

Guardian Home Inspection, Inc

Property Inspection Report



12345 Main St. , Awesome Town , CA. 90000
Inspection prepared for: Sample Inspection Report
Real Estate Agent: Realtor Name -

Date of Inspection: 1/1/2025
Inspector: Angel "Frank" Garcia

17216 Saticoy St, Los Angeles, CA 91406
Phone: 818-355-8671
Email: ginspection@gmail.com



Table Of Contents

Inspection Site and Details	2
Key To Inspection Report	3
Grounds	4-6
Exterior Areas	7-8
Pool/Jacuzzi	9-16
Foundation	17-20
Roof	21-23
Plumbing	24-28
Sewer Camera Inspection	29
Water Heater	30-31
Main Gas Supply	32-33
Heat/AC	34-38
Electrical	39-44
Interior Areas	45-52
Attic	53-54
Garage	55-60
Laundry	61-62
Kitchen	63-65
Bathroom	66-69
Key To Inspection Report *	70-71
Glossary	72
Report Summary	73-80



Inspection Site and Details

The report lists the systems and components inspected by Guardian Home Inspection. Items not found in this report are considered beyond the scope of the inspection, and should not be considered inspected at this time. When term "Appears Serviceable" is checked it means that system or components are capable of being used, note: read all sections of report of components and or structure section to insure no other issues exist in report for that particular section. Some serviceable items may however, show wear and tear. "Repairs Recommended" issues will be noted along with asterisk and or number indicating the issues and repairs that are recommended. You are bound by contract to read entire inspection report and to call Guardian Home Inspection if issues do not seem clear. All issues and repairs that are recommended should be addressed/repared before the close of escrow, and or contingency period. If you fail to call a licensed contractor in specific trade to further review and repair you do so at your own risk. Licensed contractors can and will find additional repairs that may be needed. **A MOLD INSPECTION IS NOT PERFORMED**, if various moisture stains are visible to different areas of property a specialist that deals with moisture is recommended to inspect property. A home inspection is a non-invasive visual examination of residential dwelling, performed for a fee, which is designed to identify observe material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, 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 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. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects on the day of the inspection. The fact that a structural element, system or subsystem is near, at or beyond the end of normal useful life of such a structural element, system or subsystem is not by itself a material defect. An inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further review by professionals. Licensed trades persons and or specialists that are hired to further review and repair may find additional issues required for repair and or inform you of improper installations of components or systems in question. Please contact Guardian Home Inspection with questions or concerns about the inspection report. Thanks for your trust. *Houses/structures built prior to 1978 can contain asbestos materials. It is recommended that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.* *Houses/structures built prior to 1982 can contain lead paint. It is recommended that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.* *Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommended that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.*

1. Property Information

Materials:

- Property Information is information provided by LA County of Office of The Assessor when property is located in LA City and or LA County. If information provided is incorrect please address with parties involved. Copy and paste web address to google browser to view property on LA Assessors office: <https://portal.assessor.lacounty.gov/>

2. Inspection Time

- Start time: 11:30am - Finish time: 2:00pm

3. Attending Inspection

- Client/Buyer present Fully participated
- Buyers agent

4. Residence Type/Style

- Detached Single Family Home
- Single Story



5. Year Built

- Built in: 1960

6. Square Footage

- Square Feet of property: 1984'

7. Front of Home Faces

- W. For the purpose of this report the property is considered to be facing West.

8. Bedrooms & Bathrooms

- 4 bedrooms, 2 bathrooms

9. Occupancy

- Vacant/Some furnishings present.

10. Temperature

- 70°F

Key To Inspection Report

Guardian Home Inspection performs Real Estate inspection in accordance with InterNACHI International Standards of Practice for Performing a General Home Inspection

<https://www.nachi.org/sop.htm>

Guardian Home Inspector will add notes to different structures and or components and will describe location and issues/defects present at the time of the inspection. Inspector will add recommendations in the form of symbol. Client has signed contract as understanding key to inspection report.

1. Key to Inspection Report

AS Appears Serviceable

* Items that have an asterisk next to comment: This item or component warrants additional attention, repair or monitoring.

(1) Recommend evaluation by a qualified licensed structural engineer / geological engineer.

(2) Recommend further review and repair as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by a qualified pest inspector, and or issues that are present that are conducive for termite infestation.

(4) Safety hazard - correction is needed.

(5) Recommend upgrading property / components to current standards. The property may have been built before current safety standards where in place. Recommend upgrading for safety enhancement.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway

AS	(*)	(2)	(3)	(4)
	✘			✘

Type & Observations:

Driveway material is Concrete.

Driveway had common cracks *, Appears serviceable.

(trip hazard city) Driveway is settled/lifted at city sidewalk creating trip hazard *(4).



(trip hazard city) Driveway is settled/lifted at city sidewalk creating trip hazard *(4).



Driveway had common cracks *, Appears serviceable.



Driveway had common cracks *, Appears serviceable.

2. Sidewalk

AS	(*)	(2)	(3)	(4)
	✗			✗

Type & Observations:

Sidewalk at property is concrete.

(step off trip front) Concrete sidewalk has step off at joint(s) causing trip hazard located at front of property *(4), recommend repair as a safety upgrade. Consult licensed contractor for further review and repair.

Rear lawn area surface drain is clogged (2), recommend repair.



(step off trip front) Concrete sidewalk has step off at joint(s) causing trip hazard located at front of property *(4), recommend repair as a safety upgrade. Consult licensed contractor for further review and repair.

Concrete sidewalk is cracked located at front of property *(2).



Rear concrete sidewalk is cracked *.



Rear lawn area surface drain is clogged (2), recommend repair.

3. Retaining Wall

AS	(*)	(2)	(3)	(4)
	✗			

Type & Observations:

N/A

4. Patio

AS	(*)	(2)	(3)	(4)
	✗			

Type & Observations:

Patio (A) located: Exterior rear of property.

Patio (A) material is concrete.

Patio (A) porch is concrete, patio has common cracks *.



Patio (A) porch is concrete, patio has common cracks *.

5. Patio Cover

AS	(*)	(2)	(3)	(4)
✗				

Type & Observations:

Patio cover (A) located at rear of property.

Patio cover (A) framing appears serviceable.

6. Patio and Porch Deck

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

N/A

7. Stairs & Handrail

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

N/A

8. Fence

AS	(*)	(2)	(3)	(4)
	✗			

Type & Observations:

Fence at property is wood.

Fence around property is covered with vegetation inspection is limited *.

9. Gate

AS	(*)	(2)	(3)	(4)
✗				

Type & Observations:

Gate at property is wood.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior Walls

AS	(*)	(2)	(3)	(4)
X				

Type & Property type & Observations:

Property structure is wood frame, exterior stucco, with weep screed installed.

Property structure is wood frame, exterior stucco, wood siding.

2. Exterior Wood

AS	(*)	(2)	(3)	(4)
		X		

Type & Observations:

Exterior fascia and trim is wood.

(Fascia (3) SE) Exterior wood fascia located on SE corner has moisture/termite damage (3), recommend further review and repair by licensed termite inspector.



(Fascia (3) SE) Exterior wood fascia located on SE corner has moisture/termite damage (3), recommend further review and repair by licensed termite inspector.

3. Exterior Paint

AS	(*)	(2)	(3)	(4)
X				

Observations:

Property exterior paint appears serviceable.

4. Chimney

AS	(*)	(2)	(3)	(4)
		X		X

Location, Type, & Observations:

Chimney spark screen is installed, appears serviceable.

(no flue liner) Chimney did not have a flue liner as required by current standards (5)(4), the property was built before current safety standards, recommend installing flue liner as a safety upgrade (5).

(crack crown) Chimney rain masonry cap/crown is cracked which will allow water to enter into inner chimney brick and mortar which prematurely age chimney deteriorating structure (2), recommend repair.





Chimney spark screen is installed, appears serviceable.



(no flue liner) Chimney did not have a flue liner as required by current standards (5)(4), the property was built before current safety standards, recommend installing flue liner as a safety upgrade (5).



(crack crown) Chimney rain masonry cap/crown is cracked which will allow water to enter into inner chimney brick and mortar which prematurely age chimney deteriorating structure (2), recommend repair.

5. Sprinkler

AS	(*)	(2)	(3)	(4)
	✘			

Observations:

Sprinkler system was not tested due to the complexity of some sprinkler valve systems, inspector does not want to inadvertently shut off sprinkler system *. Inspector does check for leaky sprinkler valves and will comment on them if the sprinkler valves appear to be leaking.

6. Hose Faucet

AS	(*)	(2)	(3)	(4)
	✘			

Conditions & Observations:

Exterior hose faucet is non-functional located at SW corner *. It appears that the property was re-piped with copper. This hose faucet may be abandoned.

Exterior rear hose faucet is non-function *(2).





Exterior hose faucet is non-functional located at SW corner *. It appears that the property was re-piped with copper. This hose faucet may be abandoned.



Exterior rear hose faucet is non-function *(2).

