805 Home Inspections
Property Inspection Report



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

Date of Inspection: 3/17/2025

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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 9 Item: 2	Door Bell	• **The home had a smart type door bell system with a camera installed, which usually requires a registration, a phone app, and yearly fees. Suggest you consult seller to find out if the doorbell system is staying with the home, and if so, to have the registration changed over to the buyer.**
Page 9 Item: 4	Ceiling Condition	• The guest house had a visible ceiling repair around the attic hatch. See photo. Suggest consulting seller for cause of repair.
Page 10 Item: 5	Wall Condition	• The guest house 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 apartment had normal drywall seam cracks found on some walls in the home at the time of the inspection caused by normal home settlement. See photos. Suggest repairs as needed.
Page 10 Item: 9	Wet Bar Condition	• The wet bar sink had no water at the faucet. The lower water stops were also tested. Suggest repairs as needed.
Bathroom		
Page 12 Item: 1	Bathroom Cabinets	• The main home's Southwest small bedroom's En Suite had a sink cabinet plumbing door with a detached hinge. See photo. Suggest repairs as needed. • The main home's guest bathroom sink cabinets had a top left side drawer with damaged guides. Suggest repairs as needed.

Page 13 Item: 7	Toilets	• The Guest house bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed. • The downstairs apartment bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed. • The barn bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.
Page 14 Item: 10	Bathroom Lighting & Warming Racks Condition	• The guest house bathroom light over the shower had a burned out bulb. See photo. Suggest repairs as needed.
Kitchen		
Page 15 Item: 1	Kitchen Cabinets	• The main home's top kitchen cabinet drawer on the left side of the sink had a damaged drawer guide. Suggest repairs as needed.
Page 15 Item: 4	Kitchen Sink Plumbing	• **The main home's had a drinking water filtering system installed under the kitchen sink with a storage tank that had been turned off at the time of the inspection. Suggest you consult seller prior to close of escrow on known functionality, proper care, and maintenance for the filter system.**
Page 17 Item: 7	Microwave	• The upstairs apartments microwave was nonfunctional when tested and tripped the breaker in the sub electrical panel. See photos. Suggest repairs as needed.
Page 19 Item: 9	Oven & Range	• The main home's kitchen electric oven had a right side digital control panel that was dim and hard to read. See photo. Suggest repairs ass needed. • **Electric warming drawer:** The main home's warming drawer was not tested, due to stored items in the drawer. See photos.
Page 21 Item: 13	Refrigerator	• The downstairs apartment's refrigerator had a visible dent on the front door. See photo.
Fireplace		
Page 28 Item: 4	Fireplace Gas Valve	• The main home's three fireplaces had remote controlled gas logs installed that did not function when tested. Suggest repairs as needed.

Heating / Cooling Systems		
Page 30 Item: 1	Air Handler Furnace Condition	• **The older furnaces were found to be functional when tested, but should be cleaned and serviced by an HVAC company to help prolong the usable life span (Which is 15 to 20 years). Suggest having the furnaces serviced every few years as routine maintenance and begin budgeting for future replacement.**
Page 32 Item: 12	AC Condenser Condition	• **The older AC condensers were found to be functional when tested, but should be cleaned and serviced by an HVAC company to help prolong the usable life spans of the units (Which is 15 to 20 years). Suggest having the systems serviced every few years as routine maintenance and begin budgeting for future replacement.**
Non Centeral Heating / Cooling System		
Page 34 Item: 1	Non Central AC / Heat	• The main home had a Mini Split (Through-Wall) ductless heat pump system installed on the upper wall of the Primary bathroom that had moisture stains running down the wall. The wall was dry at thew time of the inspection. See photos. Suggest having the system checked by an HVAC company for repairs as needed. • The main home had Mini Split (Through-Wall) ductless heat pump systems installed on the upper walls of the two small South side bedrooms. The systems were tested and found to be nonfunctional. See photos. Suggest a review by an HVAC company for repairs as needed. • The upstairs East side bedroom wall mounted Mini-slpit heating and cooling system was nonfunctional when tested and had an error code. Suggest having an HVAC company review the system for repairs as needed.
Water Heater		
Page 40 Item: 1	Water Heater Condition	• The main home's East side tankless water heater was not functional when tested. Suggest repairs as needed.
Garage		
Page 47 Item: 11	Garage Opener Status	• The left side garage door opener had the release pin pulled to disengage the door from the opener. The door opener would not reset after several attempts. See photos. Suggest repairs as needed.
Electrical Service Main		
Page 48 Item: 1	Electrical Panel & Breakers Condition	• **Generator: The home had an installed electrical generator to supply power to the home when the main power goes out. The generator appeared to be run on natural gas. See photos. Suggest you consult the seller for functionality and clear instructions on maintenance and operating information for the system.**

Roof Condition		
Page 51 Item: 1	Roof Condition	• **Clay tiled roof:** The roof of the home a few cracked tiles over the kitchen area, but otherwise, was found to be functional at the time of the inspection with no leaks or staining in the attic areas on a raining day. With repairs and normal maintenance, the roof could last another 30 years (Estimate only). See photos. There is no expressed nor implied warranty for the roof. If desired, you may choice to have a roofing company review the roof for a life span certification.
Page 54 Item: 5	Rain Gutter Condition	• The back of the main home had a damaged rain gutter down spout. See photo. Suggest repairs as needed. • **The home only had a partial installation of rain gutters. Water can weaken the foundation and deteriorate the home's siding. Suggest a full installation of rain gutters all around the home protect the roof's fascia boards and to keep water away from exterior walls and from causing moisture related damaged, and/or intrusion to the foundation (or crawlspace) of the home.** • The guest house had a disconnect rain gutter down spout. See photo. Suggest repairs as needed.
Exterior Areas		
Page 60 Item: 3	Exterior Wood Trim & Paint	• The exterior wood trim around the windows of the homes need to be sealed with caulking and painted to prevent water intrusion into the walls of the home and to prevent wood deterioration. See photos. Suggest repairs as needed.
Page 61 Item: 4	Window Condition	• The main home's back West side small bedroom casement window had a damaged rubber seal. See photo. Suggest repairs as needed. • The main home's West side bathroom window was missing the installed handles. See photo. Suggest repairs as needed.
Page 62 Item: 6	Exterior Electrical Receptacles and GFCI	• The main home had electrical outlets on the exterior West side patio's upper walls with missing weather proof covers. See photos. Suggest repairs as needed. • The exterior of the main home and guest home had small single plug electrical outlets with no power. There were no located tripped breakers or GFCI's. Suggest consulting seller for known power reset. • **Dome cover plate:** The electrical outlet on the exterior guest house front wall of the home needs a proper weather resistant protective cover plate with a dome top cover for permanently installed electrical cords. See photo. Suggest repairs as needed.
Page 63 Item: 8	Patio Enclosure / Patio Cover Condition	• The wood posts around the back covered patio for the pool had open gaps in the wood trim that need to be sealed with caulking and painted to prevent water intrusion and deterioration. See photos. Suggest repairs as needed.

