805 Home Inspections
Property Inspection Report



Medium Home, Home Town, CA 93108
Inspection prepared for: John Doe
Real Estate Agent: More Sales - Realtor

Date of Inspection: 8/5/2025

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

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

Table Of Contents

Report Summary 2-5
Inspection Details 6-7
Interior Areas 8-13
Bathroom 14-16
Kitchen 17-22
Laundry 23-24
Fireplace 25-26
Heating / Cooling Systems 27-32
Non Centeral Heating / Cooling System 33
Water Heater 34-36
Garage 37-38
Electrical Service Main 39-40
Roof Condition 41-43
Attic 44-45
Exterior Areas 46-49
Grounds 50-52
Foundation 53
Crawlspace / Basement 54-57
Potable Water Supply & Sewer System 58
Gas Source & Type 59

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 8 Item: 3	Interior Doors	• The upstairs closet door outside the guest bathroom rubs on the floor and can't be fully opened. See photo. Suggest repairs as needed.
Page 8 Item: 5	Wall Condition	• There were 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 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.
Page 9 Item: 6	Ceiling Mounted Light / Fan	• There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.
Page 10 Item: 7	Flooring Condition	• The bedroom West side door thresholds and bedroom hallway areas had raised and sharp edges on the floor tiles where it changes to carpet. See photos. Suggest repairs as needed.
Page 10 Item: 8	Smoke / CO Detectors	• **The installed smoke detectors appeared to be older and should be replaced. Smoke detectors only have a lifespan of ten years max by state code. The installed smoke detectors had turned yellow, which is a sign of an old smoke detector. Suggest replacing all the smoke detectors in the home.** • There were no functional smoke detectors observed inside all the bedrooms as required at the time of the inspection. Suggest repairs as needed. • There were no functional CO detectors observed outside the bedrooms in the hallway as required and one on every floor. Suggest repairs as needed.
Page 11 Item: 9	Stairs & Handrail	• **The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.** • **Note: The electric powered lift chair for the stairs was not inspected. If desired to be inspected, you would need to contact an installation company.**
Bathroom		
Page 14 Item: 1	Bathroom Cabinets	• The upstairs guest bathroom sink cabinet had lower left side loose door hinges. See photo. Suggest repairs as needed.

Page 14 Item: 3	Bathroom Exhaust Fan	• The Primary bathroom exhaust ceiling fan was found to be noisy when tested using the wall switch. The fan might be beginning to fail and at the end of its useful life. See photo. Suggest repairs as needed.
Page 15 Item: 4	Bathroom Mirrors	• The East side En Suite bathroom sink was missing a mirror. See photo. Suggest repairs as needed.
Page 15 Item: 5	Bathroom Plumbing	• The Primary bathroom sink had no observed leaks at the time of the inspection, yet it had a catch pan under the drain. See photo. Suggest consulting seller for known prior leaks.
Page 15 Item: 6	Bathroom Sinks	• The bedroom hallway shared bathroom sink had a small crack with a rust stain. Suggest repairs as needed. • The upstairs guest bathroom sink had a small crack with a rust stain. Suggest repairs as needed.
Page 16 Item: 10	Bathroom Lighting & Warming Racks Condition	• The bathrooms had installed lighting with burned out light bulb (s). See photos. Suggest repairs as needed.
Kitchen		
Page 17 Item: 1	Kitchen Cabinets	• The kitchen pantry cabinet doors were not properly aligned and would not close. See photo. Suggest repairs as needed.
Page 17 Item: 3	Kitchen Lighting	• The kitchen recessed lighting had burned out light bulbs. See photo. Suggest repairs as needed.
Page 18 Item: 4	Kitchen Sink Plumbing	• The kitchen sink fresh water supply lines showed signs of prior leaking at the connections with a visible water calcium build up. There was no active leak at the time of the inspection. See photo. Suggest repairs as needed. • **The home had a drinking water filtering system installed under the kitchen sink. See photo. Suggest consulting seller for proper care and maintenance for the filter system.**
Page 20 Item: 9	Oven & Range	• **Nonfunctional oven:** The kitchen lower oven was tested using the installed controls and set for 350 degrees, but it did not function at the time of the inspection. See photo. Suggest repairs as needed.
Laundry		
Page 23 Item: 4	Laundry Room Cabinets	• The laundry room cabinet doors had damaged handles. See photos. Suggest repairs as needed.
Fireplace		
Page 25 Item: 2	Fireplace Lintel, Damper, Firebox	• **Missing damper clamp:** The fireplace flue damper plate should have a clamp installed to hold the damper open, due to having a gas line installed to be used as a furnace. See photo. Suggest having a fireplace repair company make the required repairs. This is a minor cost to repair.
Heating / Cooling Systems		
Page 30 Item: 9	Duct Work Condition	• There was an abandoned and open air duct in the East side crawlspace that should be sealed off. The open air duct/register will allow unfiltered air inside the home. See photo. Suggest repairs as needed.

Roof Condition		
Page 41 Item: 1	Roof Condition	• The clay tiled roof on the home appeared to be at least 20 years old. There were damaged and slipped tiles, which can exposed and damage the roof's underlayment. There was no observed attic leaks at the time of the inspection. With repairs and normal maintenance the roof could last another 20 plus years (Estimate only). See photos. There is no expressed nor implied warranty for the roof. Suggest having a roofing company review the roof for repairs and to determine the life span of the underlayment, which is covered by the tiles.
Exterior Areas		
Page 46 Item: 1	Exterior Doors	• The Southwest small bedroom had a small gap to the exterior of the double door to the patio. The open gap will allow dirt and pests inside the home. See photo. Suggest repairs as needed.
Page 47 Item: 3	Window Condition	• The Primary bathroom right side casement window at the shower would not fully close. Suggest repairs as needed. • The living room's front right side casement window had signs of moisture intrusion and visible damage on the sill plate. See photos. Suggest repairs as needed.
Page 47 Item: 4	Exterior Lighting	• Three of the four back exterior wall lights had burned out light bulbs. Suggest repairs as needed. • The front porch ceiling lights had burned out light bulbs. Suggest repairs as needed.
Page 48 Item: 6	Patio Decking Type & Condition	• The back upper patio decking had metal brackets installed for the future installation of patio cover post, but they were never used. The metal brackets are a trip hazards and should be removed. See photos. Suggest repairs as needed.
Grounds		
Page 50 Item: 2	Yard Grading	• The exterior ground drain at the front of the garage was damaged and should be replaced. See photos. Suggest repairs as needed.
Page 51 Item: 6	Above Ground Spa	• The spa had a loose piece of wood trim. Suggest repairs as needed. • The above ground spa filter needs to be cleaned and proper pool chemicals added every few weeks to maintain the spa. Suggest you consult seller for spa water maintenance and/or reference an online manual for more details.
Foundation		
Page 53 Item: 1	Foundation Damage	• Raised foundation: The visible areas of the home's foundation appeared functional at time of inspection. There were no cracks, leaning or damaged stem walls, although they are sometimes hard to detect at the time of an inspection, without the proper equipment. It is also normal for older homes to have some degree of foundation movement and uneven floors inside the home. If concerned or further foundation inspections are desired, suggest you consult a foundation contractor for further review.

