilson St, Ventura, CA 93003
Phone: 805-415-7531
Email: mikeh@805hi.com
805hi.com

805 Home Inspections
Real Estate / Mold Inspector
805-415-7531 / 805hi.com

Table Of Contents

Report Summary 2-3
Inspection Details 4-5
Interior Areas 6-8
Bathroom 9-10
Kitchen 11-14
Laundry 15
Heating / Cooling Systems 16-20
Water Heater 21-23
Garage 24-25
Electrical Service Main 26-28
Roof Condition 29
Attic 30-33
Exterior Areas 34-35
Foundation 36
Potable Water Supply & Sewer System 37-38
Gas Source & Type 39
Fire Sprinkler System 40
Solar Panel System 41

Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. The items listed in **BLUE** are simply susgestions for your review or for your considered attention (FYI). Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Areas		
Page 6 Item: 5	Wall Condition	• The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed. • The upstairs wall, above the stairs, had a damaged drywall corner seam. See photo. Suggest repairs as needed.
Page 8 Item: 9	Stairs & Handrail	• The upstairs wood banister was loose and may not hold a person's full body weight if leaned on. See photos. Suggest repairs as needed.
Bathroom		
Page 9 Item: 2	Bathroom Counters	• The Primary bathroom sink counter had damaged sealant/grout along the back splash. See photo. Suggest repairs as needed.
Kitchen		
Page 11 Item: 1	Kitchen Cabinets	• The kitchen cabinet doors had damaged polyvinyl surface coating that was peeling and lifting. See photos. Suggest repairs as needed.
Heating / Cooling Systems		
Page 18 Item: 7	Furnace Filter Condition	• The furnace filter was visibly dirty at the time of the inspection. Filters clean the air before it passes through the blower and heat exchanger. This helps to keep the furnace components working more efficiently. Clean filters also prolong the life of the furnace. It is recommended to change the filter every few months and to keep the furnace serviced by a HVAC repairman.
Page 18 Item: 8	Thermostat	• The furnace thermostat did not function properly when tested. When the AC was turned on after running the heater, the thermostat lost power and had to reboot. Suggest contacting an HVAC company for repairs as needed.
Electrical Service Main		
Page 27 Item: 6	GFCI & AFCI Outlets	• There was no GFCI protection in the laundry room. Ground Fault Circuit Interrupter (GFCI) protection has been around since 1971, but became more common in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

Potable Water Supply & Sewer System		
Page 37 Item: 1	Potable Water Pipe Condition	• The home had a water/sediment filter installed in the garage on the main water line. The filter usually needs to be changed every few months. See photo. Consult seller for filter maintenance.
Gas Source & Type		
Page 39 Item: 2	Seismic Gas Shutoff Valve	• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.

Inspection Details

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Home Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors**." You can review the InterNACHI Standards of Practice by going to their website: https://www.nachi.org/sop.htm

Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is Functional or Non-functional**. **It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property**. The following report is based on an inspection of the **visible portions of the home's structure and its systems. I**nspections are limited by view and/or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls or a slab foundation to inspect thins like pipes, structure, etc. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code**. This report identifies specific **non-code, non-cosmetic concerns and/or noted safety concerns,** the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties with a home inspection. The inspector can only point out, for the client's discretion, things that are observed to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item or system of the home will function beyond the day of the inspection. The inspections are limited by what can be visually observed, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any concerns or defects. **Note that this report is only a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide. Components of the home can change at any time. for example, something found function on one day may fail to function on the second day, without notice. *Components found damaged during the inspection or on a later date, are not the responsibility of the inspector. It is not the responsibility of the home inspector to pay for non functional components of the home.***

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

NOT INSPECTED: The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any

third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own up to date inspection and report.

1. Date & Time of Inspection

Materials: Date of Inspection: March 27, 2025 Time Inspection Started: 9 am Time Inspection Ended: 10:30 am

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Sunny & Clear

3. Home Type

Home Type: Attached Condominium/Townhouse
• Home Owners Association (HOA): You are usually required to maintain your property in accordance with the HOA rules. Before making any exterior changes to your property or home, check with the HOA for advise on what is allowed. Contact your HOA administration for a copy of the local rules in your community.

4. Year Home was Built

Materials: The home was built in the year of 2018.

5. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

6. Occupancy

Occupancy: The home was occupied and heavily furnished with personal and household items at the time of the inspection. This prevent total access to all areas of the home such as walls, floors, windows, and electrical receptacles.