7. Balcony

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

N/A

Pool/Jacuzzi

Pool and spa along with the pool and spa equipment is inspected using normal controls. Guardian Home Inspection does not use special tools and does not conduct pressure tests to pool equipment and or water supply pipes, inspection is limited to visible components and plumbing water supply pipes. The pool/spa may be leaking but can not be determined do to limited access/view of under ground pipes. Pool pump, filter system, and heating system can not be checked for the efficiency and or adequacy to perform the required demands of pool size and location. Client must fully understand that pool/spa inspection is limited. Homeowners with pools in California must adhere to specific regulations to ensure certain requirements are met. The new 2018 California pool fence code is called SB442. The code states that: Any property with a pool in California must have a property fence that is at least 5' tall, measured from the opposite side of the pool. It must also have a self-closing, self-latching pool safety gate and no RV access gates. If there are automatic driveway gates, it must open and close within 20 seconds. The property fence cannot be more than 2" from the ground, and gaps between the fence must be less than 4". The outside surface of the fence must be free of any protrusions, cavities, or other physical characteristics that can serve as handholds or footholds that would enable a child younger than the age of five years to climb over the fence. This must be adhered to by all new or remodeled pools where permits are required. A homeowner may also have to bring the pool up to date if they have done any work on the house where permits are required especially if their property fence does not already meet the 5' requirement. Additionally, when a house is sold, it is noted in the home inspection report which required safety measures are in place and whether the property fence meets the 5' requirement. The buyer of the home is allowed to request that the swimming pool be brought up to code prior to closing on escrow. With the 2018 code, there is a requirement for TWO additional layers of protection to be in place in addition to the 5' property fence. These additional layers of protection can be a 4' tall removable mesh pool fence that meets ASTM F-2286 standards. The mesh fence must have a self-closing, self-latching gate that is lockable with a key. Furthermore, the fence must be at least 20" away from the pool's edges. Additionally, an approved pool alarm can be installed inside the pool, as well as an approved safety cover. You can install a pool enclosure that isolates the pool from the backyard or install a self-closing, self-latching device with a release mechanism that is placed no lower than 54" above the



ground on any doors that provide direct access to the swimming pool or spa. You can also install door alarms on any door leading out to the backyard. If the home's property fence is not 5' tall or does not meet the above requirements, a homeowner can install a mesh pool fence to meet that requirement. This mesh pool fence will also serve to meet one of the two extra layers of protection.

1. Pool

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Pool body is plaster.

(anti-vortex installed) Two pool anti-vortex covers installed as required by current standards, appear serviceable.

Pool body plaster has a visible crack/fracture in the middle section of the pool plaster, in addition a water hose placed inside the water suggests an active effort to compensate for water loss (2). The pool appears to be leaking, recommend further review repair by licensed pool contractor.

(missing proper Cover) Pool drain at the deep end is missing proper anti-vortex cover (5), proper pool drain covers are required to be installed as a safety upgrade. Current standards require two separate anti-vortex pool drain covers.

(cracked plaster) Pool below water plaster has various cracks that are visible (2), cracks may cause pool to leak into foundation of pool which will cause pool to settle and weaken pool system. Recommend further review and repair by licensed pool contractor.

Pool tile is stained *, recommend repair/cleaning tile as necessary *.



Pool body is plaster.



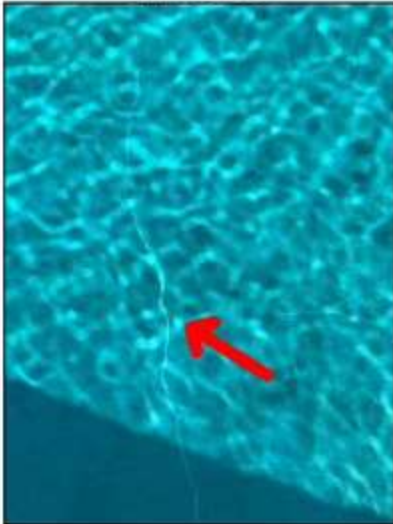
Pool body is plaster.



(missing proper Cover) Pool drain at the deep end is missing proper anti-vortex cover (5), proper pool drain covers are required to be installed as a safety upgrade. Current standards require two separate anti-vortex pool drain covers.



Pool tile is stained *, recommend repair/cleaning tile as necessary *.



Pool body plaster has a visible crack/fracture in the middle section of the pool plaster, in addition a water hose placed inside the water suggests an active effort to compensate for water loss (2). The pool appears to be leaking, recommend further review repair by licensed pool contractor.



Pool body plaster has a visible crack/fracture in the middle section of the pool plaster, in addition a water hose placed inside the water suggests an active effort to compensate for water loss (2). The pool appears to be leaking, recommend further review repair by licensed pool contractor.

2. Jacuzzi

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A, Jacuzzi not installed.

3. Pump System

AS	(*)	(2)	(3)	(4)
X				

Observations:

Pool has one pump installed, pool pump was tested, pool pump appears serviceable but may have other issue present. See notes below for other issues that may be present.

Pool pump bond installed appears serviceable.





Pool has one pump installed, pool pump was tested, pool pump appears serviceable but may have other issue present. See notes below for other issues that may be present.



Pool has one pump installed, pool pump was tested, pool pump appears serviceable but may have other issue present. See notes below for other issues that may be present.

4. Filter

AS	(*)	(2)	(3)	(4)
X				

Observations:

Diamtomaceous earth filter installed, appears serviceable. Interior of filter canister was not opened/inspected *. Recommend having Pool contractor clean and service filter as a preventative maintenance measure or ask home owner when last time pool was serviced.

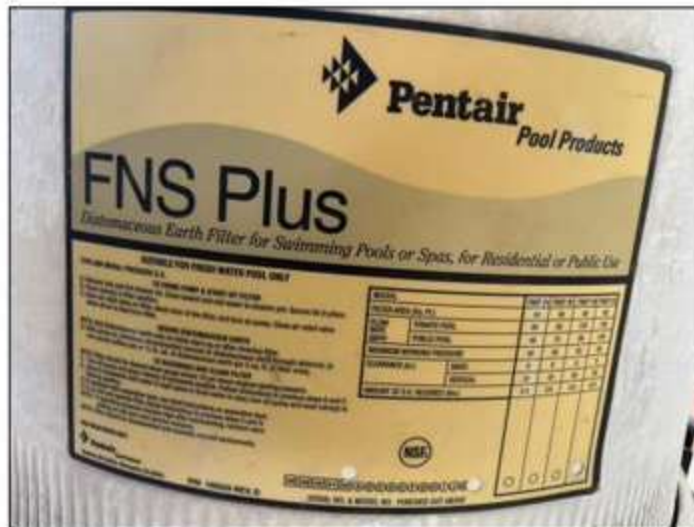
Filter canister pressure gauge and relief valve installed, appears serviceable.



Diamtomaceous earth filter installed, appears serviceable. Interior of filter canister was not opened/inspected *. Recommend having Pool contractor clean and service filter as a preventative maintenance measure or ask home owner when last time pool was serviced.



Filter canister pressure gauge and relief valve installed, appears serviceable.



Diatomaceous earth filter installed data plate.

5. Skimmer

AS	(*)	(2)	(3)	(4)
X				

Observations:

Skimmer located at deck near deep end, body of skimmer appears serviceable with no visible cracks.

Skimmer leaf basket installed appears serviceable.



Skimmer located at deck near deep end, body of skimmer appears serviceable with no visible cracks.



Skimmer located at deck near deep end, body of skimmer appears serviceable with no visible cracks.

6. Heater

AS	(*)	(2)	(3)	(4)
	X			

7. Pool Electrical/Timer

AS	(*)	(2)	(3)	(4)
X				

Observations:

Pool electrical supply is from main electrical panel labeled pool.





Who equipment chlorinator installed, appear serviceable.

8. Lights

AS	(*)	(2)	(3)	(4)
		✗		✗

Observations:

Pool GFCI electrical receptacle did not trip circuit as required (2)(4), recommend replacing GFCI electrical receptacle as required by current standards.



Pool/Spa light GFCI electrical receptacle did not trip circuit as required (2)(4), recommend replacing GFCI electrical receptacle as required by current standards.

9. Deck

AS	(*)	(2)	(3)	(4)
		✗		

Observations:

Pool deck type: Concrete

(trip hazard) Concrete pool deck has large crack(s) creating step which are trip hazards (4)(2), recommend further review and repair by licensed contractor.

Pool deck has visible crack(s) at various areas (2), recommend further review and repair by licensed pool contractor to repair/replace pool concrete deck (2).

Concrete pool deck has settled area creating tripping hazard (4)*, recommend repair.





Pool deck has visible crack(s) at various areas (2), recommend further review and repair by licensed pool contractor to repair/replace pool concrete deck (2).



Pool deck has visible crack(s) at various areas (2), recommend further review and repair by licensed pool contractor to repair/replace pool concrete deck (2).



Pool deck has visible crack(s) at various areas (2), recommend further review and repair by licensed pool contractor to repair/replace pool concrete deck (2).



Concrete pool deck has settled area creating tripping hazard (4)*, recommend repair.

10. Fence/Safety Barriers

AS	(*)	(2)	(3)	(4)
				✖

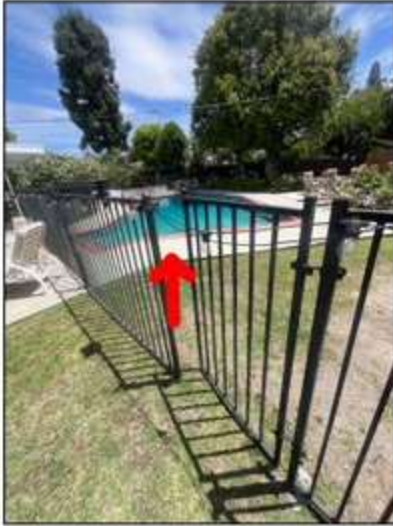
Observations:

- All access gates through the fence should open away from the pool and must be self-closing with a self-latching device that is fitted sixty inches above the floor.
- The fence must have a minimum height of sixty inches.
- A maximum vertical clearance from the floor to the bottom of the fence of 2 inches.
- If there are gaps, it should not allow passage of an object that is more than four inches in diameter.
- The outside surface of the pool must be free of cavities, protrusions, or any other physical feature that can serve as foothold or handhold to a child.

(pool fence latch nf) Pool barrier/fence gate does not properly self close/self latch as required by current safety standards (4), safety hazard. Recommend subsequent repair, adjustment, replacement of self latching gate mechanism as required by current safety standards (2).

Both Pool barrier/fence gates do not properly self close/self latch as required by current safety standards (4), safety hazard. Recommend subsequent repair, adjustment, replacement of self latching gate mechanism as required by current safety standards (2).