Potable Water Supply & Sewer System		
Page 67 Item: 1	Potable Water Pipe Condition	• There was a water softener system installed in the main home's back utility closet. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company. • There was a water softener system installed in the guest house. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company. • There was a water softener system installed in the North side closet of the downstairs apartment. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.
Page 68 Item: 4	Sewer Pipes Condition	• Septic system noted. The septic system is a specialized inspection and it is advised to seek the services of a specialist in evaluating the septic system prior to purchase.
Pool & Spa		
Page 73 Item: 7	Pool Timer & Controls	• Pool system control panels can be setup differently. Suggest you consult seller or a pool service company for proper pool care information and pump control panel functionality.
Page 75 Item: 14	Pool Water Condition	• The homeowner should monitor the water quality weekly, especially in high use times, to prevent algae from growing. Hiring a qualified pool maintenance person can be a wise investment. Suggest you consult seller for pool water and equipment maintenance. • The pool water was filled with a floating plant debris and needed to be cleaned to keep the large debris out of the pool filters. See photo. Suggest repairs as needed.

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 17, 2025 Time Inspection Started: 10 am Time Inspection Ended: 2:30 pm

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Cloudy with light to heavy rain

3. Home Type

Home Type: Single Family Home with guest house and two apartments.

4. Year Home was Built

Materials: The home was built in the year of 2008.

5. Utilities Accessibility

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

6. Occupancy

Occupancy: The home was vacant, but furnished at the time of the inspection.
- The main home was occupied at the time of the inspection.

7. Attendance

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

8. Garage type

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

9. Number of Bedrooms

Materials: The guest house one large studio room.
- The two apartments had two (2) bedrooms in each. The bedrooms were two equal size rooms.
- The main home had four (4) bedrooms in the home. A Primary bedroom and three smaller bedrooms.

Materials: The guest house and apartments had one (1) bathroom each.
- The main home had five (5) bathrooms. A Primary bathroom, three en Suites inside 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 home had a smart type door bell system with a camera installed, which usually requires a registration, a phone app, and yearly fees. Suggest you consult seller to find out if the doorbell system is staying with the home, and if so, to have the registration changed over to the buyer.**

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 guest house had a visible ceiling repair around the attic hatch. See photo. Suggest consulting seller for cause of repair.



The guest house had a visible ceiling repair around the attic hatch. See photo. Suggest consulting seller for cause of repair.

5. Wall Condition

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

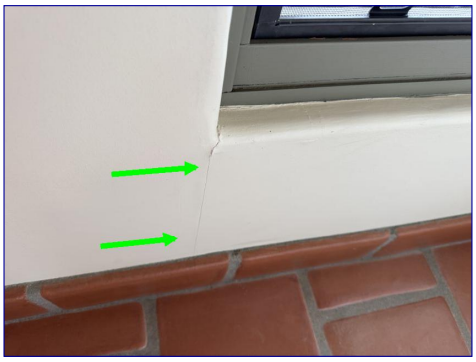
Observations:

• The guest house 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 apartment had normal drywall seam cracks found on some walls in the home at the time of the inspection caused by normal home settlement. See photos. Suggest repairs as needed.



The guest house 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 apartment had normal drywall seam cracks found on some walls in the home at the time of the inspection caused by normal home settlement. See photos. 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 style flooring.

• The floors in the home were tiled.

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

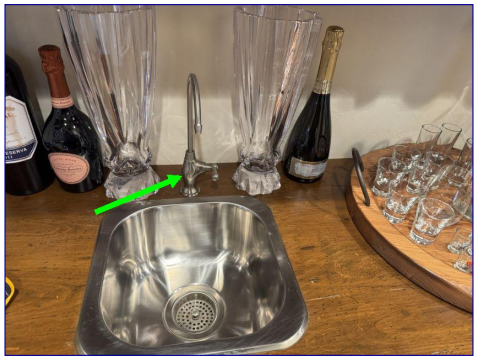
Observations:

• 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. Wet Bar Condition

Observations:

• The wet bar sink had no water at the faucet. The lower water stops were also tested. Suggest repairs as needed.



The wet bar sink had no water at the faucet. The lower water stops were also tested. 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 main home's Southwest small bedroom's En Suite had a sink cabinet plumbing door with a detached hinge. See photo. Suggest repairs as needed.

• The main home's guest bathroom sink cabinets had a top left side drawer with damaged guides. Suggest repairs as needed.



The main home's Southwest small bedroom's En Suite had a sink cabinet plumbing door with a detached hinge. See photo. Suggest repairs as needed.



The main home's guest bathroom sink cabinets had a top left side drawer with damaged guides. Suggest repairs as needed.

2. Bathroom Counters

Observations:

• The bathroom counter(s) appeared functional at time of inspection.

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 Guest house bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.
• The downstairs apartment bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.
• The barn bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.



The Guest house bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.



The downstairs apartment bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.



The barn bathroom toilet had a loose connection to the floor and sewer drain line, which can cause a leak if not repaired. The wax ring at drain connection should be replaced to ensure the connection does not leak and the toilet should have silicone applied along the bottom edge to hold it in place. See photo. Suggest repairs as needed.

8. Bathtub / Shower Condition

Materials: The home had installed bathtubs with showers.

Materials: The shower walls where constructed of tile.

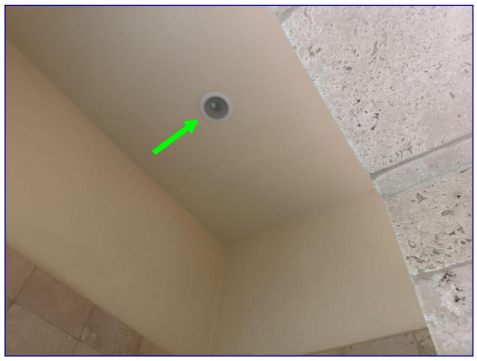
Observations:
• The bathtubs and showers in the home were all found to be in good condition and functional at time of inspection.

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 guest house bathroom light over the shower had a burned out bulb. See photo. Suggest repairs as needed.



The guest house bathroom light over the shower had a burned out bulb. See photo. Suggest repairs as needed.

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 main home's top kitchen cabinet drawer on the left side of the sink had a damaged drawer guide. Suggest repairs as needed.



The main home's top kitchen cabinet drawer on the left side of the sink had a damaged drawer guide. 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.

• The main home's had a drinking water filtering system installed under the kitchen sink with a storage tank that had been turned off at the time of the inspection. Suggest you consult seller prior to close of escrow on known functionality, proper care, and maintenance for the filter system.



The main home's had a drinking water filtering system installed under the kitchen sink with a storage tank that had been turned off at the time of the inspection. Suggest you consult seller prior to close of escrow on known functionality, proper care, and maintenance for the filter system.

5. Dishwasher

Observations:
• The dishwashers were turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwashers. The photos serve to show the dishwashers were found to be functional when tested at the time of the inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliances, only the functionality. 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.



Kitchen dishwasher manufacturer information.



Kitchen dishwasher manufacturer information.



Kitchen dishwasher manufacturer information.



Kitchen dishwasher manufacturer information.



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



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 disposals were operated and 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 downstairs apartment 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.

• The upstairs apartments microwave was nonfunctional when tested and tripped the breaker in the sub electrical panel. See photos. Suggest repairs as needed.