7. Attendance

In Attendance: The client's Realtor was present for the inspection.
• The seller was present for the inspection.

8. Garage type

Materials: The home had an attached two car garage at the front of the home with a driveway to the street.

9. Number of Bedrooms

Materials: There were three (3) bedrooms in the home. A Primary bedroom and two smaller bedrooms.

Materials: There were three (3) bathrooms in the home. A Primary bathroom, a shared bathroom outside the bedrooms, and a half bathroom for guests.

Interior Areas

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not alway obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Closets

Observations:
• The closets in the home, including the bedrooms, were found to be functional at the time of the inspection.

2. Door Bell

Observations:
• The front door bell for the home operated normally and appeared to be functional at the time of the inspection.

3. Interior Doors

Observations:
• The interior doors in the home all appeared to be functional at time of inspection.

4. Ceiling Condition

Materials: The home's ceilings were constructed of painted drywall.

Observations:
• The ceilings in the home all appeared to be functional at time of inspection.

5. Wall Condition

Materials: The walls in the home were constructed of painted drywall.

Observations:
• The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.
• The upstairs wall, above the stairs, had a damaged drywall corner seam. See photo. Suggest repairs as needed.



The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.



The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.



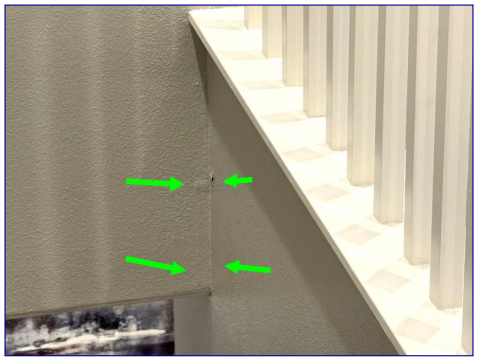
The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.



The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.



The interior walls of the home had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.



The upstairs wall, above the stairs, had a damaged drywall corner seam. See photo. Suggest repairs as needed.

6. Ceiling Mounted Light / Fan

Observations:
• Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

7. Flooring Condition

Materials: The floors in the home were a wood type flooring with carpeted bedrooms.

Observations:
• All flooring was found to be in functional condition at the time of the inspection, with no observed damage or stains.

8. Smoke / CO Detectors

Observations:
• The installed smoke and CO detectors were interconnected to each other through the home's electrical service and each has a battery backup. The alarms were tested and found to be functional at the time of the inspection.

9. Stairs & Handrail

Observations:

• The upstairs wood banister was loose and may not hold a person's full body weight if leaned on. See photos. Suggest repairs as needed.



The upstairs wood banister was loose and may not hold a person's full body weight if leaned on. See photos. Suggest repairs as needed.

Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due to all the plumbing involved, it is an important area of the home to look over. Moisture in the air and/or water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future. Also, low flow bathroom water faucets are not inspected to betermine if they meet the low flow standards. If concerned about having low flow faucets, suggest having a plumbing company review the home's water faucets.

1. Bathroom Cabinets

Observations:
• The bathroom cabinets appeared functional and in satisfactory condition at time of inspection.

2. Bathroom Counters

Observations:
• The Primary bathroom sink counter had damaged sealant/grout along the back splash. See photo. Suggest repairs as needed.



The Primary bathroom sink counter had damaged sealant/grout along the back splash. See photo. Suggest repairs as needed.



The Primary bathroom sink counter had damaged sealant/grout along the back splash. See photo. Suggest repairs as needed.



The Primary bathroom sink counter had damaged sealant/grout along the back splash. See photo. Suggest repairs as needed.

3. Bathroom Exhaust Fan

Observations:
• The bathroom exhaust fans were tested using the wall switch and found to be functional at time of inspection.

4. Bathroom Mirrors

Observations:
• The bathroom wall mounted mirrors all appeared to be in good condition and functional at time of inspection.

5. Bathroom Plumbing

Observations:
• The bathroom plumbing had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

6. Bathroom Sinks

Observations:
• The bathroom sinks were in good condition and were functional at the time of the inspection.

7. Toilets

Observations:
• The toilets were found to be functional at the time of the inspection.

8. Bathtub / Shower Condition

Materials: The home had installed bathtubs with showers.

Materials: The shower walls were made of fiberglass panels.

Observations:
• The bathtubs and showers in the home were all found to be in good condition and functional at time of inspection.