(pool fence latch nf) Pool barrier/fence gate does not properly self close/self latch as required by current safety standards (4), safety hazard. Recommend subsequent repair, adjustment, replacement of self latching gate mechanism as required by current safety standards (2).



Wrought iron fence around pool is loose (4)(2), Recommend further review and repair by licensed contractor.



Both Pool barrier/fence gates do not properly self close/self latch as required by current safety standards (4), safety hazard. Recommend subsequent repair, adjustment, replacement of self latching gate mechanism as required by current safety standards (2).

11. Pool Water Fill Valve

AS	(*)	(2)	(3)	(4)
	X			

Observations:

(south) Pool water fill installed and located on south side exterior of property.

Pool water fuel valve was tested and it did not appear to nonfunctional *, recommend further review repair by licensed plumber.



Pool water fuel valve was tested and it did not appear to nonfunctional *, recommend further review repair by licensed plumber.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Type

AS	(*)	(2)	(3)	(4)
✘				

Observations:

(foundation access W) Foundation crawl space access located at exterior west side.

Inspection is limited due to minimal access at some areas of foundation due to framing and limited access *.





(foundation access W) Foundation crawl space access located at exterior west side.

2. Grading

AS	(*)	(2)	(3)	(4)
✖				

Observations:

Soil slopes away from foundation as required, appears serviceable.

3. Foundation perimeter

AS	(*)	(2)	(3)	(4)
		✖		

Observations:

(west) Foundation has visible crack located on west side of property (2), recommend further review and repair by a licensed foundation contractor.



(west) Foundation has visible crack located on west side of property (2), recommend further review and repair by a licensed foundation contractor. Location: Garage foundation

4. Slab Foundation

AS	(*)	(2)	(3)	(4)
	✖			

Observations:

N/A



5. Raised Foundation

AS	(*)	(2)	(3)	(4)
	✕	✕		

Observations:

Raised foundation is poured concrete.

Raised foundation support is post and pier.

(anchor/strapping) Raised foundation is typical when property was built. Guardian Home Inspection recommends upgrading raised foundation by adding anchor plates to strengthen foundation and adding straps to post and piers. These recommendations are considered upgrades (5). The upgrade recommended will help protect structure in case of an earthquake.

Property foundation sub flooring type: Conventional wood framing.

(north) Raised concrete stem wall foundation is cracked located on north side of property (2), cracks is 1/4" and or greater. Recommend further review and repair by a licensed foundation contractor (2).

(efflorescence) The raised concrete foundation has visible efflorescence present at various stem foundation walls in foundation crawlspace *. Efflorescence is caused by improper side drainage allowing moisture/water to enter into foundation walls creating mineral deposits which can damage foundation structure.

(foundation spalling) The raised concrete foundation has age related wear caused by improper site drainage creating efflorescence and deteriorating concrete foundation known as spalling (2). Recommend further review and repair by licensed foundation contractor. The properties age has contributed to the foundation issues as well as in proper site drainage (2).

Wood Subfloor has visible moisture staining/damage located at bathroom (A) toilet area visible in foundation crawlspace (3).



Raised foundation is poured concrete.



Raised foundation support is post and pier.



(efflorescence) The raised concrete foundation has visible efflorescence present at various stem foundation walls in foundation crawlspace *. Efflorescence is caused by improper side drainage allowing moisture/water to enter into foundation walls creating mineral deposits which can damage foundation structure.



(foundation spalling) The raised concrete foundation has age related wear caused by improper site drainage creating efflorescence and deteriorating concrete foundation known as spalling (2). Recommend further review and repair by licensed foundation contractor. The properties age has contributed to the foundation issues as well as in proper site drainage (2).



Wood Subfloor has visible moisture staining/damage located at bathroom (A) toilet area visible in foundation crawlspace (3).

6. Anchor Bolts

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

Foundation anchor bolts at property were not visible, anchor bolts obscured by wood farming and not visible from foundation crawl space due to foundation walls obstructing view *.

7. Foundation Notes

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

Excessive TV cable wire abandoned in foundation crawl space *, recommend removal as necessary.



Excessive TV cable wire abandoned in foundation crawl space *, recommend removal as necessary.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof

AS	(*)	(2)	(3)	(4)
✘				

Materials:

- Approx age of roof: 8 to 12 years of age
- Roof inspected by walking on roof.
- Main Roof type framing is GABLE.

Materials: Asphalt composition shingles installed at property.
Observations:

Main roof at property appears serviceable, see notes below for other issues that may be present.

Roof installed at property: Asphalt composition architectural shingles installed at property, average life span 20 to 30 year depending on thickness of shingle.

(E Face) Main roof on east face appears serviceable.

(W Face) Main roof on west face appears serviceable.

(one Layer) Main roof at area that was inspected has one layer of roof material installed.

(roof vent AS) Roof appears to be properly vented, vents are installed appears serviceable.



(one Layer) Main roof at area that was inspected has one layer of roof material installed.



Roof installed at property: Asphalt composition architectural shingles installed at property, average life span 20 to 30 year depending on thickness of shingle.



(W Face) Main roof on west face appears serviceable.



(E Face) Main roof on east face appears serviceable.



(roof vent AS) Roof appears to be properly vented, vents are installed appears serviceable.



2. Garage Roof

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Garage roof is attached to main property, see main roof for information.



Garage roof is attached to main property, see main roof for information.

3. Patio Roof

AS	(*)	(2)	(3)	(4)
X				

Observations:

Patio type roof: Flat

Roof installed at property: Rolled roofing (MSR) Mineral Surface Oil-Based Asphalt, average life span 20 to 25 years.



Roof installed at property: Rolled roofing (MSR) Mineral Surface Oil-Based Asphalt, average life span 20 to 25 years. Appears serviceable.

4. Flashing

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Chimney attachment bracket installed on roof is not properly sealed with roofing mastic to prevent moisture intrusion *, recommend repair to prevent moisture intrusion.



Chimney attachment bracket installed on roof is not properly sealed with roofing mastic to prevent moisture intrusion *, recommend repair to prevent moisture intrusion.

5. Sky Lights

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

N/A

6. Vent Caps

AS	(*)	(2)	(3)	(4)
✗				

Observations:

Vent caps appear serviceable.

7. Gutter

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

(no gutter) Gutter system is not installed at property *. Recommend installation of gutter system to divert water away from structure/foundation. Water can weaken the foundation and deteriorate the exterior walls/siding. Be sure to install splash blocks or extensions to divert water away from property *. Installation of gutter system is considered and upgrade.

Plumbing

Water supply pipe inspection is limited to visual and accessible areas, water supply pipes that are not accessible should be considered as not inspected. Water supply pressure range by current standards should be between no lower than 40 psi. and no higher than 80 psi. **MAIN SEWER PIPES** are under ground and can not be inspected during a routine home inspection. It is highly recommended having main sewer pipe diagnostic inspection. Guardian Home Inspection will run water supply fixtures and flush toilets during routine home inspection. Main sewer lines may have approx. 30 to 50 gallons of water that can fit in sewer before it backs up. Water may be able to pass freely through tree roots and or cracks in sewer line with out human waste, the real test for a damaged sewer pipe is human waste and toilet paper. Inspector may not see sewer back up at the time of the inspection. Sewer line inspection is not inspected as stated on inspection agreement.

Inspector can not determine if a septic system is installed without prior knowledge from seller and or MLS. Septic systems are not inspected during a Home Inspection. Recommend having septic system if present inspected, pumped, and certified as needed by a licensed septic contractor. Septic systems are installed in older homes, homes on hill sides, and rural areas such as homes that do not have paved streets. Ask seller, and your Real Estate agent about the type of sewer system that is installed: city connection to sewer or Septic system.



1. Main Water Supply Line

AS	(*)	(2)	(3)	(4)
	X			

Shut off location and type of material:

(1" Cooper main/property side) Main water supply pipe at meter and at property side is 1" copper, main water shut off at meter and property side appears serviceable. Under ground pipes can are considered not inspected.

Main water supply pipe visible on property side is 3/4" copper, appears serviceable.

(west) Main water shut off valve installed located on west side of property.

Main water shut off valve installed is a ball valve, appears serviceable.

Water meter was spinning at the start of the Inspection *, when water meter is spinning it indicates that there is a fixture or faucet that is on or leaking. Inspector checked meter at the end of the inspection process, the meter was not spinning. Inspector could not determine why meter was spinning at the start of the inspection.



(1" Cooper main/property side) Main water supply pipe at meter and at property side is 1" copper, main water shut off at meter and property side appears serviceable. Under ground pipes can are considered not inspected.



Water meter was spinning at the start of the Inspection *, when water meter is spinning it indicates that there is a fixture or faucet that is on or leaking. Inspector checked meter at the end of the inspection process, the meter was not spinning. Inspector could not determine why meter was spinning at the start of the inspection.



(west) Main water shut off valve installed located on west side of property.

2. Main Water Pressure

AS	(*)	(2)	(3)	(4)
	✕			

Observations:

Main water supply pipe pressure is 60 psi., appears serviceable.

Main water supply pipe pressure regulator installed, appears serviceable.

(no pressure exhaust) Main water supply pipe does not have a pressure exhaust installed as required (2), recommend installing. Recommend further review and repair by licensed plumber.



Pressure regulator installed at front of main water supply at meter area.



Main water supply pipe pressure regulator installed, appears serviceable.



(no pressure exhaust) Main water supply pipe does not have a pressure exhaust installed as required (2), recommend installing. Recommend further review and repair by licensed plumber.

3. Water Supply Lines

AS	(*)	(2)	(3)	(4)
	X			

Type & Observations:

Water supply pipes that are visible are copper, appears serviceable. See notes below for other issues that may be present.

(H not insulated) Hot water supply pipes are not insulated in attic/foundation crawl space *, recommend adding insulation as an upgrade for higher efficiency.