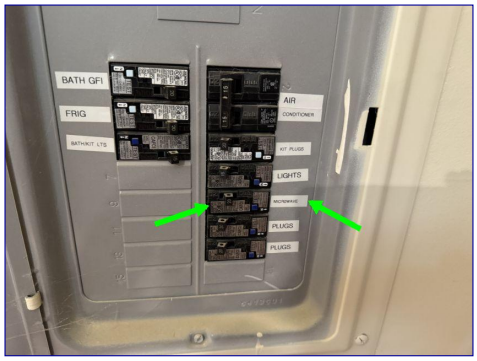
Microwave manufacturer information. (Downstairs apartment)



Microwave manufacturer information. (Downstairs apartment)



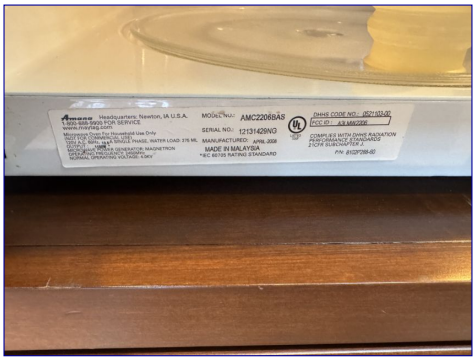
The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. See photo. (Downstairs apartment)



The upstairs apartments microwave was nonfunctional when tested and tripped the breaker in the sub electrical panel. See photos. Suggest repairs as needed.



The upstairs apartments microwave was nonfunctional when tested and tripped the breaker in the sub electrical panel. See photos. Suggest repairs as needed.



The upstairs apartments microwave was nonfunctional when tested and tripped the breaker in the sub electrical panel. See photos. Suggest repairs as needed.

8. Cook top condition

Observations:
• The kitchen gas cook top was operated using the installed control knobs and it was functional at time of inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. 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 kitchen gas cook top burners were tested using the control panel and found to be functional.

9. Oven & Range

Observations:

• The kitchen electric oven was tested using installed controls and it functioned normally at the time of the inspection. 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.

• The main home's kitchen electric oven had a right side digital control panel that was dim and hard to read. See photo. Suggest repairs ass needed.

• **Electric warming drawer:** The main home's warming drawer was not tested, due to stored items in the drawer. See photos.



Oven manufacturer information.



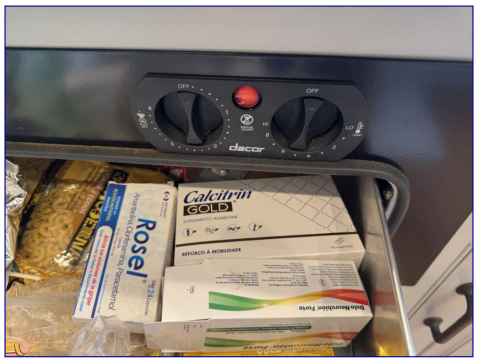
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Electric warming drawer: The main home's warming drawer was not tested, due to stored items in the drawer. See photos.



Electric warming drawer: The main home's warming drawer was not tested, due to stored items in the drawer. See photos.



Electric warming drawer: The main home's warming drawer was not tested, due to stored items in the drawer. See photos.



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



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



Oven manufacturer information. (Downstairs apartment)



The downstairs apartment 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.



Oven manufacturer information. (Downstairs apartment)



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. (Downstairs apartment)

10. Oven Exhaust Vent

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



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

11. Kitchen Sink(s)

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

12. Kitchen Faucet Condition

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

13. Refrigerator

Observations:
• The main home's kitchen had two small under counter wine/drink refrigerators that were tested with an infrared thermal meter and found to be functional at time of inspection. The inspection of the appliances were not intended to cover the cleanliness of the appliance, only the functionality. See photos.
• The refrigerators were tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliances, only the functionality. 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.
• The guest house had a small under counter wine/drink refrigerator that was tested with an infrared thermal meter and found to be functional at time of inspection. See photo.
• The barn had a small under counter wine/drink refrigerator that was tested with an infrared thermal meter and found to be functional at time of inspection. See photo.

• The downstairs apartment's refrigerator had a visible dent on the front door. See photo.



The main home's kitchen had two small under counter wine/drink refrigerators that were tested with an infrared thermal meter and found to be functional at time of inspection. The inspection of the appliances were not intended to cover the cleanliness of the appliance, only the functionality. See photos.



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Refrigerator name and model information.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



No Water Source: The kitchen had no installed water source for the refrigerator's water dispenser or ice maker. Suggest repairs as desired.



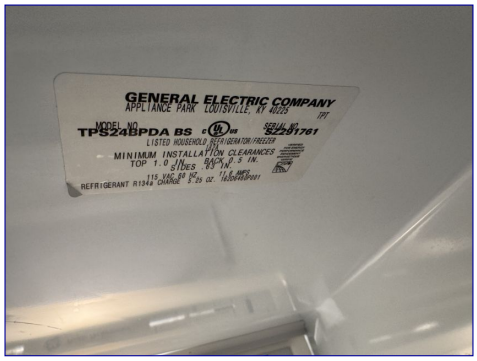
The guest house had a small under counter wine/drink refrigerator that was tested with an infrared thermal meter and found to be functional at time of inspection. See photo.



The downstairs apartment's refrigerator had a visible dent on the front door. See photo.



The downstairs apartment's refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Refrigerator name and model information. (Downstairs apartment)



Refrigerator name and model information. (Upstairs apartment)



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo. (Upstairs apartment)



Refrigerator name and model information. (Upstairs apartment)



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo. (Upstairs apartment)



Refrigerator name and model information. (Barn)



The barn refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



The barn refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



The barn had a small under counter wine/drink refrigerator that was tested with an infrared thermal meter and found to be functional at time of inspection. See photo.

Laundry

1. Dryer Gas Valves / 240 Volt Receptacle

Observations:
• The gas valve to the clothes dryer was found to be functional at time of inspection.

2. 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.

3. Dryer Exhaust Vent

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

4. Washer & Dryer

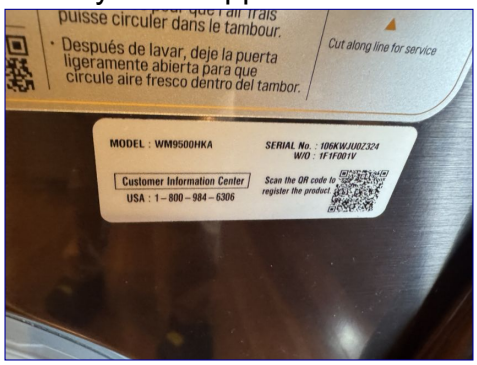
Observations:
• The laundry washing machine and clothes dryer were tested using the control boards and were functional at the time of the inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information 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.



Clothes washer and dryer info.



Clothes washer and dryer info.



Clothes washer and dryer info.



Clothes washer and dryer info.



The laundry dryer was operated using the normal controls and found to be function with an infrared thermal meter at the time of the inspection. See photo.



Clothes washer and dryer info. (Downstairs apartment)





Clothes washer and dryer info.



The downstairs apartment laundry dryer was operated using the normal controls and found to be function with an infrared thermal meter at the time of the inspection. See photo.

Fireplace

1. Fireplace Location & Type of Construction

Observations:
• The fireplace was constructed of brick and was located in the living room, Primary bathroom, and the dining room.

2. Fireplace Lintel, Damper, Firebox

Materials: The Lintel is an inner part of the fireplace that hold up the bricks at the opening of the firebox. The Lintel was found to be in functional condition at the time of inspection.

Materials: The fireplace had an installed flue damper.

Observations:
• The damper and firebox all appeared to be functional at the time of the inspection.

3. Fireplace Hearth Condition

Materials: The hearth of the fireplace was a tile type construction.

Materials: The hearth was found to be a safe size.

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

4. Fireplace Gas Valve

Observations:
• The main home's three fireplaces had remote controlled gas logs installed that did not function when tested. Suggest repairs as needed.



The main home's three fireplaces had remote controlled gas logs installed that did not function when tested. Suggest repairs as needed.

5. Chimney Condition

Observations:
• I did not observe any function concerns at time of inspection with the exterior chimney.