Potable Water Supply & Sewer System		
Page 58 Item: 1	Potable Water Pipe Condition	• There was a water softener system installed in the garage. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.
Gas Source & Type		
Page 59 Item: 2	Seismic Gas Shutoff Valve	• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.

Inspection Details

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

Scope of Inspection

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

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

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

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

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

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

1. Date & Time of Inspection

Materials: Date of Inspection: August 5, 2025 Time Inspection Started: 9 am Time Inspection Ended: 11am

2. Weather Conditions at Time of Inspection

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

3. Home Type

Home Type: Single Family Home.

4. Year Home was Built

Materials: The home was built in the year of 1990.

5. Utilities Accessibility

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

6. Occupancy

Occupancy: The home was occupied at the time of the inspection.

7. Garage type

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

8. Number of Bedrooms

Materials: There were four (4) bedrooms in the home. A Primary bedroom and three smaller bedrooms.

Materials: There were four (4) bathrooms in the home. A Primary bathroom, An En Suite bathroom, one full shared bathroom, and a half bathroom for guests.

Interior Areas

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

1. Closets

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

2. Door Bell

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

3. Interior Doors

Observations:
• The upstairs closet door outside the guest bathroom rubs on the floor and can't be fully opened. See photo. Suggest repairs as needed.



The upstairs closet door outside the guest bathroom rubs on the floor and can't be fully opened. See photo. Suggest repairs as needed.

4. Ceiling Condition

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

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

5. Wall Condition

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

Observations:
• There were 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 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.



There were 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.

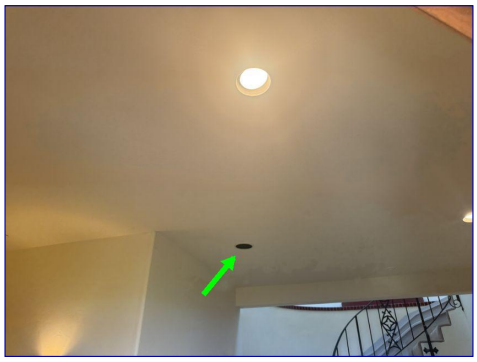


There were drywall seam cracks found on some walls in the home at the time of the inspection caused by normal home settlement. See photos. Suggest repairs as needed.

6. Ceiling Mounted Light / Fan

Observations:

• There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



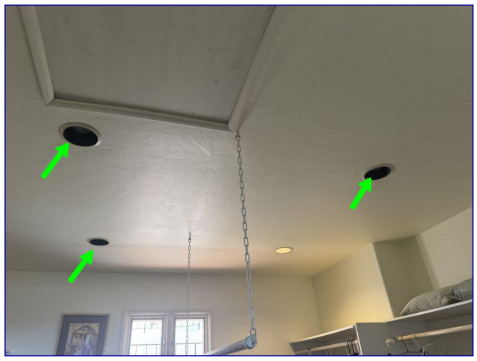
There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.



There was installed ceiling lighting in the home with burned out light bulbs. See photos. Suggest repairs as needed.

7. Flooring Condition

Materials: The floors in the home were a mix of tile and carpeted flooring.

Observations:

• The bedroom West side door thresholds and bedroom hallway areas had raised and sharp edges on the floor tiles where it changes to carpet. See photos. Suggest repairs as needed.



The bedroom West side door thresholds and bedroom hallway areas had raised and sharp edges on the floor tiles where it changes to carpet. See photos. Suggest repairs as needed.



The bedroom West side door thresholds and bedroom hallway areas had raised and sharp edges on the floor tiles where it changes to carpet. See photos. Suggest repairs as needed.



The bedroom West side door thresholds and bedroom hallway areas had raised and sharp edges on the floor tiles where it changes to carpet. See photos. Suggest repairs as needed.

8. Smoke / CO Detectors

Observations:

• **The installed smoke detectors appeared to be older and should be replaced. Smoke detectors only have a lifespan of ten years max by state code. The installed smoke detectors had turned yellow, which is a sign of an old smoke detector. Suggest replacing all the smoke detectors in the home.**

• There were no functional smoke detectors observed inside all the bedrooms as required at the time of the inspection. Suggest repairs as needed.

• There were no functional CO detectors observed outside the bedrooms in the hallway as required and one on every floor. Suggest repairs as needed.



There were no functional smoke detectors observed inside all the bedrooms as required at the time of the inspection. Suggest repairs as needed.



The installed smoke detectors appeared to be older and should be replaced. Smoke detectors only have a lifespan of ten years max by state code. The installed smoke detectors had turned yellow, which is a sign of an old smoke detector. Suggest replacing all the smoke detectors in the home.

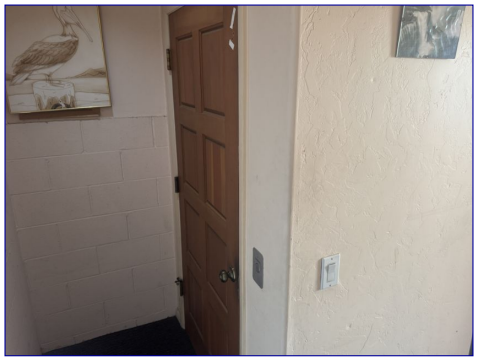
9. Stairs & Handrail

Observations:
• The stairs in the home appeared functional at time of inspection and free of obvious hazards.