Water supply line at front of property is galvanized and has major rust damage (2), recommend further review repair by licensed plumber.



Water supply line at front of property is galvanized and has major rust damage (2), recommend further review repair by licensed plumber.



(H not insulated) Hot water supply pipes are not insulated in attic/foundation crawl space *, recommend adding insulation as an upgrade for higher efficiency.

4. Main Sewer Waste Line

AS	(*)	(2)	(3)	(4)
	X	X		

Type & Observations:

(clean out N) Waste clean out pipe located north side of property.

Main sewer waste pipe that service some areas are **ABS**.

Main sewer line is cast iron *, Original cast iron sewer pipes may become an issue due to age (2). Cast iron sewer pipes can last 50–100 years, but some say they can last much longer. However, it's normal for them to start to deteriorate after 25 years. To avoid major issues, homeowners should regularly inspect their pipes for signs of trouble, such as: Rusting, Decaying, Discoloration, Cracking, and Sporadic leaks. If property sewer pipe is cast iron and property is older than 25 years, the chances of cast iron sewage pipe issue is higher. Using a sewer snake may crack and damage rusted/older cast iron sewer pipe. Recommend replacing cast iron sewer pipe to ABS due to age and as an upgrade.

Subject property does not have a sewer clean out located at front of property as required (5). Inspector viewed Sewer system underneath foundation crawlspace and it appears to be routed towards the front of property. The main lateral sewer pipe appears to wrap around the property traveling north to rear yard. There is a 4 inch ABS sewer clean out located at rear property approximately 20 feet from structure. Due to the missing clean out at the front, inspector was not able to view or inspect the main lateral sewer pipe located from the front of the structure to the clean out at rear. Recommend having licensed plumber pull a toilet and inspect sewer main lateral pipe with camera from the structure to the clean out area located at rear of property (2).



Subject property does not have a sewer clean out located at front of property as required (5). Inspector viewed Sewer system underneath foundation crawlspace and it appears to be routed towards the front of property. The main lateral sewer pipe appears to wrap around the property traveling north to rear yard. There is a 4 inch ABS sewer clean out located at rear property approximately 20 feet from structure. Due to the missing clean out at the front, inspector was not able to view or inspect the main lateral sewer pipe located from the front of the structure to the clean out at rear. Recommend having licensed plumber pull a toilet and inspect sewer main lateral pipe with camera from the structure to the clean out area located at rear of property (2).

Main sewer line is cast iron *, Original cast iron sewer pipes may become an issue due to age (2). Cast iron sewer pipes can last 50–100 years, but some say they can last much longer. However, it's normal for them to start to deteriorate after 25 years. To avoid major issues, homeowners should regularly inspect their pipes for signs of trouble, such as: Rusting, Decaying, Discoloration, Cracking, and Sporadic leaks. If property sewer pipe is cast iron and property is older than 25 years, the chances of cast iron sewage pipe issue is higher. Using a sewer snake may crack and damage rusted/older cast iron sewer pipe. Recommend replacing cast iron sewer pipe to ABS due to age and as an upgrade.



Main sewer line is cast iron *, Original cast iron sewer pipes may become an issue due to age (2). Cast iron sewer pipes can last 50–100 years, but some say they can last much longer. However, it's normal for them to start to deteriorate after 25 years. To avoid major issues, homeowners should regularly inspect their pipes for signs of trouble, such as: Rusting, Decaying, Discoloration, Cracking, and Sporadic leaks. If property sewer pipe is cast iron and property is older than 25 years, the chances of cast iron sewage pipe issue is higher. Using a sewer snake may crack and damage rusted/older cast iron sewer pipe. Recommend replacing cast iron sewer pipe to ABS due to age and as an upgrade.



Sewer Camera Inspection

The main sewer line inspection is intended to reduce the risk but cannot eliminate all risk of main sewer line damage. The Inspector will try and view entire main sewer line but is virtually impossible to observe every inch of main sewer pipe and may fail to note or see a defect. Defects may exist that cannot be detected by visual camera inspection. The inspection and inspection report do not constitute a warranty or guarantee of any kind, expressed or implied. The main sewer line will be inspected with SeeSnake camera reel, inspector will inspect main sewer line only. Lateral plumbing waste lines under property will not be inspected unless otherwise specified by buyer at an additional fee. A water test is not performed and may be performed at buyers request for an additional fee. Main sewer line camera inspections can not detect sewer pipe leaks unless clearly visible as a broken pipe. Inspection is limited and a diagnostic inspection. If issues are visible Guardian Home Inspection will defer to a Licensed Plumber to further assess and review main sewer pipe. Licensed plumber may find additional repairs that are necessary. If you fail to consult with a licensed plumber before you close escrow you do so at your own risk of issues of main sewer line being yours when you take possession of property.

1. Sewer Camera Inspection

AS	(*)	(2)	(3)	(4)
		✖		

Observations:

(N) Sewer camera inspection performed using clean out pipe located at: North side of property.

Sewer camera video was uploaded to YouTube, Please click link to view video. If it does not redirect you please copy and paste link to Google browser to view video:
https://youtu.be/uliniHKv7_A

Main sewer pipe material is Vitrified clay pipe (VCP), or clay tile pipe. Vitrified clay pipe (VCP), or clay tile pipe, is made from a blend of clay and shale, set at a high temperature to turn the pipe into an inert ceramic. This type of pipe is regularly used in gravity sewer collection mains because it resists most sewage and has a long lifespan. Unfortunately, VCP pipes are the most susceptible to root infiltration. Because clay pipes are joined with hubbed fittings, they do not provide a reliable seal against water. Tree roots are attracted to the water leaking through the joints, and the result is often sewer line damage. To avoid having to replace your pipes, we suggest a bi-annual sewer cleaning. This process rids the system of roots before they become a serious concern. The majority of sewer pipes installed at homes including the main lateral sewer pipe may have different types of pipes, this will be reason why different type of pipes will be checked at this section.



To video download report in HTML.



Water Heater

Real Estate inspection report is a snap shot of the date of the inspection, when appliance such as a water heater is marked as "Appears Serviceable", it is not a guarantee that systems or components will last indefinitely. Water heaters have a life span of approximately 10 to 15 years.

1. Water Heater

AS	(*)	(2)	(3)	(4)
X				

Water heater type and capacity: Gas 40 gallon

Water heater location: Water heater located at interior main hallway closet.

Observations:

Water heater appears serviceable, see sections below for other notes and or issues with water heater.



Water heater appears serviceable, see sections below for other notes and or issues with water heater.

2. Water Heater Notes

AS	(*)	(2)	(3)	(4)
X				

Observations:

Water heater MFG brand: Bradford White MFG DATE: 2024



Water heater MFG brand: Bradford White MFG DATE: 2024

3. Plumbing

AS	(*)	(2)	(3)	(4)
	✗			

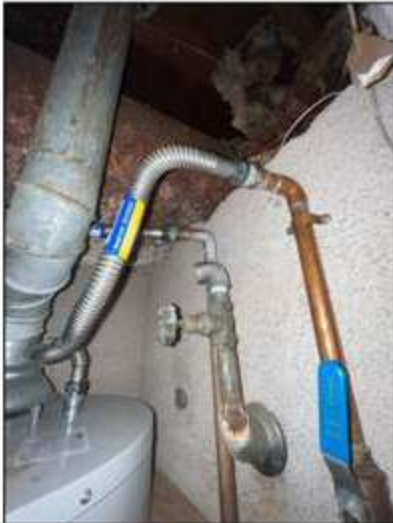
Materials: Flexible stainless steel.

Observations:

Water shut of valve installed at water heater, appears serviceable.

(Expansion Tank Missing) The tank water heater is installed on a closed water supply system (equipped with a pressure-reducing valve, recycling pump, or check valve) but lacks a thermal expansion tank. Current plumbing standards require an expansion tank to prevent excessive pressure buildup and protect the water heater tank from premature failure. Recommend further review and repair by licensed plumber (5).

(bond not installed) Water heater water supply pipes do not have bonding conductor installed as required by current standards (5), recommend installing as a safety upgrade.



(bond not installed) Water heater water supply pipes do not have bonding conductor installed as required by current standards (5), recommend installing as a safety upgrade.

Water shut of valve installed at water heater, appears serviceable.

4. Gas Valve

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

(drip leg) Gas supply pipe to water heater does not have a proper drip leg installed as required by current standards (5), recommend repair as an upgrade.



(drip leg) Gas supply pipe to water heater does not have a proper drip leg installed as required by current standards (5), recommend repair as an upgrade.

5. TPRV

AS	(*)	(2)	(3)	(4)
X				

Observations:

TPRV valve installed, appears serviceable. Expansion tanks are recommend to be installed on water heaters, if expansion tank is not noted as installed, we recommend installing one as an upgrade.

TPRV exhaust pipe installed and terminates to safe location as required by current standards, appears serviceable.

6. Combustion

AS	(*)	(2)	(3)	(4)
X				

Observations:

Water heater **combustion air** is available, and appears serviceable.

7. Venting

AS	(*)	(2)	(3)	(4)
	X			X

Observations:

Water heater vent flue is connected to a single walled vent flue that is Transite and is known to contain asbestos, single walled vent flue is routed through attic (5), safety hazard. Recommend replacing vent flue pipe for safety upgrade (5). Recommend further review and repair by a licensed plumbing contractor. The property was built before current standards, recommend repair as an upgrade (5).



Water heater vent flue is connected to a single walled vent flue that is Transite and is known to contain asbestos, single walled vent flue is routed through attic (5), safety hazard. Recommend replacing vent flue pipe for safety upgrade (5).

Recommend further review and repair by a licensed plumbing contractor. The property was built before current standards, recommend repair as an upgrade (5).

8. Seismic Strapping

AS	(*)	(2)	(3)	(4)
X				

Observations:

The water heater is strapped, appears serviceable.