6. Fireplace Flue Condition

Observations:
• The chimney has a cement wall flue pipe installed. I did not observe any functional issues at time of inspection.

7. Chimney Spark Arrestor / Rain Cap Condition

Observations:
• The chimney had a rain cap with a metal screen installed, which appeared to be functional at time of inspection.

Heating / Cooling Systems

1. Air Handler Furnace Condition

Materials: The home's two furnace and AC systems were located in the home's attic areas.
Brand: Carrier Age: 2006

Materials: Gas fired forced hot air system.

Observations:
• The furnace and AC systems were operated using the wall mounted thermostats. The furnace and AC systems 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 registers in the rooms of the home. The test shows the systems were functional at time of inspection. 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.

• **The older furnaces were found to be functional when tested, but should be cleaned and serviced by an HVAC company to help prolong the usable life span (Which is 15 to 20 years). Suggest having the furnaces serviced every few years as routine maintenance and begin budgeting for future replacement.**



Heating / Cooling Systems Air Handler Furnace Condition



Heating / Cooling Systems Air Handler Furnace Condition



Heating / Cooling Systems Air Handler Furnace Condition



Heating / Cooling Systems Air Handler Furnace Condition



Heating / Cooling Systems Air Handler Furnace Condition


The furnaces were located in the attic areas. See photo.



Furnace manufacturer information.



Furnace manufacturer information.



Heating / Cooling Systems Air Handler Furnace Condition



Heating / Cooling Systems Air Handler Furnace Condition



The furnaces were located in the attic areas. See photo.

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.

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 forced air filter appeared functional at time of inspection.

8. Thermostat

Observations:
• The furnace wall thermostat was located on the wall of the bedroom hallway and was functional at time of inspection when tested.
• The furnace wall thermostat was located on the wall of the dining room area and was functional at time of inspection when tested.

9. Duct Work Condition

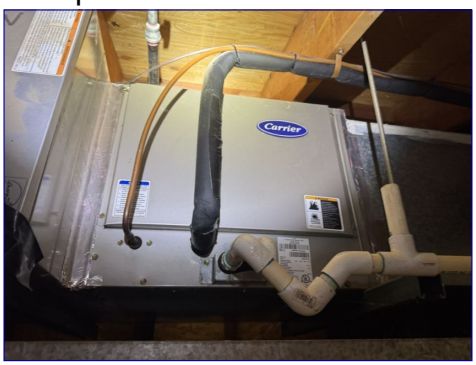
Observations:
• The air ducts appeared functional at time of inspection. There were no visible disconnects, tears, or crushed sections in the ducting at the visible locations.

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.



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

12. AC Condenser Condition

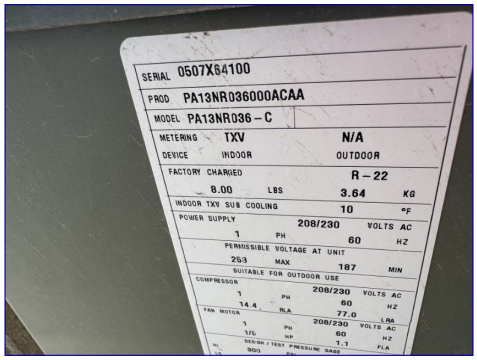
Location: The AC condensers were located on the exterior with electrical disconnects within sight for maintenance. See photo.

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

• **The older AC condensers were found to be functional when tested, but should be cleaned and serviced by an HVAC company to help prolong the usable life spans of the units (Which is 15 to 20 years). Suggest having the systems serviced every few years as routine maintenance and begin budgeting for future replacement.**



AC condenser data plate.



AC condenser data plate.



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



AC condenser data plate.

Non Centeral Heating / Cooling System

1. Non Central AC / Heat

Observations:

• The main home had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls in the living room and the Primary bedroom areas that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.

• The guest house had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.

• The apartments had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.

• The main home had a Mini Split (Through-Wall) ductless heat pump system installed on the upper wall of the Primary bathroom that had moisture stains running down the wall. The wall was dry at thew time of the inspection. See photos. Suggest having the system checked by an HVAC company for repairs as needed.

• The main home had Mini Split (Through-Wall) ductless heat pump systems installed on the upper walls of the two small South side bedrooms. The systems were tested and found to be nonfunctional. See photos. Suggest a review by an HVAC company for repairs as needed.

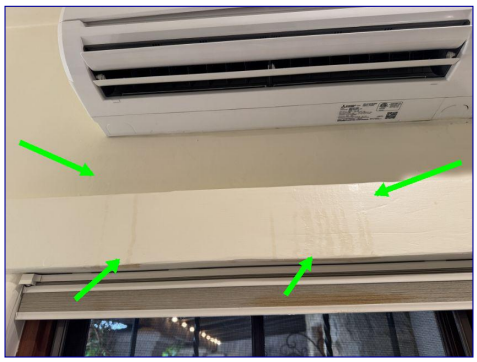
• The upstairs East side bedroom wall mounted Mini-slpit heating and cooling system was nonfunctional when tested and had an error code. Suggest having an HVAC company review the system for repairs as needed.



The main home had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls in the living room and the Primary bedroom areas that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.



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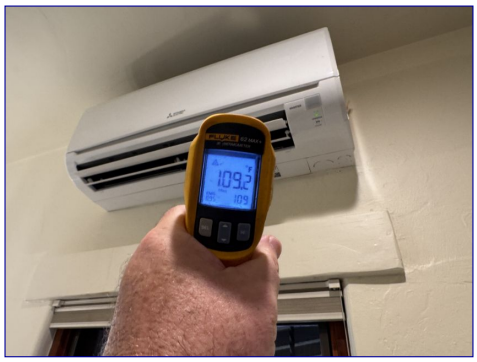
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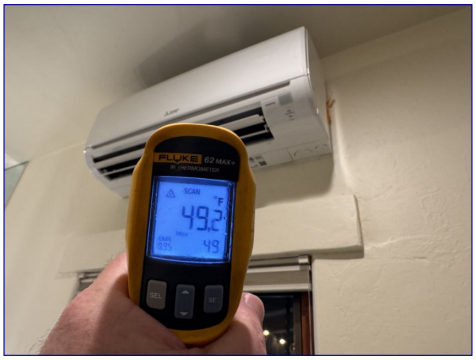
The main home had Mini Split (Through-Wall) ductless heat pump systems installed on the upper walls of the two small South side bedrooms. The systems were tested and found to be nonfunctional. See photos. Suggest a review by an HVAC company for repairs as needed.



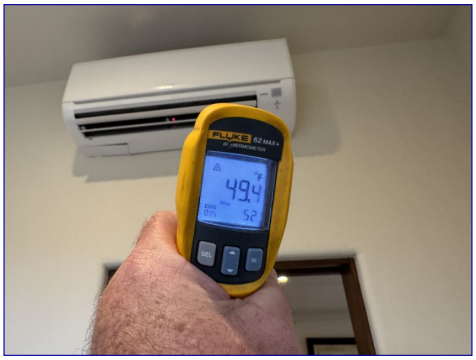
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The guest house had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.



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The apartments had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.



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The upstairs East side bedroom wall mounted Mini-slpit heating and cooling system was nonfunctional when tested and had an error code. Suggest having an HVAC company review the system for repairs as needed.



The apartments had a Mini Split (Through-Wall) ductless heat pump system installed on the upper walls that supply AC and heat. See photos. The systems were tested using the normal controls and found to be functional at the time of the inspection.