9. Bathroom Faucet Condition

Observations:
• The bathroom faucets were all found to be functional at time of inspection and no leaks were noted.

10. Bathroom Lighting & Warming Racks Condition

Observations:
• The lights in the bathrooms were all found to be functional when tested at the time of inspection.

Kitchen

Appliances: An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. You can visit the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

1. Kitchen Cabinets

Observations:

• The kitchen cabinet doors had damaged polyvinyl surface coating that was peeling and lifting. See photos. Suggest repairs as needed.



The kitchen cabinet doors had damaged polyvinyl surface coating that was peeling and lifting. See photos. Suggest repairs as needed.



The kitchen cabinet doors had damaged polyvinyl surface coating that was peeling and lifting. See photos. Suggest repairs as needed.

2. Kitchen Counters

Observations:

• The kitchen counters were made of a hard material and appeared to be functional at time of inspection.

3. Kitchen Lighting

Observations:

• Ceiling light fixtures were installed in kitchen ceiling. The lights all appeared to be functional and operated by using a wall switch by the doors.

4. Kitchen Sink Plumbing

Observations:

• The kitchen plumbing under the sink (s) had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

5. Dishwasher



Kitchen dishwasher manufacturer information.



The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection.

6. Garbage Disposal

Observations:
• The garbage disposal was operated and it appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

7. Microwave

Observations:
• The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Microwave manufacturer information.



The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. See photo.

8. Oven & Range

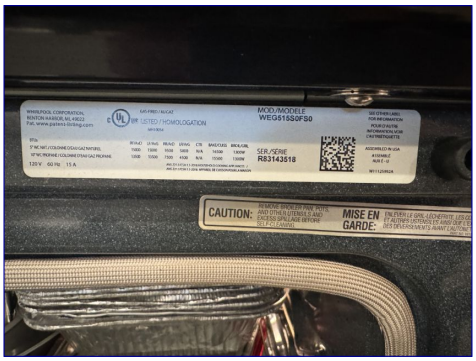
Observations:
• The kitchen gas oven was tested using installed controls and it functioned normally at the time of the inspection and verified with an infrared thermometer. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Oven manufacturer information.



No oven: There was no installed oven at the time of the inspection. See photo. Suggest repairs as needed.



Oven manufacturer information.



The kitchen gas oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.

9. Oven Exhaust Vent

Materials: The microwave built in oven heat exhaust vent was vented to the exterior of the home.

Observations:
• The oven heat exhaust system appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



The kitchen exhaust system over the oven was found to be functional at time of inspection.

10. Kitchen Sink(s)

Observations:
• The kitchen sink appeared to be functional at time of inspection.

11. Kitchen Faucet Condition

Observations:
• The kitchen sink faucet was found to be functional at time of inspection and no leaks were noted.

Laundry

1. Laundry Room Location

Locations: The laundry room was located upstairs in the bedroom hallway.

2. Dryer Gas Valves / 240 Volt Receptacle

Observations:
• The gas valve to the clothes dryer was found to be functional at time of inspection.
• The laundry room did not have a 240 volt receptacle installed for an electric dryer.



The gas valve to the clothes dryer appeared to be functional at time of inspection.

3. Laundry Room Plumbing

Observations:
• The laundry room sewer drain for the clothes washer was tested for functionality by running the installed clothes washer for several minutes to ensure it drained properly at the time of the inspection.

4. Dryer Exhaust Vent

Observations:
• The dryer heat exhaust vent through the wall appeared to be functional at time of inspection.

5. Laundry Room Cabinets

Observations:
• The cabinets in the laundry room appeared to be functional and in satisfactory condition, at time of inspection.

6. Laundry Room Exhaust Fan

Observations:
• The laundry room ceiling exhaust fan appeared to be functional at time of inspection.

7. Laundry Room Sink Condition

Observations:
• The laundry plumbing under the sink (s) had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

Heating / Cooling Systems

1. Air Handler Furnace Condition

Materials: The furnace was located in the attic. Brand: Carrier Age: 2017

Materials: Gas fired forced hot air system.

Observations:
• The furnace and AC system was operated using the wall mounted thermostat. The furnace and AC system were run for ten minutes and the air was tested with an infrared thermal meter before and after running the systems, showing a temperature change of more than ten degrees at the air register in the rooms of the home. The test shows the systems were functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



The furnace was located in the attic area. See photo.



Furnace manufacturer information.