Main Gas Supply

Los Angeles City Ordinance requires an Automatic Gas Seismic Shut Off Valve to be installed onto the main gas supply pipe before the close of escrow. Los Angeles County does not require an Automatic Gas Seismic Shut Off Valve. Other counties not mentioned may require automatic gas shut off valves, Consult a Licensed Retro-fit Company for further review. Shutting "OFF" Main Gas Supply pipe: As you face the meter, you'll see a pipe running from the ground to the meter. There is a shut-off valve running parallel with the pipe, usually located about 6 to 8 inches above the ground.



Take a 12-inch or larger adjustable wrench, and turn the valve 1/4 turn in either direction, until the valve is crosswise to the pipe.

1. Gas Supply Type & Location

AS	(*)	(2)	(3)	(4)
X				

Observations:

(North) Main gas supply meter is located on north side of property. Main gas supply shut off valve installed, appears serviceable.

(AS shut off) Main gas supply shut off valve present and fully visible, appears serviceable.
To shut off main gas supply valve: Use a 12-inch or larger adjustable wrench to turn the valve a quarter turn clockwise, or until it's perpendicular to the pipe. The valve is closed when the tang, or part of the valve you turn with the wrench, is crosswise to the pipe.

Automatic gas seismic shut off valve installed at main gas supply pipe, appears serviceable.



(AS shut off) Main gas supply shut off valve present and fully visible, appears serviceable.
To shut off main gas supply valve: Use a 12-inch or larger adjustable wrench to turn the valve a quarter turn clockwise, or until it's perpendicular to the pipe. The valve is closed when the tang, or part of the valve you turn with the wrench, is crosswise to the pipe.



(North) Main gas supply meter is located on north side of property. Main gas supply shut off valve installed, appears serviceable.



Automatic gas seismic shut off valve installed at main gas supply pipe, appears serviceable.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as **HVAC**) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. Furnace units that are nearing the end of normal life span may have cracks in the heat exchanger creating safety hazard. Cracks in heat exchanger are not visible with a routine inspection. Older furnace's do not always need to be replaced but are not as efficient as newer units. Inspection is limited. HVAC compressor units that are nearing or at end of there normal life spans are at greater risk of breaking down and having to be replaced. **HVAC filters:** should be replaced once every few months with a mid range to high quality air filter. Air filters keep system running properly as well as keep HVAC conditioned air clean. HVAC units that are manufactured before 2010 most likely run on R-22 Freon Refrigerant. R-22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. Few options to consider on an older HVAC unit. Consult an HVAC service technician to evaluate unit, systems older than 2010 may have been converted. Inspector can not detect on routine home inspection. Do nothing until your system breaks down and or Replace your system proactively. Wall and or window AC units are not inspected.

1. Heater Condition

AS	(*)	(2)	(3)	(4)
	✘			

Materials: The HVAC furnace is located at interior hallway closet

Materials: Fuel type: Natural Gas • Heating Type: Forced Air • HVAC unit is a split system.
Observations:

HVAC furnace installed is functional, but may have other issues present. See notes below for further information.

(normal temp) HVAC temperature on heating mode is 93°F, appears serviceable.

HVAC furnace MFG date: 1994

HVAC furnace MFG: American Standard

(worn) HVAC furnace at property is worn and appears to be nearing or at the end of its normal useful life *, system is not as efficient as newer units. Recommend replacing unit as an upgrade. Worn HVAC units may have broken heat exchanger that can not be inspected during a routine home inspection. Recommend having furnace serviced and inspected by a licensed HVAC contractor.

The HVAC furnace electrical cord is installed on an extension cord *(2), it is not recommended connecting the HVAC system on an extension cord. Recommend installing electrical outlet at this area to service HVAC furnace as required by current standards.





HVAC furnace installed is functional, but may have other issues present. See notes below for further information.



HVAC furnace MFG date: 1994



(normal temp) HVAC temperature on heating mode is 93°F, appears serviceable.



The HVAC furnace electrical cord is installed on an extension cord *(2), it is not recommended to connect the HVAC system on an extension cord. Recommend installing electrical outlet at this area to service HVAC furnace as required by current standards.

2. Condensation

AS	(*)	(2)	(3)	(4)
X				

Observations:

Condensation lines installed at cooling coil appear serviceable.

3. Venting

AS	(*)	(2)	(3)	(4)
X				

Observations:

HVAC venting appears serviceable.

4. Gas Valves

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Gas shut off valves were present and functional.

5. Combustion Air

AS	(*)	(2)	(3)	(4)
X				

Observations:

Combustion air appears serviceable.

6. Burners

AS	(*)	(2)	(3)	(4)
X				

Observations:

Furnace burner flame appears typical.



Furnace burner flame appears typical.

7. Distribution

AS	(*)	(2)	(3)	(4)
X				

Observations:

HVAC ducts and register at property installed appear serviceable.

8. Normal Controls

AS	(*)	(2)	(3)	(4)
X				

Thermostat located at:

Thermostat located at main hallway.

Thermostat is Digital - programmable type.



Thermostat located at main hallway.

9. Filters

AS	(*)	(2)	(3)	(4)
✗				

HVAC filter location: Filter located at base of furnace, to change air filter open cover with unit in the off position.
Observations:

Air filters at property appear serviceable, Recommend replacing filter at least twice a year, start of summer and start of winter.

HVAC Filter Size: 24 x 24 x 1



Air filters at property appear serviceable, Recommend replacing filter at least twice a year, start of summer and start of winter.

10. Air Conditioning

AS	(*)	(2)	(3)	(4)
		✗		

Compressor Type: Electric 240 volt • Electrical disconnect at compressor installed, appears serviceable. • HVAC cooling compressor appears to be a 5 ton unit according to data plate.
Observations:

HVAC Compressor MFG Date: 1994

(W) HVAC Compressor located at: Exterior south side, see notes below for other issues noted.

(temp) HVAC temperature on cooling mode was 58°F, appears serviceable.

(R-22) HVAC compressor installed at property is charged with R-22 and or HCFC-22 refrigerant. R-22 type of refrigerant is banned as of 2020. EPA states that you can continue to use your system that contains R-22 refrigerant after 2020. The issue is if you need HVAC service, The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair and or replace system preemptively. Systems that use R-22 Refrigerant are manufactured before 2010 and may be less efficient as newer systems. Information described is a Disclaimer on R-22 refrigerant. Consult Licensed HVAC contractor for further review (2).

(coil dirty) HVAC compressor cooling coil fins are dirty *(2), recommend having HVAC compressor cleaned and serviced to improve efficiency of unit.

(leaves in compressor) HVAC compressor had excessive leaves inside of unit, recommend having unit serviced/cleaned by a licensed HVAC technician *.

(not level) HVAC compressor is not level *(2), compressor fan requires level platform for proper function of compressor components. Having a compressor that is not level will prematurely wear compressor components. Recommend repair.





(W) HVAC Compressor located at: Exterior south side, see notes below for other issues noted.



HVAC Compressor MFG Date: 1994
 (R-22) HVAC compressor installed at property is charged with R-22 and or HCFC-22 refrigerant. R-22 type of refrigerant is banned as of 2020. EPA states that you can continue to use your system that contains R-22 refrigerant after 2020. The issue is if you need HVAC service, The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair and or replace system preemptively. Systems that use R-22 Refrigerant are manufactured before 2010 and may be less efficient as newer systems. Information described is a Disclaimer on R-22 refrigerant. Consult Licensed HVAC contractor for further review (2).



(not level) HVAC compressor is not level *(2), compressor fan requires level platform for proper function of compressor components. Having a compressor that is not level will prematurely wear compressor components. Recommend repair.



(temp) HVAC temperature on cooling mode was 58°F, appears serviceable.

11. Refrigerant Lines

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

Refrigerant Lines appear serviceable.

Refrigerant at compressor had damaged/worn insulation *, recommend having insulation replaced.



Refrigerant at compressor had damaged/worn insulation *, recommend having insulation replaced.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Main electrical & Sub panel location

AS	(*)	(2)	(3)	(4)
✘				

Observations:

(south) Main electrical panel is located at exterior south side of property.



(south) Main electrical panel is located at exterior south side of property.

2. Electrical Panel

AS	(*)	(2)	(3)	(4)
		✗		✗

Observations:

Main electrical panel service disconnect located at arrow, in case of emergency move MAIN BREAKER to "OFF" position.

Electrical service main electrical panel Meter: 6- 100 amp meter installed, appears serviceable.

100 amp service.

Conductors: 3

Type: 120/240 Volt-Single-Phase Service.

Main electrical service disconnect breaker is: 100 amp.

Sub electrical panel installed at exterior south side appears serviceable.

(no ground visible) Main electrical panel ground was not viewed/installed, recommend installing a driven grounding electrode (ground rod) and installing a ground conductor (wire) to main water supply pipe at entrance to property as required by current standards (5). Recommend bonding plumbing water supply pipes at water heater (5).

(FPSL) Main electrical panel is a Federal Pacific Stab-LOK panel (4)(2), Federal Pacific Stab-LOK panels are older panels that do not have parts for and or known to have numerous problems with performance. The panel breakers do not have proper connections and may arc creating a fire hazard and are also known for breakers not tripping/shutting off when needed (4). These panels are considered a safety hazard and should be replaced, consult a licensed electrical contractor for further review and repair. Some home owners insurance may not cover a claim resulting from issues with this type of panel.



(FPSL) Main electrical panel is a Federal Pacific Stab-LOK panel (4)(2), Federal Pacific Stab-LOK panels are older panels that do not have parts for and or known to have numerous problems with performance. The panel breakers do not have proper connections and may arc creating a fire hazard and are also known for breakers not tripping/shutting off when needed (4). These panels are considered a safety hazard and should be replaced, consult a licensed electrical contractor for further review and repair. Some home owners insurance may not cover a claim resulting from issues with this type of panel.