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The main home had Mini Split (Through-Wall) ductless heat pump systems installed on the upper walls of the two small South side bedrooms. The systems were tested and found to be nonfunctional. See photos. Suggest a review by an HVAC company for repairs as needed.



The main home had Mini Split (Through-Wall) ductless heat pump systems installed on the upper walls of the two small South side bedrooms. The systems were tested and found to be nonfunctional. See photos. Suggest a review by an HVAC company for repairs as needed.

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.

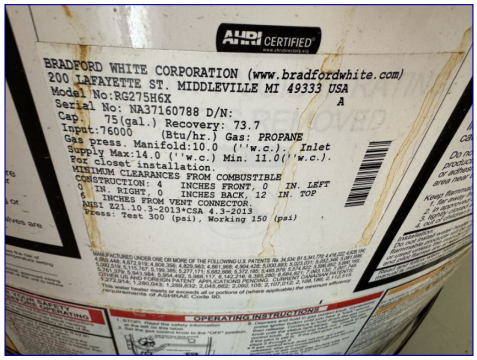
1. Water Heater Condition

Heater Type: Liquid Propane (LP) Gas water heater: Brand: Bradford White Age: 2016 (Main home)
• The home has a liquid propane (LP) gas tankless water heater installed. Brand: Rheem (2016 - main home) - Noritz (2008 - Guest house) - Noritz (2007 - Apartments / Barn)

Location: The water heater was located in the guest house.
• The main home's water heater was located inside an exterior closet on the West side of the home.

Observations:
• The functionality of the water heaters were tested using an infrared thermal tester on the running hot water at the kitchen sinks to confirm the water heaters were functional at the time of the inspection. 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.

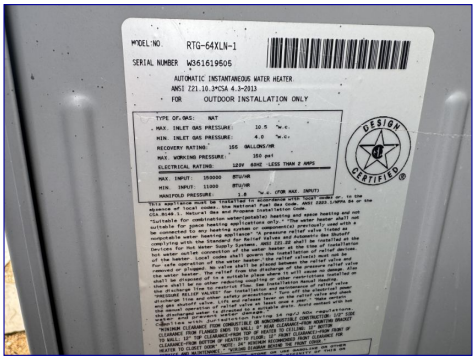
• The main home's East side tankless water heater was not functional when tested. Suggest repairs as needed.



Water heater manufacturer information label from tank.



The main home's East side tankless water heater was not functional when tested. Suggest repairs as needed.



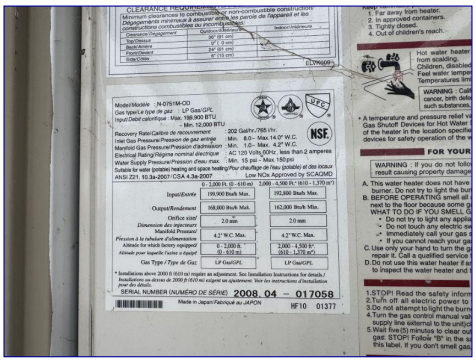
The main home's East side tankless water heater was not functional when tested. Suggest repairs as needed.



The functionality of the main home's 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 guest house tankless water heater was located back exterior wall.



Guest house tankless water heater manufacturer information label.



The functionality of the water heaters were tested using an infrared thermal tester on the running hot water at the kitchen sinks to confirm the water heaters were functional at the time of the inspection. 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.



Tankless water heater manufacturer information label. (Apartments / Barn)



Tankless water heater manufacturer information label. (Apartments / Barn)



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

2. Water Heater Enclosure

Observations:
• The water heater enclosure was found to be functional at time of inspection.

3. Water Heater Combustion

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

4. Water Heater Exhaust Pipe

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

5. Water Heater temperature Pressure Relief Valve

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

6. Water Heater TPRV Drain Pipe Condition

Materials: The water heater TPRV piping was constructed of copper pipe, which is the most common.

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

7. Water heater Piping

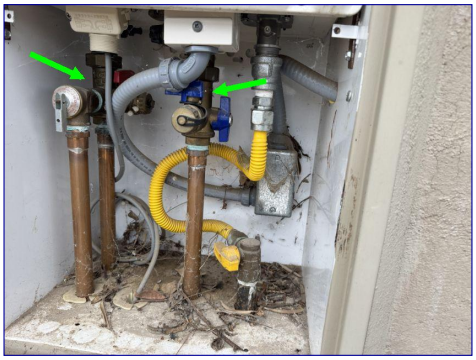
Observations:
• Pump With Timer: The main home's water heater had an installed electrical circulation pump on a timer installed. The pump rotates the hot water through the home to keep it warm for on demand usage. See photo.
• The water heater had copper piping with flex lines installed at the water heater connections. No leaks were observed at the time of the inspection.
• The tankless water heaters had copper piping installed at the water heater connections. No leaks were observed at the time of the inspection.
• Tankless water heaters require yearly maintenance to clean out the hard water scaling from the inner copper heating coils. To do this, the tankless water heater has a valve system underneath the heater that allows you to shutoff the water flow into and out going from the tankless water heater. There are two removable caps to allow you to connect two short hoses and runs them into a five gallon bucket. One of the hoses will be connected to a submersible electric water pump. The bucket can be filled with a water system cleaner (contact your local plumber for safe cleaning fluids to use). The fluids are pumped through the tankless water heater for an hour to clean it out. Be sure to rise the system clean of any remaining fluids before opening the water line valves and using water heater. Suggest having a certified plumber preform the cleaning and/or give recommendations.



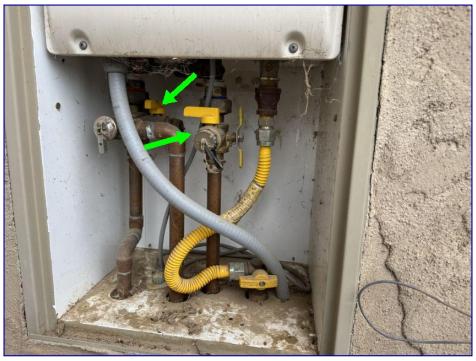
Pump With Timer: The main home's water heater had an installed electrical circulation pump on a timer installed. The pump rotates the hot water through the home to keep it warm for on demand usage. See photo.



The tankless water heater has installed valves underneath that allow for yearly maintenance.



The tankless water heater has installed valves underneath that allow for yearly maintenance.



The tankless water heater had no installed valves underneath to allow for yearly maintenance. Suggest contacting a qualified plumber for repairs.

8. Water Heater Number of Gallons

Observations:
- The water heater supply tank was rated at 75 gallons.
- The water heater for this home was a tankless on demand system that provides endless hot water.

9. Water Heater Gas Line & Valve

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

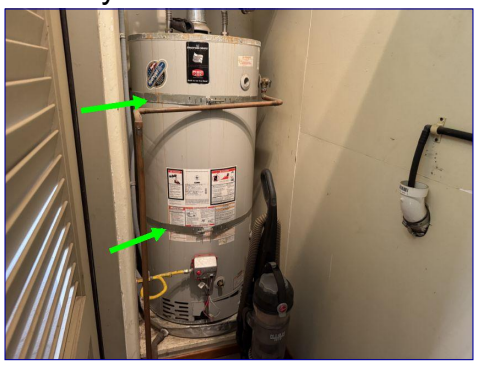


The water heater gas shutoff was located next to the water heater. See photo. The arrow points to valve.

10. Water Heater Safety Strapping & Anchoring

Observations:

- The water heater safety strapping was present and functional at time of inspection.
- The tankless water heater was securely attached to the wall and functional at time of inspection.