The furnace and AC system was operated using the wall mounted thermostat. The furnace and AC system were run for ten minutes and the air was tested with an infrared thermal meter before and after running the systems, showing a temperature change of more than ten degrees at the air register in the rooms of the home. The test shows the systems were functional at time of inspection.



The furnace and AC system was operated using the wall mounted thermostat. The furnace and AC system were run for ten minutes and the air was tested with an infrared thermal meter before and after running the systems, showing a temperature change of more than ten degrees at the air register in the rooms of the home. The test shows the systems were functional at time of inspection.



The furnace and AC system was operated using the wall mounted thermostat. The furnace and AC system were run for ten minutes and the air was tested with an infrared thermal meter before and after running the systems, showing a temperature change of more than ten degrees at the air register in the rooms of the home. The test shows the systems were functional at time of inspection.

2. Heater Exhaust Pipe Condition

Observations:
• The furnace exhaust pipe appeared functional at time of inspection.

3. Furnace Gas Flex Line & Valve Condition

Observations:
• The furnace gas shutoff valve was observed to be functional at time of inspection.



The furnace gas shutoff valve was located next to the furnace. See photo.

4. Heater Combustion Chamber Condition

Observations:
• The combustion chamber appeared functional at the time of inspection.

5. Fresh Air Intake Condition

Observations:
• The return air supply system appears to be functional.

6. Registers

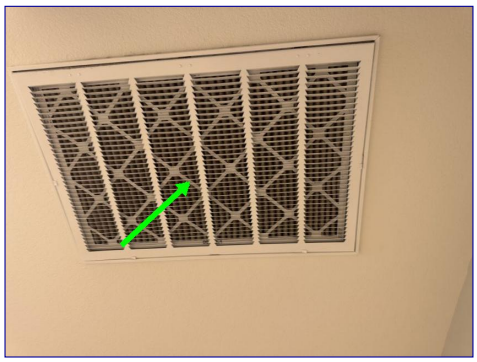
Observations:
• The home has installed air vent "registers" that disburse the forced air from the furnace or AC system into each room of the home. All the registers appeared to be functional at the time of the inspection.

7. Furnace Filter Condition

Location: The furnace air filter location was inside metal grill in the bedroom hallway ceiling.

Observations:

• The furnace filter was visibly dirty at the time of the inspection. Filters clean the air before it passes through the blower and heat exchanger. This helps to keep the furnace components working more efficiently. Clean filters also prolong the life of the furnace. It is recommended to change the filter every few months and to keep the furnace serviced by a HVAC repairman.



The furnace filter was visibly dirty and needs to be kept clean to allow the furnace to function properly and to prolong the life of the furnace. Suggest repairs as needed.

8. Thermostat

Observations:

• The furnace thermostat did not function properly when tested. When the AC was turned on after running the heater, the thermostat lost power and had to reboot. Suggest contacting an HVAC company for repairs as needed.



The furnace thermostat did not function properly when tested. When the AC was turned on after running the heater, the thermostat lost power and had to reboot. Suggest contacting an HVAC company for repairs as needed.

9. Duct Work Condition

Observations:

• The air ducts appeared functional at time of inspection. There were no visible disconnects, tears, or crushed sections in the ducting at the visible locations.



The observed flex air ducts installed in the home were found to be functional at the time of the inspection.

10. Condensation Lines

Observations:
• The home's AC system condensation lines appeared functional at time of inspection.

11. A/C Evaporator Coil Box / Refrigerant Lines

Observations:
• The evaporator coil box and refrigeration lines attached to the furnace were found to be functional at time of inspection.



Evaporator coil box was attached to the furnace and found to be function when tested.

12. AC Condenser Condition

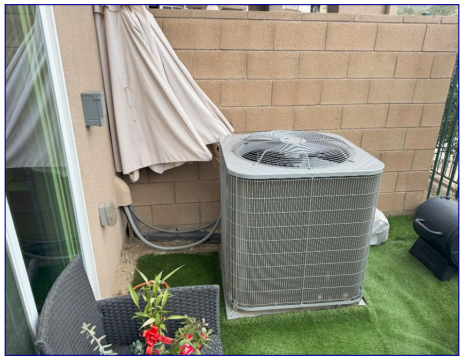
Compressor Type: AC condenser Brand: Carrier / 2018 - Manufacture date

Location: The AC condenser was located on the exterior with an electrical disconnect within sight for maintenance. See photo.

Observations:
• The AC condenser on the exterior of the home functioned normally when tested.