Main electrical panel service disconnect located at arrow, in case of emergency move MAIN BREAKER to "OFF" position.



Sub electrical panel installed at exterior south side appears serviceable.



Electrical service main electrical panel Meter: 6- 100 amp meter installed, appears serviceable.

3. Solar System

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

4. Cable Feeds

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Main electrical service line is over head.

Main electrical service line is under ground/service lateral.

Main electrical service wire is copper.

Main electrical overhead service wire comes to close to pool (2), main electrical service wire should have proper distances from pool by current standards. Recommend further review and repair by licensed electrical contractor.

The main electrical service line attachment wood base has lifted away and may allow moisture intrusion *(2), recommend repair to prevent moisture intrusion when it rains.



Main electrical overhead service wire comes to close to pool (2), main electrical service wire should have proper distances from pool by current standards. Recommend further review and repair by licensed electrical contractor.



Main electrical overhead service wire comes to close to pool (2), main electrical service wire should have proper distances from pool by current standards. Recommend further review and repair by licensed electrical contractor.



The main electrical service line attachment wood base has lifted away and may allow moisture intrusion *(2), recommend repair to prevent moisture intrusion when it rains.

5. Main Amp Capacity

AS	(*)	(2)	(3)	(4)
X				

Main breaker ampacity:

Over current protection type: Breakers

Service Main disconnect: 100 amperes

6. Panel Notes

AS	(*)	(2)	(3)	(4)
		✖		

Notes:

(100 amp) Main electrical panel is under sized and nearing the end of its normal service life (5), recommend upgrading electrical panel as required by today's standards. Recommend further review and repair by a licensed electrical contractor.

Recommend upgrading main electrical panel to a modern panel due to lack of proper grounding, and system components are nearing the end of its normal useful life (2). Recommend further review and repair by licensed contractor.

(ARC Fault) Main electrical panel does not have ARC Fault breakers installed that service living areas (5), ARC Fault breakers are required by current standards and may have not been required when property was built. Recommend installing ARC Fault breakers as an upgrade.

7. Wiring Notes

AS	(*)	(2)	(3)	(4)
		✖		

Observations:

Property is occupied *, various electrical outlets were not accessible, inspection is limited.

A fair of number of electrical outlets were tested at the time of the inspection for correct voltage, the electrical outlets tested at 120 Volts which appears serviceable.

(gfcı under sink) GFCI electrical outlets are required under kitchen sink (5)(2), recommend installing GFCI electrical outlets under kitchen sink as an upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required at kitchens to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical codes. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.

(ext gfcı trip) Exterior GFCI located at rear patio did not shut off/trip when tested (4)(2), safety hazard. Recommend further review and repair by licensed electrical contractor. Location: Rear patio

Bedroom #1 dimmer light switch on right side is non-function *(2).

Bedroom #2 closet has a temporary ceramic light fixture without a proper cover install installed *(5). Recommend installing a modern light fixture as an upgrade.





(ext gfci trip) Exterior GFCI located at rear patio did not shut off/trip when tested (4)(2), safety hazard. Recommend further review and repair by licensed electrical contractor.
Location: Rear patio



Electrical junction box located at HVAC furnace area is missing cover *.



A fair of number of electrical outlets were tested at the time of the inspection for correct voltage, the electrical outlets tested at 120 Volts which appears serviceable.



(gfc under sink) GFCI electrical outlets are required under kitchen sink (5)(2), recommend installing GFCI electrical outlets under kitchen sink as an upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required at kitchens to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical codes. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.



Bedroom #1 dimmer light switch on right side is non-function *(2).



Bedroom #2 closet has a temporary ceramic light fixture without a proper cover install installed *(5). Recommend installing a modern light fixture as an upgrade.

Interior Areas

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

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, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, 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.

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. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Smoke Alarms: Single family homes require battery operated smoke detector to be installed in each bedroom (defined as a room with a closet) and at hallway giving access to bedrooms. Smoke detectors shall be located no more than 12 inches below the ceiling. Smoke Alarms are required on each level of property. Multi Family Dwellings, Town house's, and Condominiums shall be hard wired and be equipped with a battery backup. **Carbon Monoxide Alarms:** Carbon Monoxide Alarms are required in homes that have Natural Gas that services appliances and or have an attached automobile garage. Carbon Monoxide Alarms are required at all hallway's that lead into bedrooms. Carbon monoxide required on each level of property.



1. Interior Rooms

AS	(*)	(2)	(3)	(4)
✕				



Living room



Dinette



Family room



Dining room



Bedroom #1



Bedroom #2



Bedroom #3

2. Doors Entry

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Main front door, door frame weather insulation strip, and threshold weather insulation strip installed appears serviceable.

Main front door at property appears serviceable.

3. Interior Doors

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Interior doors appear serviceable.

4. Exterior Doors

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Exterior rear sliding glass doors appear serviceable. Tempered glass logo visible, appears serviceable.



5. Walls

AS	(*)	(2)	(3)	(4)
		✕		

Type & Observations:

Walls are plaster, appears serviceable.

Main hallway closet Wall is cracked over door header *(2).

Living room Wall is cracked located on south side at door header (2).

Bedroom #1 interior door header is cracked *(2).

The whole house vacuum system piping/ducting in foundation crawlspace is nonfunctional and cracked at various areas *. Recommend re-installing piping/ducting if you would like to use whole house vacuum. Whole house vacuum was not tested *.



Main hallway closet Wall is cracked over door header *(2).



Living room Wall is cracked located on south side at door header (2).



Bedroom #1 interior door header is cracked *(2).



The whole house vacuum system piping/ducting in foundation crawlspace is nonfunctional and cracked at various areas *. Recommend re-installing piping/ducting if you would like to use whole house vacuum. Whole house vacuum was not tested *.

6. Window Type

AS	(*)	(2)	(3)	(4)
X				

Window type:

Vinyl replacement, dual pane, sliding. **Vinyl replacement windows are installed into original opening with out damaging stucco, in various cases the windows are installed by home owner or person with out proper knowledge of proper flashing installation. Inspector will not be able to detect proper installation of windows present. Vinyl replacement windows may leak when it rains *, inspection is limited.



Vinyl replacement, dual pane, sliding. **Vinyl replacement windows are installed into original opening with out damaging stucco, in various cases the windows are installed by home owner or person with out proper knowledge of proper flashing installation. Inspector will not be able to detect proper installation of windows present. Vinyl replacement windows may leak when it rains *, inspection is limited.

7. Windows Notes

AS	(*)	(2)	(3)	(4)
X				

Window notes:

Appear serviceable.

8. Ceilings

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Drywall ceilings, appear serviceable.

Vaulted ceilings noted.

Acoustical ceiling at property may contain materials that are dangerous if scraped an inhaled (2)(4), if buyer is removing the acoustical ceiling, acoustical ceiling should be tested for the presence of Asbestos. The property was built before 1975 and was built in the era of asbestos products being used. When removing acoustical ceiling it is recommended to use a licensed abatement contractor to remove acoustical ceiling. Location: Main hallway closet, garage, laundry room, and bedroom closets.





Chipped paint at kitchen ceiling *.



Acoustical ceiling at property may contain materials that are dangerous if scraped and inhaled (2)(4), if buyer is removing the acoustical ceiling, acoustical ceiling should be tested for the presence of Asbestos. The property was built before 1975 and was built in the era of asbestos products being used. Whenever removing acoustical ceiling it is recommended to use a licensed contractor to remove acoustical ceiling. Location: Main hallway closet, garage.

9. Floors

AS	(*)	(2)	(3)	(4)
✘				

Type & Observations:

Hard wood floors, appear serviceable.



Hard wood floors, appear serviceable.



10. Fireplace

AS	(*)	(2)	(3)	(4)
		✘		✘

Observations:

Fireplace (A) Location: Living room

Type of fireplace: Masonry brick Fireplace

Fireplace interior flue visibility is limited *, inspection is limited.

Fireplace (A) appears to be in serviceable condition, see notes below for other issues that may be present.

Fireplace (B) appears to be in serviceable condition, see notes below for other issues that may be present.

Fireplace (A) spark screen installed appears serviceable.

Fireplace (B) spark screen installed appears serviceable.

Fireplace (A) gas shut off valve installed, appears serviceable.

Fireplace (B) Location: Family Room

(damper clamp A) Fireplace (A) damper is not blocked opened as required by current safety standards when a gas fired burner assembly is installed (5). Recommend installing a flue damper as an upgrade and may be required by the gas company. Upgrades are recommended as a safety upgrade, subject property was built before current safety standards.

The subject property has a two-way fireplace (5), two-way fireplace are no longer constructed. Double-sided fireplace are no longer constructed in new homes because they are highly prone to improper drafting, which frequently causes smoke to spill directly into the indoor living spaces. Upgrading or modifying the fireplace to meet current architectural and safety standards would entail extensive, costly construction. At a minimum, the fireplace must be evaluated by a licensed chimney contractor to install a proper flue liner and install a damper clamp (2). Recommend further review repair by licensed Chimney contractor.





Fireplace (B) Location: Family Room

The subject property has a two-way fireplace (5), two-way fireplace are no longer constructed. Double-sided fireplace are no longer constructed in new homes because they are highly prone to improper drafting, which frequently causes smoke to spill directly into the indoor living spaces. Upgrading or modifying the fireplace to meet current architectural and safety standards would entail extensive, costly construction. At a minimum, the fireplace must be evaluated by a licensed chimney contractor to install a proper flue liner and install a damper clamp (2). Recommend further review repair by licensed Chimney contractor.



Fireplace (A) gas shut off valve installed, appears serviceable.

(damper clamp A) Fireplace (A) damper is not blocked opened as required by current safety standards when a gas fired burner assembly is installed (5). Recommend installing a flue damper as an upgrade and may be required by the gas company. Upgrades are recommended as a safety upgrade, subject property was built before current safety standards.