• The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.
• Note: The electric powered lift chair for the stairs was not inspected. If desired to be inspected, you would need to contact an installation company.



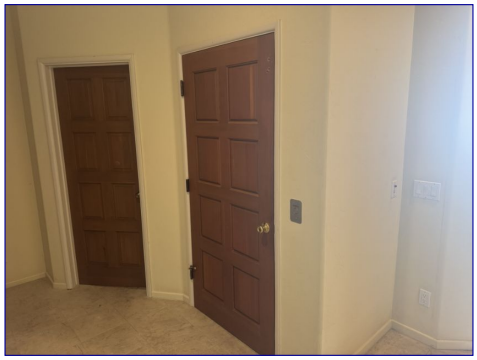
The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



Note: The electric powered lift chair for the stairs was not inspected. If desired to be inspected, you would need to contact an installation company.



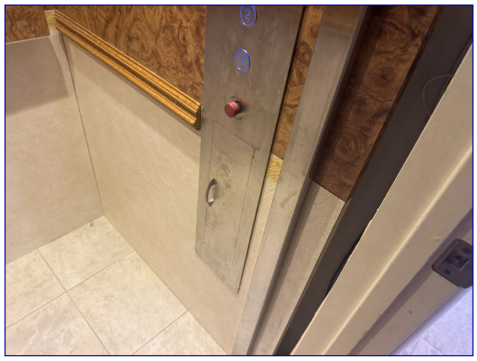
The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



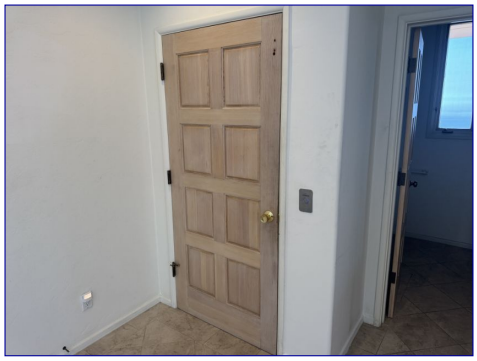
The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.



The home had an elevator installed that was tested with normal controls and found to be functional. The elevator is beyond the scope of the home inspection, so if you have any concerns or question you should consult the seller.

10. Wine Room Condition

Observations:
• The home had a wine room with conditioned air that was found to be functional and verified with a meter temperature sensor. See photo.



The home had a wine room with conditioned air that was found to be functional and verified with a meter temperature sensor. See photo.



The home had a wine room with conditioned air that was found to be functional and verified with a meter temperature sensor. See photo.



The home had a wine room with conditioned air that was found to be functional and verified with a meter temperature sensor. See photo.



The home had a wine room with conditioned air that was found to be functional and verified with a meter temperature sensor. See photo.



The home had a wine room with conditioned air that was found to be functional and verified with a meter temperature sensor. See photo.

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 upstairs guest bathroom sink cabinet had lower left side loose door hinges. See photo. Suggest repairs as needed.



The upstairs guest bathroom sink cabinet had lower left side loose door hinges. See photo. Suggest repairs as needed.

2. Bathroom Counters

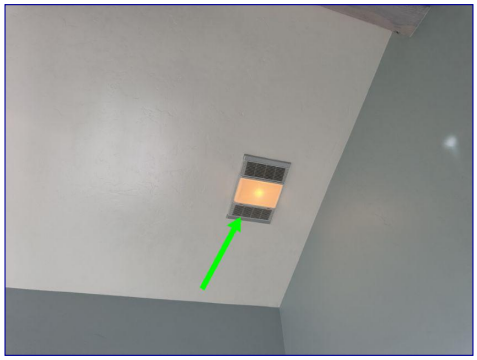
Observations:

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

3. Bathroom Exhaust Fan

Observations:

• The Primary bathroom exhaust ceiling fan was found to be noisy when tested using the wall switch. The fan might be beginning to fail and at the end of its useful life. See photo. Suggest repairs as needed.



The Primary bathroom exhaust ceiling fan was found to be noisy when tested using the wall switch. The fan might be beginning to fail and at the end of its useful life. See photo. Suggest repairs as needed.

4. Bathroom Mirrors

Observations:

• The East side En Suite bathroom sink was missing a mirror. See photo. Suggest repairs as needed.



The East side En Suite bathroom sink was missing a mirror. See photo. Suggest repairs as needed.

5. Bathroom Plumbing

Observations:

• The Primary bathroom sink had no observed leaks at the time of the inspection, yet it had a catch pan under the drain. See photo. Suggest consulting seller for known prior leaks.



The Primary bathroom sink had no observed leaks at the time of the inspection, yet it had a catch pan under the drain. See photo. Suggest consulting seller for known prior leaks.

6. Bathroom Sinks

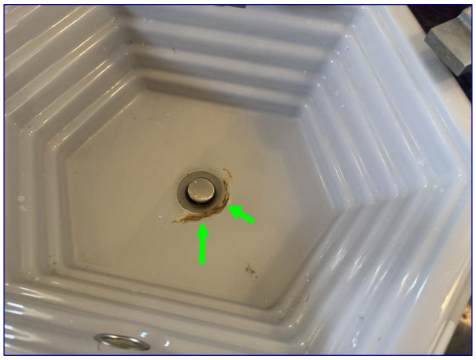
Observations:

• The bedroom hallway shared bathroom sink had a small crack with a rust stain. Suggest repairs as needed.

• The upstairs guest bathroom sink had a small crack with a rust stain. Suggest repairs as needed.



The bedroom hallway shared bathroom sink had a small crack with a rust stain. Suggest repairs as needed.



The upstairs guest bathroom sink had a small crack with a rust stain. Suggest repairs as needed.

7. Toilets

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

8. Bathtub / Shower Condition

Materials: The home had installed bathtubs with showers.

Materials: The shower walls 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 bathrooms had installed lighting with burned out light bulb (s). See photos. Suggest repairs as needed.



The bathrooms had installed lighting with burned out light bulb (s). See photos. 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 kitchen pantry cabinet doors were not properly aligned and would not close. See photo. Suggest repairs as needed.