AC condenser data plate.


The AC condenser on the exterior of the home had an installed electrical disconnect within sight of the condenser.

Water Heater

Water Heater Maintenance

Water Heaters

Water heaters on average only last about twelve (12) years before they begin to fail and need to be replaced. It is helpful to conduct yearly maintenance on the water heaters to improve their longevity. Inspect the water heater tank and water lines for leaks and make repairs as needed. The repeated heating of the water in the tank causes sediment to build up inside the tanks, which will result in a tank failure as it gets older. To prevent the sediment build up, drain and flush tank once a year (very important for gas water heaters).

Tankless Water Heaters

Tankless water heaters have copper heating coils that develop a large build up of calcium on the inner walls, which restricts the flow of hot water through the coils over time. To prevent this from occurring, tankless water heaters require yearly maintenance to clean out the hard water scaling from the inner copper heating coils. Contact a certified plumber for cleaning options and recommendations.

1. Water Heater Condition

Heater Type: The home had a natural gas tankless water heater installed. Brand: Rinnai Year: 2018

Location: The water heater was located in the garage.

Observations:
• The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



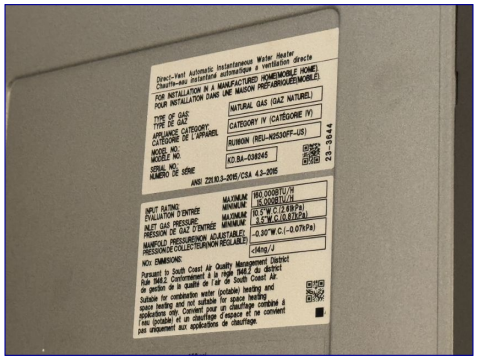
The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo.



Tankless water heater manufacturer information label.



Tankless water heater control panel to adjust the water temperature.



Tankless water heater manufacturer information label.

2. Water Heater Combustion

Observations:
• The water heater gas combustion chamber appeared functional at time of inspection.

3. Water Heater Exhaust Pipe

Observations:
• The water heater exhaust pipe was intact and functional at time of inspection.

4. Water Heater temperature Pressure Relief Valve

Observations:
• The water heater temperature Pressure Relief Valve (TPRV) appeared functional at time of inspection.

5. Water Heater TPRV Drain Pipe Condition

Materials: The water heater TPRV piping was constructed of CPVC.

Observations:
• The water heater Temperature Pressure Relief Valve (TPRV) drain line piping was found to be functional at the time of the inspection.

6. Water heater Piping

Observations:
• The water heater had copper piping with flex lines installed at the water heater connections. No leaks were observed at the time of the inspection.

7. Water Heater Number of Gallons

Observations:
• The water heater for this home was a tankless on demand system that provides endless hot water.

8. Water Heater Gas Line & Valve

Observations:
• The water heater gas valve appeared to be functional at the time of the inspection.



The water heater gas shutoff was located next to the water heater. See photo. The arrow points to valve.

9. Water Heater Safety Strapping & Anchoring

Observations:
• The tankless water heater was securely attached to the wall and functional at time of inspection.

Garage

1. Garage Walls

Observations:
• The garage walls were covered with drywall and were functional at time of inspection with no observed damage.

2. Garage Wall Anchor Bolts

Observations:
• The anchor bolts in the garage were not visible, due to being obscured by installed drywall.

3. Garage Floor Condition

Materials: The garage flooring was bare concrete.

Observations:
• The garage floor appeared to be functional at the time of the inspection.

4. Garage Rafters & Ceiling

Observations:
• The garage ceiling was covered with drywall and the structure was not visible.

5. Garage Electrical

Observations:
• The garage electrical system had no observed damages and appeared functional at time of inspection.

6. Garage GFCI Protected Receptacles

Observations:
• The garage GFCI outlets appeared to be functional at the time of the inspection.

7. Garage 240 Volt Receptacles

Observations:
• There were no 240 volt outlets installed in the garage at the time of the inspection. If a 240 volt outlet is needed, suggest you consult a qualified electrician for installation.

8. Garage Exterior Door

Observations:
• The garage did not have an exterior pedestrian door installed at the time of the inspection.

9. Garage Fire Door

Observations:
• The garage door to the interior of the home was fire rated and appeared to be functional at time of the inspection.

10. Garage Door Condition

Materials: The garage door was a light metal roll up style door. This type of door uses heavy springs to assist with lifting the door. These spring should be maintained by keeping them well lubricated.