11. Ceiling Fans

AS	(*)	(2)	(3)	(4)
X				

Observations:

Ceiling fans at property appears serviceable.

12. Stairs & Handrail

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

13. Bar

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

14. Smoke Detector

AS	(*)	(2)	(3)	(4)
X				

Observations:

Smoke Detectors installed at property at all required locations, appears serviceable.

15. Carbon Monoxide

AS	(*)	(2)	(3)	(4)
X				

Observations:

Carbon Monoxide alarms installed at property at all required locations, appear serviceable.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

AS	(*)	(2)	(3)	(4)
X				

Observations:

Attic access panel located on main hallway ceiling.

Attic access located at master bedroom #2 closet ceiling.

2. How inspected

Notes:

- Inspected from attic access opening *, attic access inspection is limited due to attic access too small to enter and or attic too small to enter safely, inspection is limited *. North side of property was not inspected due to not having proper access and or too small to enter safely *.

3. Structure

AS	(*)	(2)	(3)	(4)
X				

Observations:

Attic structure is conventional wood framing 2x4 ceiling joist and 2x4 roof rafters, wood panel roof.





Attic structure is conventional wood framing 2x4 ceiling joist and 2x4 roof rafters, wood panel roof. Attic structure is conventional wood framing 2x4 ceiling joist and 2x4 roof rafters, wood panel roof.



Attic structure is conventional wood framing 2x4 ceiling joist and 2x4 roof rafters, wood panel roof.

4. Ventilation

AS	(*)	(2)	(3)	(4)
X				

Observations:

Attic vents installed, ventilation appears serviceable.

5. Vent Screens

AS	(*)	(2)	(3)	(4)
X				

Observations:

Attic vent screens installed, appears serviceable.

6. Insulation

AS	(*)	(2)	(3)	(4)
X				

Materials: Fiberglass Batt

Depth: Insulation averages about 4-6 inches in depth; more recommended.

Observations:

Attic insulation appears serviceable.

7. Exhaust Vent

AS	(*)	(2)	(3)	(4)
	✘			

Observations:

Laundry room exhaust vent does not have a duck to route exhaust to the exterior *. Also the fan does not have a cover or some type of insulation that will prevent heat from attic to enter into house *. Recommend further review repair by licensed contractor.



Laundry room exhaust vent does not have a duck to route exhaust to the exterior *. Also the fan does not have a cover or some type of insulation that will prevent heat from attic to enter into house *. Recommend further review repair by licensed contractor.

Garage

Garage inspection is performed by InterNACHI Standards. Inspection of garage is limited to visible and accessible areas. Inspection companies are not required to move stored or blocked items to inspect property.

1. Garage NOTES

AS	(*)	(2)	(3)	(4)
✘				

Garage Type & Observations:

Occupants belongings obstructed full inspection of garage. Inspection is limited.

Garage is two car attached.



Garage is two car attached.



Garage is two car attached.

2. Floors

AS	(*)	(2)	(3)	(4)
		✖		

Type & Observations:

Garage concrete floor had various major cracks, recommend repair (2). Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.



Garage concrete floor had various major cracks, recommend repair (2). Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.



Garage concrete floor had various major cracks, recommend repair (2). Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.

3. Walls

AS	(*)	(2)	(3)	(4)
✖				

Walls/Firewall Type & Observations:

Garage firewall is drywall, appears serviceable.

Garage firewall is plaster, appears serviceable.

Garage not fully visible due to occupants belongings obstructing full access, inspection is limited *.

Garage stem wall foundation has visible crack located on West side of garage (2).



Garage stem wall foundation has visible crack located on West side of garage (2).

4. Anchor Bolts

AS	(*)	(2)	(3)	(4)
X				

Observations:

The anchor bolts installed and visible at garage, appears serviceable.



The anchor bolts installed and visible at garage, appears serviceable.

5. Rafters & Ceiling

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Conventional wood framing at garage, appears serviceable.

Acoustical ceiling at property may contain materials that are dangerous if scraped and inhaled (2)(4), if buyer is removing the acoustical ceiling, acoustical ceiling should be tested for the presence of Asbestos. The property was built before 1975 and was built in the era of asbestos products being used. When removing acoustical ceiling it is recommended to use a licensed abatement contractor to remove acoustical ceiling. Location: Main hallway closet, garage, laundry room, and bedroom closets.

Garage ceiling is damaged located on SW corner *.



Acoustical ceiling at property may contain materials that are dangerous if scraped and inhaled (2)(4), if buyer is removing the acoustical ceiling, acoustical ceiling should be tested for the presence of Asbestos. The property was built before 1975 and was built in the era of asbestos products being used. When removing acoustical ceiling it is recommended to use a licensed abatement contractor to remove acoustical ceiling. Location: Main hallway closet, garage, laundry room, and bedroom closets.



Garage ceiling is damaged located on SW corner *.

6. Door to Living Area

AS	(*)	(2)	(3)	(4)
				✕

Type & Observations:

Solid Wood Door not less than 1-3/8 inches thick
Solid or Honeycomb-core Steel Door not less than 1-3/8 inches thick
20 Minute Fire Rated Door –

(self close) Garage door to the interior does not have self closing, self latching mechanism installed as required by current standards (5). Recommend installing safety closing mechanism as required by current standards.



(self close) Garage door to the interior does not have self closing, self latching mechanism installed as required by current standards (5). Recommend installing safety closing mechanism as required by current standards.



7. Ventilation

AS	(*)	(2)	(3)	(4)
X				

Observations:

Garage ventilation and screens installed, appears serviceable.

8. Exterior Door

AS	(*)	(2)	(3)	(4)
			X	

Observations:

Garage door to the exterior has moisture damage at base of door jam (3), Recommend further review and repair by licensed termite inspector.



Garage door to the exterior has moisture damage at base of door jam (3), Recommend further review and repair by licensed termite inspector.

9. Vehicle Door

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Occupants belongings obstructed access and inspection of vehicle garage door *, inspection is limited *.

Garage door and opening hardware installed, appears serviceable.

Vehicle garage door is two car wood panel roll up.

10. Automatic Garage Door Opener

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Automatic garage door installed, appears serviceable.

Automatic garage door electronic reversing sensor eye installed appears serviceable.

11. Garage Electrical

AS	(*)	(2)	(3)	(4)
		X		

Observations:

(no gfci) GFCI electrical outlets are not installed in garage (5). Recommend installing GFCI electrical outlets as required by current standards as a safety upgrade (5). GFCI electrical outlets are required to be installed in garage at any electrical outlet that services garage that is not dedicated to an appliance. Recommend installing as a safety upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required in garage to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical standards. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.

(gfci opener) GFCI electrical outlet not installed at automatic garage door opener electrical receptacle that is controlled by wall switch as required by current standards (5), recommend installing GFCI electrical outlet as an upgrade. (GarageGFCI) Garage electrical outlets do not have GFCI as required by current standards (5). Property was built before current standards, recommend installing as a safety upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required in garage to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical standards. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.



(no gfci) GFCI electrical outlets are not installed in garage (5). Recommend installing GFCI electrical outlets as required by current standards as a safety upgrade (5). GFCI electrical outlets are required to be installed in garage at any electrical outlet that services garage that is not dedicated to an appliance. Recommend installing as a safety upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required in garage to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical standards. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.

(gfci opener) GFCI electrical outlet not installed at automatic garage door opener electrical receptacle that is controlled by wall switch as required by current standards (5), recommend installing GFCI electrical outlet as an upgrade. (GarageGFCI) Garage electrical outlets do not have GFCI as required by current standards (5). Property was built before current standards, recommend installing as a safety upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required in garage to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical standards. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.



Laundry

Laundry appliances were not tested. The inspection of the laundry appliances area is limited. The inspector is not aware whether the laundry appliances will remain with the home or what their condition may be at the time of closing. Console your agent and or verified disclosure and any warranty paper work for appliances with seller.

If the laundry appliances are to remain, Guardian Home Inspection recommends installing new water supply hoses. Older washing machine supply hoses are prone to failure and can leak without warning. It is also recommended to install a water catch pan and or an automatic water shutoff device to help reduce the risk of water damage in the event of a leak. The dryer exhaust duct should be cleaned as part of routine maintenance to reduce fire risk and improve dryer efficiency. In many cases, a home warranty is included with the purchase of the home. Any concerns or future issues related to laundry appliances should be addressed through the home warranty provider.

1. Laundry room/area location

AS	(*)	(2)	(3)	(4)
X				

Observations:

Laundry room located at second floor main hallway.



Laundry room located at second floor main hallway.

2. Plumbing

AS	(*)	(2)	(3)	(4)
X				

Descriptions & Observations:

Water supply for laundry area appears serviceable and drain stand pipe appear serviceable.



Water supply for laundry area appears serviceable and drain stand pipe appear serviceable.

3. Electrical

AS	(*)	(2)	(3)	(4)
	✗	✗		

Observations:

(Not gfc i 5) Electrical outlet for laundry appliances is required to have GFCI protection by current standards (5), recommend installing GFCI electrical outlet to bring up to current standards and is considered an upgrade.



(Not gfc i 5) Electrical outlet for laundry appliances is required to have GFCI protection by current standards (5), recommend installing GFCI electrical outlet to bring up to current standards and is considered an upgrade.

4. Gas Valves

AS	(*)	(2)	(3)	(4)
✗				

Observations:

Gas supply valve to laundry area installed, appears serviceable.





Gas supply valve to laundry area installed, appears serviceable.

5. Dryer Vent

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

(duct lint) Dryer exhaust vent duct is full of lint, fire safety hazard (4), recommend cleaning laundry exhaust duct as a safety upgrade.

6. Exhaust Fan

AS	(*)	(2)	(3)	(4)
✗				

Observations:

The laundry room ventilation exhaust fan was installed, appears serviceable.