The kitchen pantry cabinet doors were not properly aligned and would not close. See photo. 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:

• The kitchen recessed lighting had burned out light bulbs. See photo. Suggest repairs as needed.



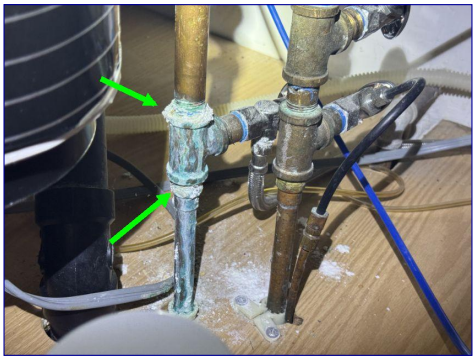
The kitchen recessed lighting had burned out light bulbs. See photo. Suggest repairs as needed.

4. Kitchen Sink Plumbing

Observations:

• The kitchen sink fresh water supply lines showed signs of prior leaking at the connections with a visible water calcium build up. There was no active leak at the time of the inspection. See photo. Suggest repairs as needed.

• **The home had a drinking water filtering system installed under the kitchen sink. See photo. Suggest consulting seller for proper care and maintenance for the filter system.**



The kitchen sink fresh water supply lines showed signs of prior leaking at the connections with a visible water calcium build up. There was no active leak at the time of the inspection. See photo. Suggest repairs as needed.



The home had a drinking water filtering system installed under the kitchen sink. See photo. Suggest consulting seller for proper care and maintenance for the filter system.

5. Dishwasher

Observations:

• 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. 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.



Kitchen dishwasher manufacturer information.



Kitchen dishwasher manufacturer information.



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

6. Garbage Disposal

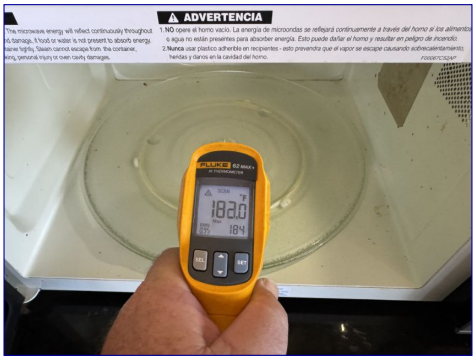
Observations:
• The garbage disposal was operated and it appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the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

7. Microwave

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



Microwave manufacturer information.



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

8. 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:

• **Nonfunctional oven:** The kitchen lower oven was tested using the installed controls and set for 350 degrees, but it did not function at the time of the inspection. See photo. Suggest repairs as needed.



Oven manufacturer information.



The kitchen upper 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.



Nonfunctional oven: The kitchen lower oven was tested using the installed controls and set for 350 degrees, but it did not function at the time of the inspection. See photo. Suggest repairs as needed.

10. Oven Exhaust Vent

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

Observations:

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



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

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 refrigerator was 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 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.



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.



The refrigerator had a water dispensing and ice making system installed and was found to be functional at the time of the inspection.



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 had a water dispensing and ice making system installed and was found to be functional at the time of the inspection.

14. Trash Compactor

Observations:

• The trash compactor was tested using normal control and found to be 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 trash compactor manufacturer information.



The trash compactor manufacturer information.

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.
• The laundry room had a 240 volt, 30 amp receptacle installed for an electric dryer. The receptacle was functional at the time of the inspection.



The laundry room 240 volt, 30 amp outlet for the dryer was tested and found to be functional at the time of the 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. Laundry Room Cabinets

Observations:
• The laundry room cabinet doors had damaged handles. See photos. Suggest repairs as needed.



The laundry room cabinet doors had damaged handles. See photos. Suggest repairs as needed.

5. Washer & Dryer

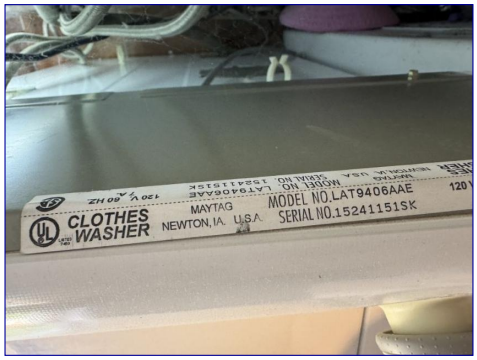
Observations:
• The laundry washing machine and clothes dryer were tested using the control boards and were functional at the time of the inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information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



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.

Fireplace

1. Fireplace Location & Type of Construction

Observations:
• The fireplace in the home was a modern zero clearance metal fireplace. These types of fireplaces are made of metal with a ceramic inner firebox. The fireplace will burn natural gas fire logs or normal wood logs. Avoid using store bought Duraflame type fire logs, which can damage the chimney flue.

2. Fireplace Lintel, Damper, Firebox

Materials: This design of fireplace does not have a Lintel, nor does it require one.

Materials: The fireplace had an installed flue damper.

Observations:
• **Missing damper clamp:** The fireplace flue damper plate should have a clamp installed to hold the damper open, due to having a gas line installed to be used as a furnace. See photo. Suggest having a fireplace repair company make the required repairs. This is a minor cost to repair.



Missing damper clamp: The fireplace flue damper plate should have a clamp installed to hold the damper open, due to having a gas line installed to be used as a furnace. See photo. Suggest having a fireplace repair company make the required repairs. This is a minor cost to repair.

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 installed gas shutoff valve for the fireplace was tested and found to be functional at the time of the inspection.

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 had B-type double steel 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.