Observations:
• The installed garage door was tested and found to be functional at the time of the inspection when opened and closed.

11. Garage Opener Status

Observations:
• The garage door opener was functional using the normal wall mounted controls at time of inspection.

12. Garage Door's Reverse Status

Observations:
• The garage door auto reversing safety features were tested by standing in the path of the door and found to be functional at time of the inspection.

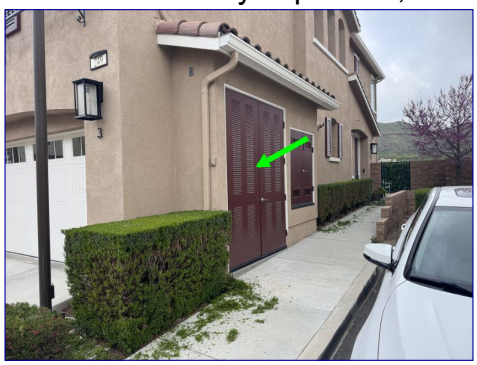
Electrical Service Main

1. Electrical Panel & Breakers Condition

Location: The Main Electrical Panel for the home was located on the East side of the house.

Location: There was an electrical sub panel located in the garage.

Observations:
• The main electrical panel appeared to be functional at the time of the inspection and owned and controlled by the HOA.
• The sub electrical panel appeared to be functional at the time of the inspection and was manufactured by Square D, which was not a known panel to have been recalled.



The installed breakers in the main electrical panel were all functional at the time of the inspection.



The installed breakers in the main electrical panel were all functional at the time of the inspection.



The installed breakers in the main electrical panel were all functional at the time of the inspection.



The sub electrical panel appeared to be functional at the time of the inspection.

2. Main AMP Breaker

Observations:
• The electrical service main was a maximum of 200 AMP's.



The home had a 200 AMP electrical service installed.

3. Tripped Breakers

Observations:
• There were no breakers tripped or off at the time of the inspection.

4. Electrical Wire Feeds Condition

Observations:
• The home's main electrical power feed lines are underground and not visible.

5. Electrical Outlets and Switches

Observations:
• I did not observe any electrical system safety or function concerns at time of inspection.

6. GFCI & AFCI Outlets

Observations:
• There was no GFCI protection in the laundry room. Ground Fault Circuit Interrupter (GFCI) protection has been around since 1971, but became more common in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.



There was no GFCI protection in the laundry room on all the needed outlets at the time of the inspection. It was first required to be installed on laundry room electrical outlets in 2014. Electrical outlets within six feet of a water source should have GFCI protection installed for your safety. See photos. Suggest repairs as needed.

7. Branch Wire Condition

Materials: The home had modern 14 & 12 gauge copper MN (Non-Metallic) wiring was installed in the home with insulated sheathing.

Observations:
• The observed and testable installed electrical branch wiring was found to be functional at the time of the inspection.

8. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:
• The grounding in the home was found to be functional at time of inspection.

Roof Condition

1. Roof Condition

Materials: The slope of the roof is 5/12 pitch. It drops four five for every twelve inches.

Materials: The home had a concrete tile roof.

Observations:
• The roof of the home is controlled by the HOA. The homeowner has no direct control and should contact the HOA for any concerns.

2. Roof Eaves & Fascia

Observations:
• The roof eaves and fascia boards appeared to be functional at the time of the inspection.

Attic

The Attic section will describe the presents and type of insulation, attic ventilation (air flow through the attic), any plumbing that maybe present, any visible area of the fireplace chimney, and the inner structure of the attic. The structure is made up of ceiling joists, roof rafter beams, and plywood. Newer homes/buildings may have engineered truss systems and older home/Buildings will have open attic areas with collar ties and/or support beams. Some homes/Buildings have total attic access and others may have very little. The inspector will document the attic space, the point of access, and it's condition.

1. Access

Observations:
• The attic access was in functional condition at the time of inspection.

2. Structure

Observations:
• The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.



The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or prior leaks.

3. Attic Air Vents

Observations:
• The attic ventilation openings and screens appeared to be functional and unobstructed at time of the inspection.

4. Electrical

Observations:
• The attic electrical system appeared functional at time of inspection.

5. Attic Plumbing

Observations:
• The visible plumbing pipes in attic were found to be in functional condition at the time of inspection.

6. Insulation Condition

Materials: There was loose fill insulation installed in the attic.