The water heater safety strapping was present 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 exterior garage pedestrian door appeared functional at the time of the inspection.

9. Garage Fire Door

Observations:
• The garage is not connected to the home, therefore, there is no need for a fire door.

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 left side garage door opener had the release pin pulled to disengage the door from the opener. The door opener would not reset after several attempts. See photos. Suggest repairs as needed.



The left side garage door opener had the release pin pulled to disengage the door from the opener. The door opener would not reset after several attempts. See photos. Suggest repairs as needed.

12. Garage Door's Reverse Status

Observations:

• The left side garage door opener had the release pin pulled to disengage the door from the opener. The door opener would not reset after several attempts. See photos. Suggest repairs as needed.

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 inside a back exterior cabinet on the main home.
- There was an electrical sub panel main home's Primary bedroom's back side room.
- There was an electrical sub panel located on the upstairs apartment.
- There was an electrical sub panel located in the downstairs apartment.
- There was an electrical sub panel located on the back wall of the barn.
- There was an electrical sub panel located at the guest house.
- There was an electrical sub panel located in the exterior water pump house.

Observations:
- The main home's sub electrical panels appeared to be functional at the time of the inspection and were manufactured by Murray and Square D, which was not a known panel to have been recalled.
- The main electrical panel appeared to be functional at the time of the inspection and was manufactured by Murray, which was not a known panel to have been recalled.

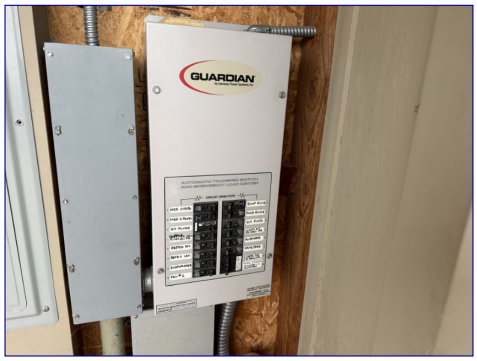
- **Generator: The home had an installed electrical generator to supply power to the home when the main power goes out. The generator appeared to be run on natural gas. See photos. Suggest you consult the seller for functionality and clear instructions on maintenance and operating information for the system.**



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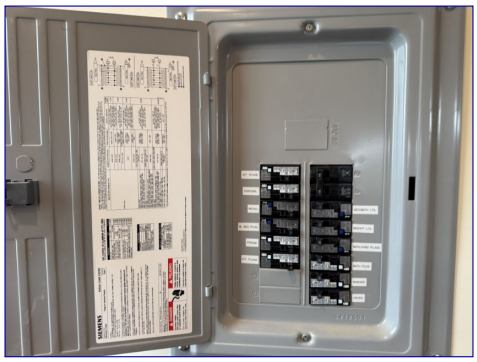
The main home's exterior sub electrical panel appeared to be functional at the time of the inspection.



The main home's Primary bedroom interior sub electrical panel appeared to be functional at the time of the inspection.



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



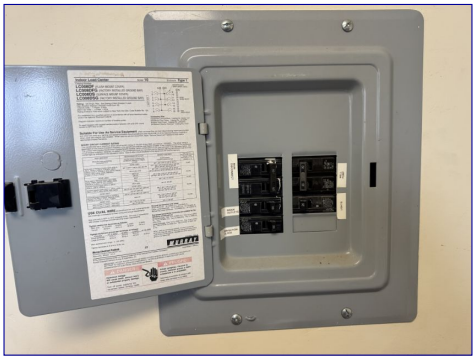
The downstairs apartment sub electrical panel appeared to be functional at the time of the inspection.



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



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



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



The installed breakers in the main electrical panel were all 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.



The home had two 200 AMP electrical service breakers installed that feed two separate panels.

3. Electrical Wire Feeds Condition

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

4. Electrical Outlets and Switches

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

5. GFCI & AFCI Outlets

Observations:
• The GFCI outlets were found to be functional in all the required areas of the home at time of inspection.

6. 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.

7. 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 4/12 pitch. It drops four inches for every twelve inches.

Materials: The home had a Spanish style clay tile roof.

Observations:

• **Clay tiled roof:** The roof of the home a few cracked tiles over the kitchen area, but otherwise, was found to be functional at the time of the inspection with no leaks or staining in the attic areas on a raining day. With repairs and normal maintenance, the roof could last another 30 years (Estimate only). See photos. There is no expressed nor implied warranty for the roof. If desired, you may choice to have a roofing company review the roof for a life span certification.


Roof Condition Roof Condition


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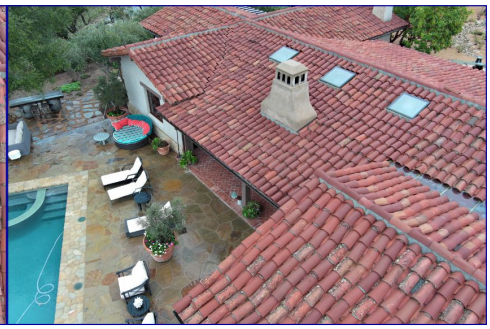

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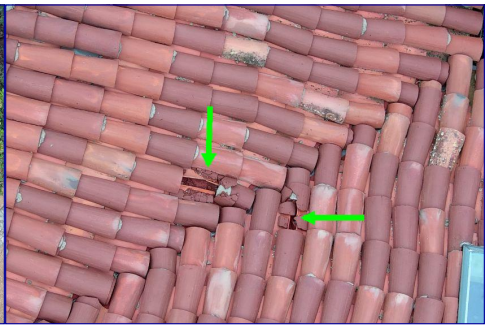

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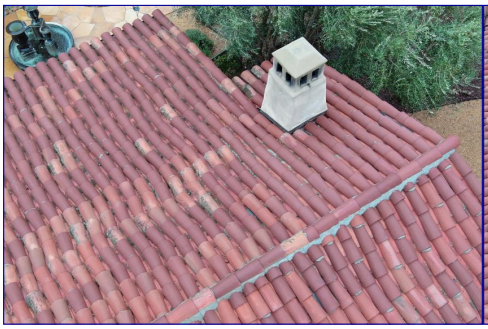

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2. Roof Eaves & Fascia

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

3. Skylights

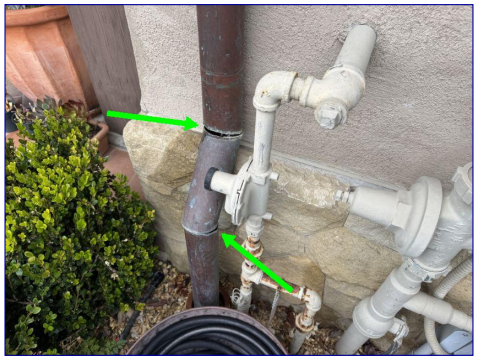
Observations:
• The skylight (s) on the roof appeared functional at time of inspection with no observed damage.

4. Roof Vent & Exhaust Pipe Flashing

Observations:
• The roof vents and exhaust pipe flashing appeared functional at time of inspection

5. Rain Gutter Condition

Observations:
• The back of the main home had a damaged rain gutter down spout. See photo. Suggest repairs as needed.
• **The home only had a partial installation of rain gutters. Water can weaken the foundation and deteriorate the home's siding. Suggest a full installation of rain gutters all around the home protect the roof's fascia boards and to keep water away from exterior walls and from causing moisture related damaged, and/or intrusion to the foundation (or crawlspace) of the home.**
• The guest house had a disconnect rain gutter down spout. See photo. Suggest repairs as needed.