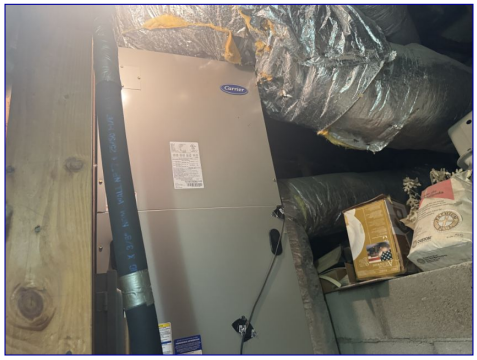
Heating / Cooling Systems

1. Forced Air System Condition

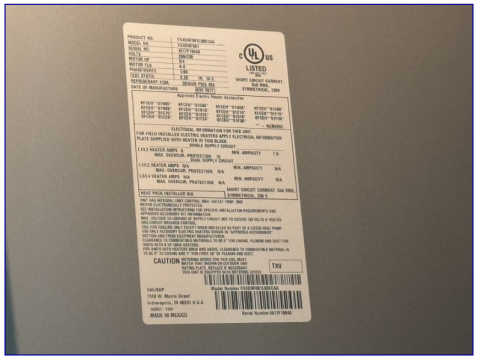
Materials: The furnace was located in the crawlspace. Brand: Bryant Age: 2017
• The home had a heat pump and AC system installed. Brand: Carrier Age: 2017

Materials: Gas fired forced hot air system.

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



Heat pump manufacturer information.



Heat pump manufacturer information.



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



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



Furnace manufacturer information.



Furnace manufacturer information.



The heat pump system was operated using the wall thermostat. The system was run for ten minutes and the air was tested with an infrared thermal meter before and after, showing a temperature change of more than ten degrees at a register. The test showed the system was functional at time of inspection. See photo.



The heat pump system was operated using the wall thermostat. The system was run for ten minutes and the air was tested with an infrared thermal meter before and after, showing a temperature change of more than ten degrees at a register. The test showed the system was functional at time of inspection. See photo.



The heat pump system was operated using the wall thermostat. The system was run for ten minutes and the air was tested with an infrared thermal meter before and after, showing a temperature change of more than ten degrees at a register. The test showed the system was functional at time of inspection. See photo.



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

2. Heater Exhaust Pipe Condition

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

3. Furnace Gas Flex Line & Valve Condition

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

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 the lower area of the furnace. The front furnace panel has to be opened to gain access.

Observations:
• The forced air filter appeared functional at time of inspection.



The furnace air filter was located inside the lower area of the furnace. The front furnace panel has to be opened to gain access.

8. Thermostat

Observations:

• The furnace wall thermostat was located on the wall of the living room area and was functional at time of inspection when tested.

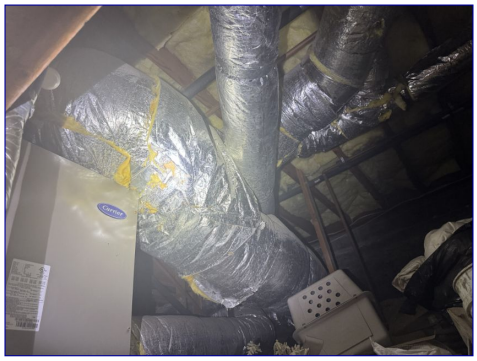
• The furnace wall thermostat was located on the wall of the bedroom hallway and was functional at time of inspection when tested.

9. Duct Work Condition

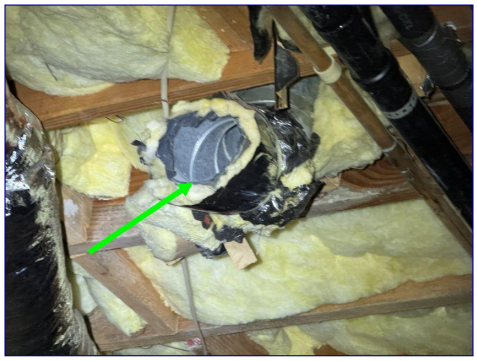
Observations:

• 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.

• There was an abandoned and open air duct in the East side crawlspace that should be sealed off. The open air duct/register will allow unfiltered air inside the home. See photo. Suggest repairs as needed.



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



There was an abandoned and open air duct in the East side crawlspace that should be sealed off. The open air duct/register will allow unfiltered air inside the home. See photo. Suggest repairs as needed.



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



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

10. Condensation Lines

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

11. A/C Evaporator Coil Box / Refrigerant Lines

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



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

12. AC Condenser Condition

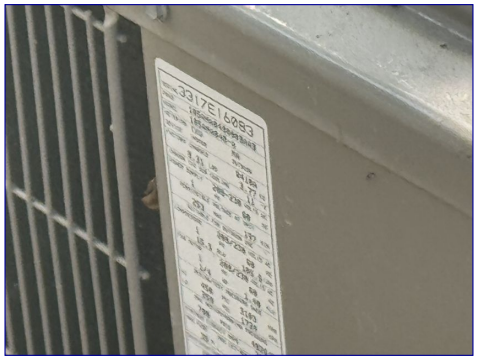
Compressor Type: AC condenser Brand: Bryant / 2017 - Manufacture date
• Heat Pump and AC system: Brand: Carrier / 2017 - Manufacture date

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.



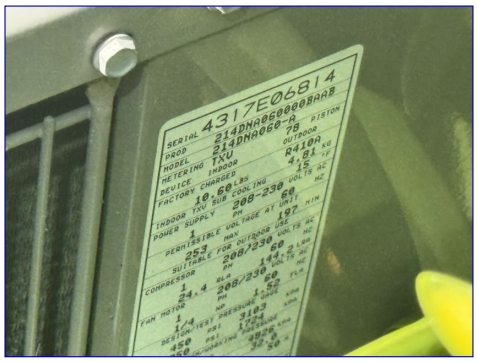
The AC condenser on the exterior of the home had an installed electrical disconnect within sight of the condenser.



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:
• There was a gas wall fireplace installed in the living room. The fireplace was actually a natural gas furnace and operates with use of a remote control. See photo.
The furnace was tested and found to be 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.



There was a gas wall fireplace installed in the living room. The fireplace was actually a natural gas furnace and operates with use of a remote control. See photo.

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

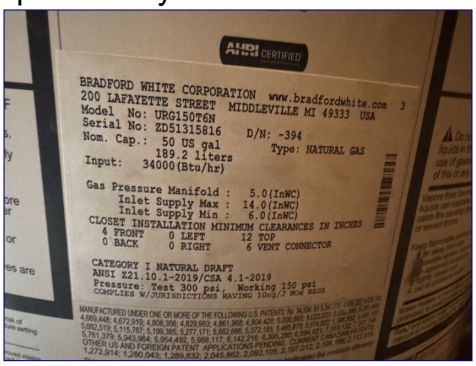
Tankless water heaters have copper heating coils that develop a large build up of calcium on the inner walls, which restricts the flow of hot water through the coils over time. To prevent this from occurring, tankless water heaters require yearly maintenance to clean out the hard water scaling from the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

1. Water Heater Condition

Heater Type: Natural gas water heater: Brand: Bradford White Age: 2024

Location: The water heater was located in the crawlspace.