Depth: Insulation averages about 8-10 inches in depth

Observations:
• The insulation in the attic appeared functional at time of inspection.



There was fiberglass loose fill insulation installed in the attic.



The attic area had fiberglass batt insulation installed and it appeared to be functional at the time of the inspection.

7. Exhaust Pipes

Observations:
• The home's exhaust pipes in the attic area were found to be functional at the time of inspection. There were no visible disconnects or damaged pipes in the attic area.

8. Condo/Town Home Attic Firewall

Observations:
• The firewalls in the attic area between the homes were in place and functional at the time of the inspection.



The firewalls in the attic area between the homes were in place and functional at the time of the inspection.



The firewalls in the attic area between the homes were in place and functional at the time of the inspection.



The firewalls in the attic area between the homes were in place and functional at the time of the inspection.



The firewalls in the attic area between the homes were in place and functional at the time of the inspection.

Exterior Areas

Cracks: Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.
Exterior Walls: Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

1. Exterior Doors

Observations:
• The exterior doors appeared to be functional and in satisfactory condition at time of inspection.

2. Siding Condition

Materials: The home's exterior walls were constructed of a wood frame and covered with a thick stucco finish.

Observations:
• The exterior walls of the home had no observed damaged and appeared to be function concerns at time of inspection.

3. Window Condition

Materials: The home had dual pane vinyl framed windows installed.

Observations:
• The installed windows were inspected and found to be functional with no observe defects at time of inspection.

4. Exterior Lighting

Observations:
• The lighting installed on the exterior walls of the home was fount to be functional at time of inspection.

5. Exterior Electrical Receptacles and GFCI

Observations:
• The exterior electrical outlets were tested and appeared functional at time of inspection.

6. Patio Decking Type & Condition

Observations:
• The patio decking appeared in satisfactory and functional condition with normal wear for its age at the time of the inspection.

7. Patio Enclosure / Patio Cover Condition

Observations:
• There was no patio enclosure or cover installed on the home's patio area.

8. Exterior Faucet Condition

Location: There was a water faucet on the South side of house.
• There was a water faucet in the garage, at the garage door.

Observations:
• The exterior water faucets were tested and appeared to be functional at the time of inspection.

9. Porch Condition

Observations:
• I did not observe any safety concerns with the porch at time of inspection.

Foundation

1. Foundation Damage

Observations:

• The visible areas of the home's foundation appeared functional at time of inspection. Not all areas of the home's foundation were visible to the inspector, due to floor coverings, walls, furniture, etc. There were no observed large gaps or step cracks observed, and no abnormal slopes in the slab. Small hairline cracks in concrete slabs are normal. If concerned, or further foundation inspections are desired, suggest you consult a foundation contractor.

• Be advised: The home had a POST Tension cable compression system installed in the home's cement slabs and foundation. The system was designed to add strength to the home's foundation. Do not attempt to cut into the foundation for any reason. Repairs should be made by a qualified contractor.

Potable Water Supply & Sewer System

1. Potable Water Pipe Condition

Materials: The home's fresh water piping was constructed of copper metal piping with soldered joints.

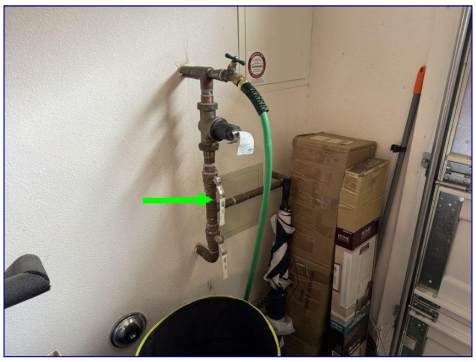
Materials: Local utility supplied water.

Observations:
• The home's fresh water shutoff valve was located at the front interior wall of the garage, near the garage door, and found to be in functional condition at the time of inspection.

• The home had a water/sediment filter installed in the garage on the main water line. The filter usually needs to be changed every few months. See photo. Consult seller for filter maintenance.



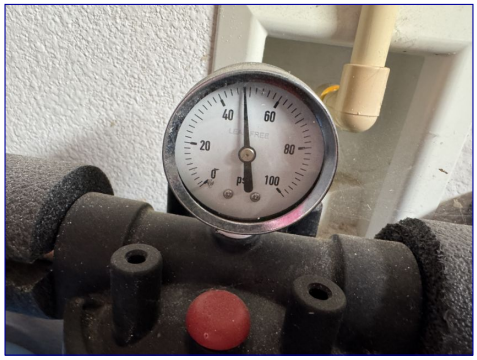
The home had a water/sediment filter installed in the garage on the main water line. The filter usually needs to be changed every few months. See photo. Consult seller for filter maintenance.