The back of the main home had a damaged rain gutter down spout. See photo. Suggest repairs as needed.



The guest house had a disconnect rain gutter down spout. See photo. Suggest repairs as needed.



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6. Roof Flashing

Observations:
• The metal roof flashing on the home was visible and 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.

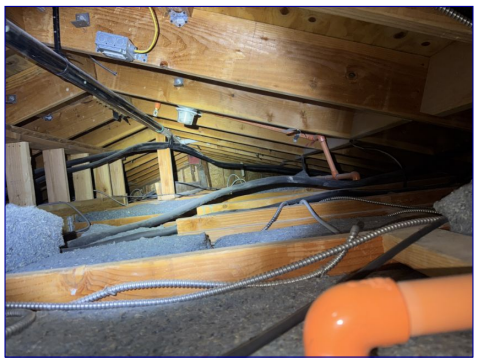
2. Structure

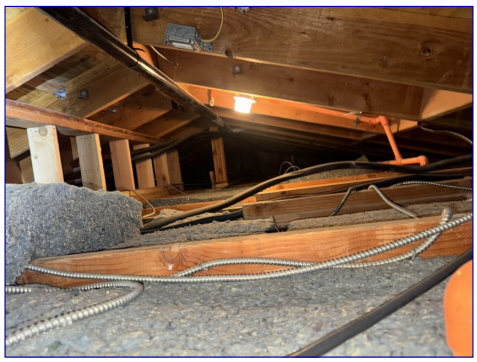
Observations:
• The attic roof structure was inspected from the visible areas and found to be functional with no obvious damage or active leaks. It was raining at the time of the inspection.


Attic Structure


Attic Structure


Attic Structure

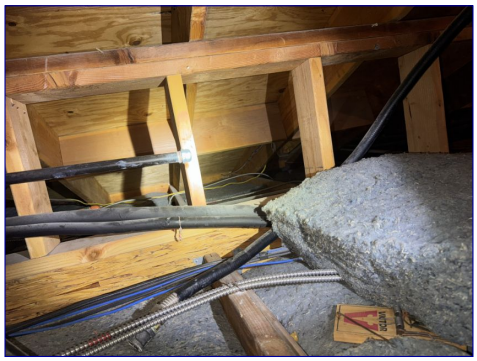

Attic Structure


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Attic Structure

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.



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

6. Insulation Condition

Materials: Unfinished fiberglass Batt insulation was installed in the attic area.

Depth: Insulation averages about 10-12 inches in depth, which is standard for attic areas.

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

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. Exterior Wood Trim & Paint

Observations:
• The exterior wood trim around the windows of the homes need to be sealed with caulking and painted to prevent water intrusion into the walls of the home and to prevent wood deterioration. See photos. Suggest repairs as needed.



The exterior wood trim around the windows of the home need to be sealed with caulking and painted to prevent water intrusion into the walls of the home and to prevent wood deterioration. See photos. Suggest repairs as needed.



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4. Window Condition

Materials: The home had wood framed dual pane crank out casement windows installed with window screens on the inside.

Observations:

- The main home's back West side small bedroom casement window had a damaged rubber seal. See photo. Suggest repairs as needed.
- The main home's West side bathroom window was missing the installed handles. See photo. Suggest repairs as needed.



The main home's back West side small bedroom casement window had a damaged rubber seal. See photo. Suggest repairs as needed.



The main home's West side bathroom window was missing the installed handles. See photo. Suggest repairs as needed.

5. Exterior Lighting

Observations:

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

6. Exterior Electrical Receptacles and GFCI

Observations:

• The main home had electrical outlets on the exterior West side patio's upper walls with missing weather proof covers. See photos. Suggest repairs as needed.

• The exterior of the main home and guest home had small single plug electrical outlets with no power. There were no located tripped breakers or GFCI's. Suggest consulting seller for known power reset.

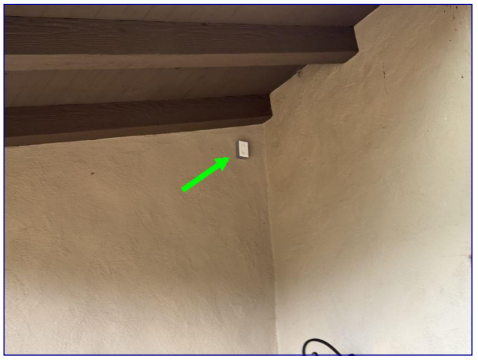
• **Dome cover plate:** The electrical outlet on the exterior guest house front wall of the home needs a proper weather resistant protective cover plate with a dome top cover for permanently installed electrical cords. See photo. Suggest repairs as needed.



The main home had electrical outlets on the exterior West side patio's upper walls with missing weather proof covers. See photos. Suggest repairs as needed.



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The exterior of the main home and guest home had small single plug electrical outlets with no power. There were no located tripped breakers or GFCI's. Suggest consulting seller for known power reset.



Dome cover plate: The electrical outlet on the exterior guest house front wall of the home needs a proper weather resistant protective cover plate with a dome top cover for permanently installed electrical cords. See photo. Suggest repairs as needed.

7. Patio Decking Type & Condition

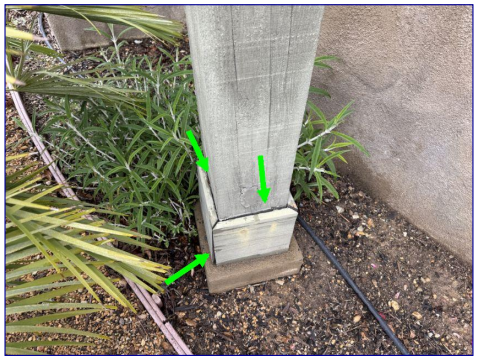
Observations:
• The patio decking appeared in satisfactory and functional condition with normal wear for its age at the time of the inspection.

8. Patio Enclosure / Patio Cover Condition

Observations:
• The wood posts around the back covered patio for the pool had open gaps in the wood trim that need to be sealed with caulking and painted to prevent water intrusion and deterioration. See photos. Suggest repairs as needed.



The wood posts around the back covered patio for the pool had open gaps in the wood trim that need to be sealed with caulking and painted to prevent water intrusion and deterioration. See photos. Suggest repairs as needed.



The wood posts around the back covered patio for the pool had open gaps in the wood trim that need to be sealed with caulking and painted to prevent water intrusion and deterioration. See photos. Suggest repairs as needed.



9. Exterior Faucet Condition

Location: There was a water faucet on the North side of house.
- There was a water faucet on the East side of house.
- There was a water faucet on the South side of house.
- There was a water faucet on the West side of house.

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

10. Porch Condition

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

Grounds

1. Driveway & Walkway Condition

Materials: The home had a front gravel driveway.

Observations:
• The driveway appeared to be functional with no observe damage at time of inspection.

2. Yard Grading

Observations:
• There were no observe drainage or soil grading concerns at time of inspection. The exterior area appeared to have proper drainage.

3. Yard Vegetation Observations

Observations:
• There were no observe system safety or functional concerns at time of inspection. No trees or plants were growing over, or against the home.

4. Exterior Gate Condition

Materials: The backyard side gate is constructed of wood.

Observations:
• The backyard side gate was found to be functional at time of inspection.

5. Fence and Retaining Wall Condition

Materials: The fencing around the yard was constructed of wood.
• The property fencing was constructed of metal chain link.

Observations:
• The fencing material and structure appeared to be functional at time of inspection.