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



Water heater manufacturer information label from tank.



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

2. Water Heater Combustion

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

3. Water Heater Exhaust Pipe

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

4. Water Heater temperature Pressure Relief Valve

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

5. Water Heater TPRV Drain Pipe Condition

Materials: The water heater TPRV piping was constructed of 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.

6. Water heater Piping

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



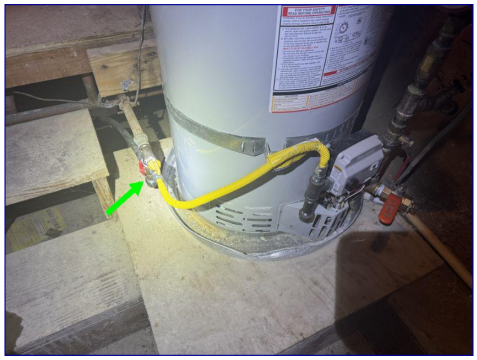
Pump With Timer: The water heater had an installed electrical circulation pump on a timer installed. The pump rotates the hot water through the home to keep it warm for on demand usage. See photo.

7. Water Heater Number of Gallons

Observations:
• The water heater supply tank was rated at 50 gallons.

8. Water Heater Gas Line & Valve

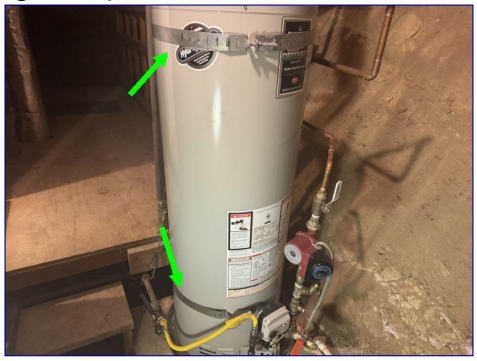
Observations:
• The water heater gas valve appeared to be functional at the time of the inspection.



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

9. Water Heater Safety Strapping & Anchoring

Observations:
• The water heater safety strapping was present 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 floor was covered with a painted concrete sealant.

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 does not have a door to the interior of 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 garage door opener was functional using the normal wall mounted controls at time of inspection.

12. Garage Door's Reverse Status

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

13. Garage Sink condition

Observations:
• The garage sink was tested using the installed faucet and found to be functional at time of inspection.

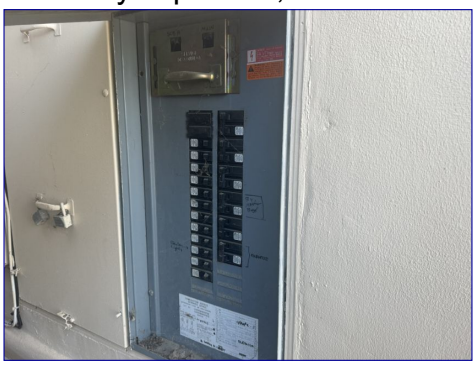
Electrical Service Main

1. Electrical Panel & Breakers Condition

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

Location: There was an electrical sub panel located in the laundry room area.

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



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



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

2. Main AMP Breaker

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



The home had a 200 AMP electrical service installed.

3. Tripped Breakers

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

4. Electrical Wire Feeds Condition

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

5. Electrical Outlets and Switches

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

6. GFCI & AFCI Outlets

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

7. Branch Wire Condition

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

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

8. Grounding Condition

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

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

Roof Condition

1. Roof Condition

Materials: The slope of the roof is 4/12 pitch. It drops four inches for every twelve inches.

Materials: The home had a thin slate type tile roof.

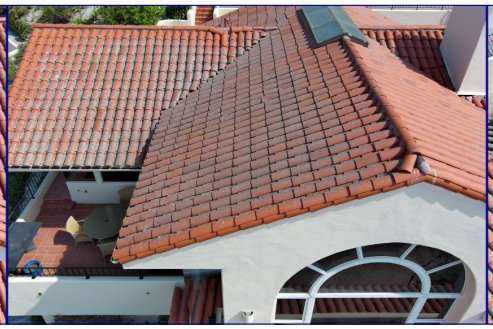
Observations:

• The clay tiled roof on the home appeared to be at least 20 years old. There were damaged and slipped tiles, which can exposed and damage the roof's underlayment. There was no observed attic leaks at the time of the inspection. With repairs and normal maintenance the roof could last another 20 plus years (Estimate only). See photos. There is no expressed nor implied warranty for the roof. Suggest having a roofing company review the roof for repairs and to determine the life span of the underlayment, which is covered by the tiles.





Roof Condition Roof Condition Roof Condition Roof Condition

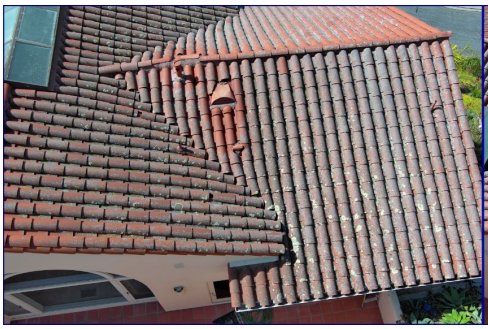




Roof Condition Roof Condition Roof Condition Roof Condition Roof Condition Roof Condition





Roof Condition Roof Condition Roof Condition Roof Condition Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition

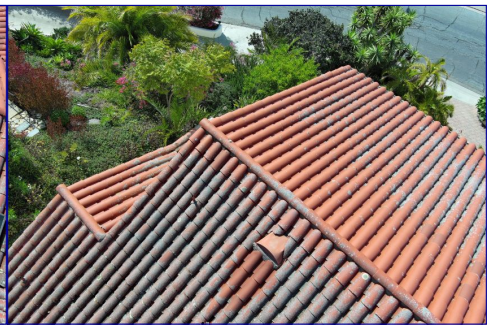

Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition


The clay tiled roof on the home appeared to be at least 20 years old. There were damaged and slipped tiles, which can exposed and damage the roof's underlayment. There was no observed attic leaks at the time of the inspection. With repairs and normal maintenance the roof could last another 20 plus years (Estimate only). See photos. There is no expressed nor implied warranty for the roof. Suggest having a roofing company review the roof for repairs and to determine the life span of the underlayment, which is covered by the tiles.


Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition


Roof Condition Roof Condition

2. Skylights

Observations:

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


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


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

Attic

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

1. Access

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

2. Structure

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


Attic Structure


Attic Structure


Attic Structure


Attic Structure


Attic Structure


Attic Structure


Attic Structure


Attic Structure


Attic Structure



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.

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.



Attic Insulation Condition

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 Southwest small bedroom had a small gap to the exterior of the double door to the patio. The open gap will allow dirt and pests inside the home. See photo. Suggest repairs as needed.



The Southwest small bedroom had a small gap to the exterior of the double door to the patio. The open gap will allow dirt and pests inside the home. See photo. Suggest repairs as needed.

2. Siding Condition

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

Observations:

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

3. Window Condition

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

Observations:

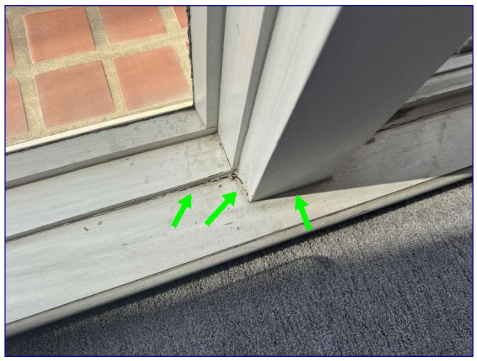
- The Primary bathroom right side casement window at the shower would not fully close. Suggest repairs as needed.
- The living room's front right side casement window had signs of moisture intrusion and visible damage on the sill plate. See photos. Suggest repairs as needed.



The Primary bathroom right side casement window at the shower would not fully close. Suggest repairs as needed.



The living room's front right side casement window had signs of moisture intrusion and visible damage on the sill plate. See photos. Suggest repairs as needed.



The living room's front right side casement window had signs of moisture intrusion and visible damage on the sill plate. See photos. Suggest repairs as needed.



The living room's front right side casement window had signs of moisture intrusion and visible damage on the sill plate. See photos. Suggest repairs as needed.

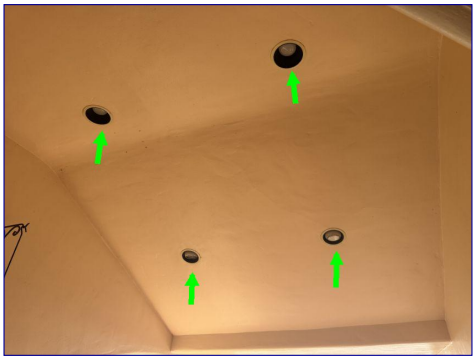
4. Exterior Lighting

Observations:

- Three of the four back exterior wall lights had burned out light bulbs. Suggest repairs as needed.
- The front porch ceiling lights had burned out light bulbs. Suggest repairs as needed.



Three of the four back exterior wall lights had burned out light bulbs. Suggest repairs as needed.



The front porch ceiling lights had burned out light bulbs. Suggest repairs as needed.

5. Exterior Electrical Receptacles and GFCI

Observations:

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

6. Patio Decking Type & Condition

Observations:

• The back upper patio decking had metal brackets installed for the future installation of patio cover post, but they were never used. The metal brackets are a trip hazards and should be removed. See photos. Suggest repairs as needed.



The back upper patio decking had metal brackets installed for the future installation of patio cover post, but they were never used. The metal brackets are a trip hazards and should be removed. See photos. Suggest repairs as needed.



The back upper patio decking had metal brackets installed for the future installation of patio cover post, but they were never used. The metal brackets are a trip hazards and should be removed. See photos. Suggest repairs as needed.



The back upper patio decking had metal brackets installed for the future installation of patio cover post, but they were never used. The metal brackets are a trip hazards and should be removed. See photos. Suggest repairs as needed.



The back upper patio decking had metal brackets installed for the future installation of patio cover post, but they were never used. The metal brackets are a trip hazards and should be removed. See photos. Suggest repairs as needed.

7. Patio Enclosure / Patio Cover Condition

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

8. Exterior Faucet Condition

Location: There was a water faucet on the North side of house.
• There was a water faucet on the South side of house.

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

9. Porch Condition

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

10. Decks

Observations:
• The home had no exterior deck installed at the time of the inspection.

11. Stairs and Handrails

Observations:
• I did not observe any stair or handrail concerns on the raised deck at the time of the inspection.

Grounds

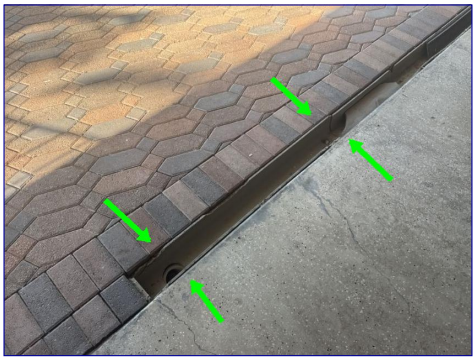
1. Driveway & Walkway Condition

Materials: The home had a front laid brick paver driveway.

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

2. Yard Grading

Observations:
• The exterior ground drain at the front of the garage was damaged and should be replaced. See photos. Suggest repairs as needed.



The exterior ground drain at the front of the garage was damaged and should be replaced. See photos. Suggest repairs as needed.



The exterior ground drain at the front of the garage was damaged and should be replaced. See photos. Suggest repairs as needed.

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 wrought iron.
• The backyard side gate is constructed of chain link.

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

5. Fence and Retaining Wall Condition

Materials: The property fencing was constructed of metal chain link.

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

6. Above Ground Spa

Observations:

• The above ground spa was inspected using the installed control panel and found to be functional at the time of the inspection with an electrical shutoff within view. See photos.

• The spa heater was tested using the normal controls and run for 45 minutes with a small increase in temperature, which indicates the heater was functioning at time of inspection. See photos.