The home's fresh water shutoff valve was located at the front interior wall of the garage, near the garage door.

2. Water Pressure

Observations:
• The home's water pressure was tested and found to be 48 PSI at time of inspection. Recommend is 40 to 80 PSI to avoid unnecessary stress on the pipes and faucets to prevent leaks.



The home's water pressure was found to be 48 PSI when tested at the time of the inspection.

3. Pressure Regulator

Observations:
• The water pressure for the home was found to be within a reasonable range (40 to 80 PSI) at the time of inspection.

4. Sewer Pipes Condition

Materials: The home had Acrylonitrile Butadiene Styrene (ABS) black piping installed for sewer connections. The home may also have cast iron metal pipes in the walls to limit noise, which is usually not visible in new homes.

Observations:
• The sewer piping for the home was found to be functional at time of inspection, based on water flow and no observed leaks at the visible areas of the home.

Gas Source & Type

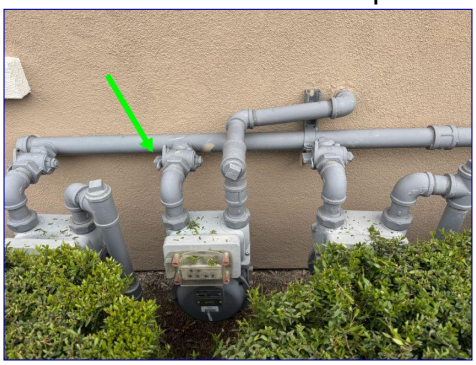
1. Gas Shut Off Valve

Materials: The natural gas meter and shutoff valve were located on the West side of the home.

Observations:
• The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The natural gas utility meter and shutoff valve.



The natural gas utility meter and shutoff valve.

2. Seismic Gas Shutoff Valve

Observations:

• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.

Fire Sprinkler System

A fire sprinkler, or sprinkler head, is the component of a fire sprinkler system that discharges water when the effects of a fire have been detected, such as when a predetermined temperature has been exceeded. Fire Sprinkler systems are common in new homes and are required as of 2011. The systems add protections to homes in case of fire and can be less damaging to a home than a fire hose used by fire departments, which use far more water to put out the fire.

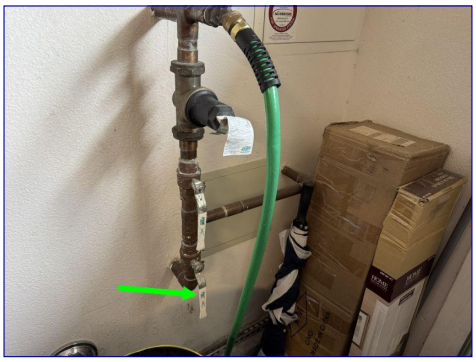
1. Fire Sprinkler System Condition

Materials: There was a fire sprinkler system installed in the ceilings of each room in the home. A fire sprinkler typically covers about 8 to 10 square feet each, so some larger rooms may have more than one sprinkler. The installed fire sprinkler heads in the home had no observed damaged or leaks at the time of the inspection.

Materials: The home's fire sprinkler control valve and water pressure gauge was located in garage. The shutoff valve is usually located at the water main or at the street.

Observations:
• The fire sprinkler system installed in the home was a sealed self-contained system that can not be tested. The sprinkler system appeared to be functional with no observed damage or leaks at the time of the inspection.





The home's fire sprinkler control valve and water pressure gauge was located in garage. The shutoff valve is usually located at the water main or at the street. See photos.

Solar Panel System

1. Solar Panel Condition

Materials: The solar panels were mounted on the South side of the home's roof. See photos.

Materials: The amp's made by the solar system can very by day, and time of day. The amount of sun or direct sun light on the panels, at any given time, determine how much power the panels will produce.

Observations:
• **The solar panel system on the home was not fully inspected, due to typically being controlled by the solar company who installed the system. Suggest you consult seller to obtain information on the installed solar system, if it's owned or leased, and to confirm functionality prior to purchase. All solar related questions and/or issues should be referred to the solar company.**



The installed solar panels and inverter equipment all appeared functional at the time of the inspection.