6. Exterior Fire Pit / Fireplace Condition

Observations:
• The exterior fireplace had a bent lintel that caused the mortar joints to crack and cause open gaps, which will allow moisture intrusion. See photo. Suggest repairs as needed.

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.

Potable Water Supply & Sewer System

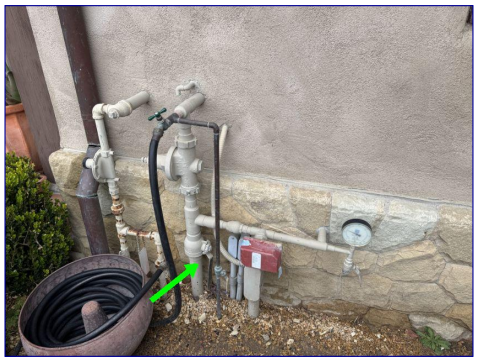
1. Potable Water Pipe Condition

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

Materials: Local utility supplied water.

Observations:
• The potable water shutoff valve for the home was located at the back of the main home and found to be in functional condition at the time of inspection.

• There was a water softener system installed in the main home's back utility closet. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.
• There was a water softener system installed in the guest house. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.
• There was a water softener system installed in the North side closet of the downstairs apartment. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.



The home's fresh water shutoff valve.



There was a water softener system installed in the main home's back utility closet. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.



There was a water softener system installed in the guest house. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.

2. Water Pressure

Observations:
• The home's water pressure was tested and found to be 45 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 45 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.

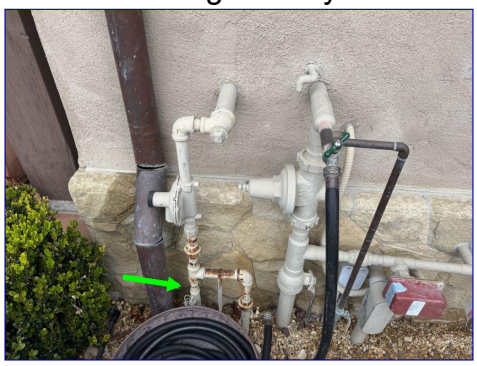
• Septic system noted. The septic system is a specialized inspection and it is advised to seek the services of a specialist in evaluating the septic system prior to purchase.

Gas Source & Type

1. Gas Shut Off Valve

Materials: LP gas shutoff valves were located on the exterior wall of the homes near the water shutoff valves.

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



The LP gas utility shutoff valve.



The gas utility shutoff valve.



The LP gas storage tanks and shutoff valves were located at the center of the property.

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 fire sprinkler system's water gauge and pressure sensors were located on an exterior wall of the home's at the water mains.

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 at the water main. See photos.

Pool & Spa

CA. H&S Pools Requirement

115922. (a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa **shall be equipped with at least two** of the following seven drowning prevention safety features:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

1. Pool Safety

Observations:
• At the time of the inspection, the pool met the CA pool safety requirements by having the listed items installed. See below:
• The pool and spa were equipped with proper safety drain cap covers to reduce suction. The safety drain cap counts as one point for the California Pool Safety.
• The had a retractable pool cover, which seals off the entire pool when not in use. The pool cover was tested and found to be functional at the time of the inspection. See photo.



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The had a retractable pool cover, which seals off the entire pool when not in use. The pool cover was tested and found to be functional at the time of the inspection. See photo.



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2. Decking Condition

Materials: Flagstone with cement grouted joints.

Observations:
• I did not observe any issues with the pool decking at the time of the inspection.

3. Pool Coping Condition

Observations:
• The flagstone coping around the pool sides appeared functional at time of inspection.

4. Pool Lining Condition

Type: Below ground

Materials: The pool lining was constructed of a plaster material.

Observations:
• I did not observe any issues with the pool lining at the time of the inspection.

5. Pool Electrical Condition

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

6. Pool GFCI Protection Condition

Observations:
• Pool light was connected to a functional GFCI protected electrical outlet for pool safety. See photo.

7. Pool Timer & Controls

Observations:
• **Pool system control panels can be setup differently. Suggest you consult seller or a pool service company for proper pool care information and pump control panel functionality.**



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8. Pool Filter

Observations:
• The pool filter was found to be functional at time of inspection.

9. Pool Skimmer and Basket

Observations:
• The pool skimmer and basket were found to be functional at time of inspection.

10. Pool Heater Condition

Materials: The pool heater runs on LP gas.

Observations:
• The pool heater was tested using the normal controls and found to be functional at time of inspection.



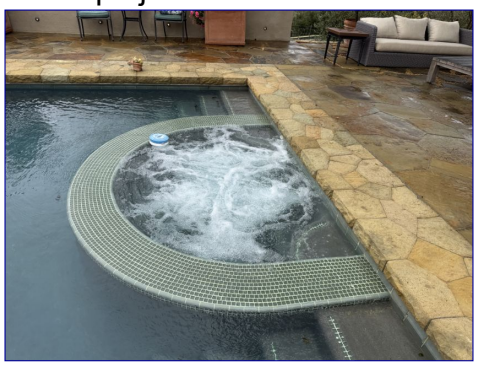
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11. Pool, Spa, Water Feature Pump Condition

Observations:
• I did not observe any issues with the pool pumps at the time of the inspection. The pumps all ran smoothly with no visible leaking.

12. Spa Jet Condition

Observations:
• I did not observe any issues with the spa jets at the time of the inspection.



The spa jets were functional at the time of the inspection. See photo.

13. Pool Water Pressure Gauge

Observations:
• The water pressure gauge was found to be functional at the time of the inspection.



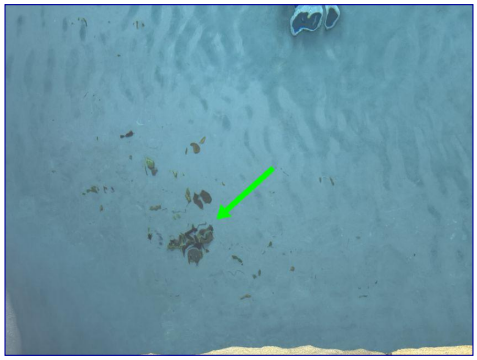
The water pressure gauge was found to be functional at the time of the inspection.

14. Pool Water Condition

Observations:

• **The homeowner should monitor the water quality weekly, especially in high use times, to prevent algae from growing. Hiring a qualified pool maintenance person can be a wise investment. Suggest you consult seller for pool water and equipment maintenance.**

• The pool water was filled with a floating plant debris and needed to be cleaned to keep the large debris out of the pool filters. See photo. Suggest repairs as needed.

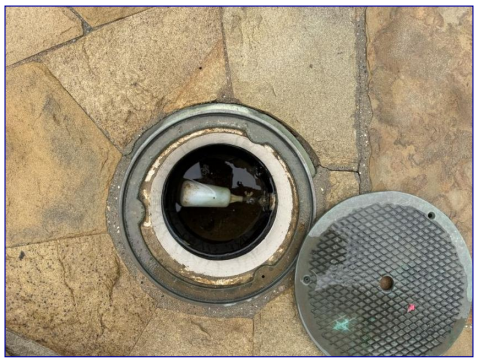


The pool water was filled with a floating plant debris and needed to be cleaned to keep the large debris out of the pool filters. See photo. Suggest repairs as needed.

15. Pool Water Auto Fill

Observations:

• The pool water auto fill and water leveling system (Removes water when raining) was found to be functional at the time of the inspection.



The pool water auto fill and water leveling system (Removes water when raining) was found to be functional at the time of the inspection.