• The spa had a loose piece of wood trim. Suggest repairs as needed.

• **The above ground spa filter needs to be cleaned and proper pool chemicals added every few weeks to maintain the spa. Suggest you consult seller for spa water maintenance and/or reference an online manual for more details.**



Spa brand and controls.



Spa brand and controls.



The spa had a loose piece of wood trim. Suggest repairs as needed.



Spa brand and controls.



The spa heater was tested using the normal controls and run for 45 minutes with a small increase in temperature, which indicates the heater was functioning at time of inspection. See photos.



The above ground spa was inspected using the installed control panel and found to be functional at the time of the inspection with an electrical shutoff within view. See photos.



The spa heater was tested using the normal controls and run for 45 minutes with a small increase in temperature, which indicates the heater was functioning at time of inspection. See photos.

Foundation

1. Foundation Damage

Observations:

• Raised foundation: The visible areas of the home's foundation appeared functional at time of inspection. There were no cracks, leaning or damaged stem walls, although they are sometimes hard to detect at the time of an inspection, without the proper equipment. It is also normal for older homes to have some degree of foundation movement and uneven floors inside the home. If concerned or further foundation inspections are desired, suggest you consult a foundation contractor for further review.

Crawlspace / Basement

1. Crawlspace / Basement Access Condition

Materials: The crawlspace access point was constructed of wood.

Observations:
• The crawlspace access point appeared to be functional at the time of the inspection.

2. Crawlspace Skirting / Stem wall Condition

Materials: The home had concrete footings with raised cement stem walls all around the home.

Observations:
• The home's concrete structural stem walls around the home had no observed damage and appeared functional at the time of the inspection. See photos.
• The home's outer cripple walls sitting on concrete footings had no observed damage and appeared functional at the time of the inspection. See photos.



The home's outer cripple walls sitting on concrete footings had no observed damage and appeared functional at the time of the inspection. See photos.



The home's outer cripple walls sitting on concrete footings had no observed damage and appeared functional at the time of the inspection. See photos.



The home's outer cripple walls sitting on concrete footings had no observed damage and appeared functional at the time of the inspection. See photos.



The home's outer cripple walls sitting on concrete footings had no observed damage and appeared functional at the time of the inspection. See photos.

3. Crawlspace / Basement Ventilation

Observations:
• The crawlspace ventilation vents and screens were functional at the time of the inspection.

4. Crawlspace / Basement Sub Flooring & Floor Joists Condition

Observations:
• The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.



The visible sub flooring and floor joists in the crawlspace was functional with no observed damaged at the time of the inspection.

5. Crawlspace Jacks

Observations:
• This home's raised foundation was constructed with wood piers sitting on cement footing blocks in the crawlspace, which were attached to the home's structural support beams. See photos.

6. Crawlspace Piers

Observations:
• The crawlspace structural piers all appeared to be functional at the time of the inspection, at the visible areas of the structure.



This home was constructed with wood piers sitting on cement footing blocks, which were attached to the home's structural support beams.

7. Crawlspace Footing Anchor Bolts Condition

Observations:
• The home had installed anchoring bolts with washers along the outer and inner structural walls of the crawlspace, which were visible at about every six feet and appeared functional at the time of the inspection.

8. Crawlspace / Basement Insulation

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

9. Crawlspace / Basement Plumbing Materials

Materials: Black ABS piping is installed in the crawlspace for the sewer lines.
• Copper piping is installed in the crawlspace, which is the most common for the fresh water supply pipe.

Observations:
• The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.



The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.



The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.



The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.



The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.

10. Crawlspace / Basement Ductwork

Observations:
• The ducting in the crawlspace appeared functional with no observed damage at time of inspection.

11. Crawlspace Electrical

Observations:
• The home's electrical service wiring installed in the crawlspace was found to be functional at the time of the inspection.

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.

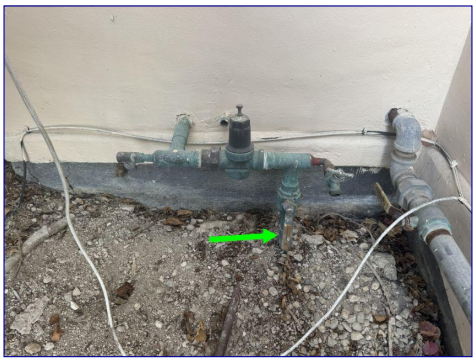
Materials: Local utility supplied water.

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

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



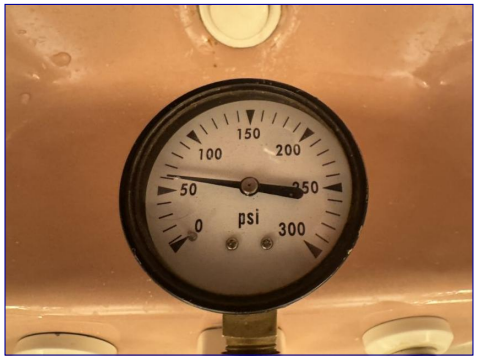
There was a water softener system installed in the garage. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.



The home's fresh water shutoff valve.

2. Water Pressure

Observations:
• The home's water pressure was tested and found to be 60 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 60 PSI when tested at the time of the inspection.

3. Pressure Regulator

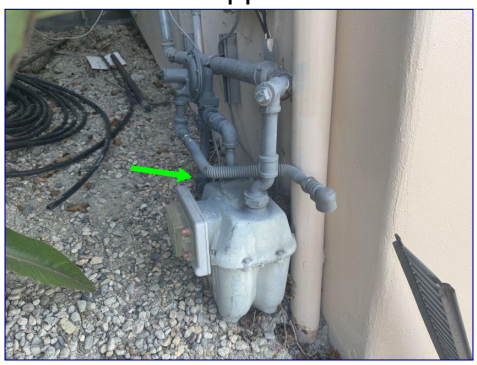
Observations:
• The water pressure for the home was found to be within a reasonable range (40 to 80 PSI) at the time of inspection.

Gas Source & Type

1. Gas Shut Off Valve

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

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



The natural gas utility meter and shutoff valve.

2. Seismic Gas Shutoff Valve

Observations:

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