7. Wash Basin

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

N/A

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen (General)

AS	(*)	(2)	(3)	(4)
✗				

Observations:

Kitchen Counters, cabinets, floor and lights appear in serviceable condition.





Kitchen Counters, cabinets, floor and lights appear in serviceable condition.



Thermal imaging was used to inspect interior of property, no visible abnormalities detected at the time of the inspection at this area.

2. Kitchen Sink

AS	(*)	(2)	(3)	(4)
		✖		

Observations:

Kitchen sink appears serviceable.

Kitchen sink faucet appears serviceable.

Kitchen sink spray wand appears serviceable.

Plumbing under kitchen sink serviceable.

Undermount kitchen sink has visible gap at attachment under granite counter (2), this gap will allow moisture to leak under kitchen sink. Recommend repair as necessary.



Undermount kitchen sink has visible gap at attachment under granite counter (2), this gap will allow moisture to leak under kitchen sink. Recommend repair as necessary.



Plumbing under kitchen sink serviceable.

3. Garbage Disposal

AS	(*)	(2)	(3)	(4)
X				

Observations:

Garbage disposal installed, functional, appears serviceable.

Garbage disposal electrical connection and wire clamp installed, appears serviceable.

4. Range/Cooktop

AS	(*)	(2)	(3)	(4)
X				

Observations:

- Kitchen stove appears serviceable, see notes below for issues that may be present.
- Range/Cooktop type: Gas, electric ignition and electric 240 volt.
- Number of ovens: 2
- Gas shut off valve installed appears serviceable.
- Oven light(s) appear serviceable.
- Stove did not have anti tip hardware installed at the time of the inspection, recommend adding anti tip hardware for safety enhancement (5).

5. Kitchen Exhaust Hood

AS	(*)	(2)	(3)	(4)
X				

Observations:

Kitchen exhaust vent hood installed, appears serviceable.

Kitchen exhaust hood light functional, appears serviceable.



Kitchen exhaust vent hood installed, appears serviceable.

6. Dishwasher

AS	(*)	(2)	(3)	(4)
X				

Observations:

Dishwasher installed, appears serviceable. See notes below for other issues that may be present.

Dishwasher door insulation appears serviceable.

Dishwasher drain type: High loop method installed, appears serviceable.



Dishwasher door squeaks when opened *.

7. Microwave

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

Microwave makes strange noise when operating *.



Microwave makes strange noise when operating *.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..



1. Bathroom location

AS	(*)	(2)	(3)	(4)
X				



Bathroom (B) location: Main hallway full bathroom.



Bathroom (A) location: Bedroom #1 3/4 bathroom.

2. Toilets

AS	(*)	(2)	(3)	(4)
X				

Observations:

Bathroom (B) 1.6 Gallon Toilet appears serviceable.

3. Sinks

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Bathroom (B) sink, sink faucet, and sink plumbing drain appear serviceable.

Bathroom (B) sink drain has active leak (2), moisture stain at base of kitchen counter. Recommend further review and repair by licensed plumber.

(flex drain A) Bathroom (A) sink drain has a flex extension form fit drain installed which is not approved in most areas (2), recommend further review and repair by licensed plumber.



Bathroom (B) sink, sink faucet, and sink plumbing drain appear serviceable. Right side



Bathroom (B) sink drain has active leak (2), moisture stain at base of kitchen counter. Recommend further review and repair by licensed plumber.



(flex drain A) Bathroom (A) sink drain has a flex extension form fit drain installed which is not approved in most areas (2), recommend further review and repair by licensed plumber.



Bathroom (B) sink drain has active leak (2), moisture stain at base of kitchen counter. Recommend further review and repair by licensed plumber. The thermal imaging camera was used to inspect area which detected active leak.



Thermal imaging was used to inspect interior of property, no visible abnormalities detected at the time of the inspection at this area.



Thermal imaging was used to inspect interior of property, no visible abnormalities detected at the time of the inspection at this area.



Thermal imaging was used to inspect interior of property, no visible abnormalities detected at the time of the inspection at this area.

4. Ventilation

AS	(*)	(2)	(3)	(4)
	✗			

Ventilation:

Bathroom (B) electrical ventilation installed appears serviceable.

(VENT A5) Ventilation at bathroom (A) is not installed as required by current standards (5), recommend adding electrical exhaust vents as an upgrade (5).

5. Bath Tubs

AS	(*)	(2)	(3)	(4)
	✗			

Observations:

Bathroom (A) bathtub, drain, and water supply faucet, appears serviceable.

Drain stopper in bathroom (B) was non functional/not installed (2), recommend repair.

Bathroom (B) bathtub has rust stains at drain *.



Bathroom (B) bathtub has rust stains at drain *.



6. Showers

AS	(*)	(2)	(3)	(4)
✕				

Observations:

Bathroom (A) shower water supply handles, shower head, and drain, appear serviceable.

Bathroom (B) shower water supply handles, shower head, and drain, appear serviceable.

7. Enclosure

AS	(*)	(2)	(3)	(4)
		✕		

Observations:

Bathroom (B) shower enclosure appears serviceable.

Bathroom (A) tile shower enclosure curb has visible crack at both sides of curb (2), the crack may allow shower pan to leak. Recommend further review repair by licensed contractor.



Bathroom (A) tile shower enclosure curb has visible crack at both sides of curb (2), the crack may allow shower pan to leak. Recommend further review repair by licensed contractor.

Bathroom (A) tile shower enclosure curb has visible crack at both sides of curb (2), the crack may allow shower pan to leak. Recommend further review repair by licensed contractor.



Key To Inspection Report *

1. Key to Inspection Report

AS Appears serviceable

* Items that have an asterisk next to comment: This item or component warrants additional attention, repair or monitoring.

(1) Recommend evaluation by a qualified licensed structural engineer / geological engineer.

(2) Recommend further review and repair as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by a qualified pest inspector, and or issues that are present that are conducive for termite infestation.

(4) Safety hazard - correction is needed.

(5) Recommend upgrading property / components to current standards. The property may have been built before current safety standards where in place. Recommend upgrading for safety enhancement.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I 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. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. Recommend obtaining a copy of all receipts, warranties and permits for repairs that are performed. **Ensure all recommended repairs from the inspection report are addressed before the inspection contingency expires, or at minimum, prior to closing escrow.** If you fail to formally request these repairs and do not consult professionals for further review or consult for exact repair costs, you assume all risks and financial responsibility for the property once you close escrow.

Grounds		
Page 4 Item: 1	Driveway	(trip hazard city) Driveway is settled/lifted at city sidewalk creating trip hazard *(4).
Page 5 Item: 2	Sidewalk	(step off trip front) Concrete sidewalk has step off at joint(s) causing trip hazard located at front of property *(4), recommend repair as a safety upgrade. Consult licensed contractor for further review and repair. Rear lawn area surface drain is clogged (2), recommend repair.
Exterior Areas		
Page 7 Item: 2	Exterior Wood	(Fascia (3) SE) Exterior wood fascia located on SE corner has moisture/termite damage (3), recommend further review and repair by licensed termite inspector.
Page 7 Item: 4	Chimney	(no flue liner) Chimney did not have a flue liner as required by current standards (5)(4), the property was built before current safety standards, recommend installing flue liner as a safety upgrade (5). (crack crown) Chimney rain masonry cap/crown is cracked which will allow water to enter into inner chimney brick and mortar which prematurely age chimney deteriorating structure (2), recommend repair.
Page 8 Item: 6	Hose Faucet	Exterior hose faucet is non-functional located at SW corner *. It appears that the property was re-piped with copper. This hose faucet may be abandoned. Exterior rear hose faucet is non-function *(2).
Pool/Jacuzzi		
Page 10 Item: 1	Pool	Pool body plaster has a visible crack/fracture in the middle section of the pool plaster, in addition a water hose placed inside the water suggests an active effort to compensate for water loss (2). The pool appears to be leaking, recommend further review repair by licensed pool contractor. (missing proper Cover) Pool drain at the deep end is missing proper anti-vortex cover (5), proper pool drain covers are required to be installed as a safety upgrade. Current standards require two separate anti-vortex pool drain covers. (cracked plaster) Pool below water plaster has various cracks that are visible (2), cracks may cause pool to leak into foundation of pool which will cause pool to settle and weaken pool system. Recommend further review and repair by licensed pool contractor. Pool tile is stained *, recommend repair/cleaning tile as necessary *.
Page 14 Item: 8	Lights	Pool GFCI electrical receptacle did not trip circuit as required (2)(4), recommend replacing GFCI electrical receptacle as required by current standards.



Page 14 Item: 9	Deck	(trip hazard) Concrete pool deck has large crack(s) creating step which are trip hazards (4)(2), recommend further review and repair by licensed contractor. Pool deck has visible crack(s) at various areas (2), recommend further review and repair by licensed pool contractor to repair/replace pool concrete deck (2). Concrete pool deck has settled area creating tripping hazard (4)*, recommend repair.
Page 15 Item: 10	Fence/Safety Barriers	-All access gates through the fence should open away from the pool and must be self-closing with a self-latching device that is fitted sixty inches above the floor. -The fence must have a minimum height of sixty inches. -A maximum vertical clearance from the floor to the bottom of the fence of 2 inches. -If there are gaps, it should not allow passage of an object that is more than four inches in diameter. -The outside surface of the pool must be free of cavities, protrusions, or any other physical feature that can serve as foothold or handhold to a child. (pool fence latch nf) Pool barrier/fence gate does not properly self close/self latch as required by current safety standards (4), safety hazard. Recommend subsequent repair, adjustment, replacement of self latching gate mechanism as required by current safety standards (2). Both Pool barrier/fence gates do not properly self close/self latch as required by current safety standards (4), safety hazard. Recommend subsequent repair, adjustment, replacement of self latching gate mechanism as required by current safety standards (2).
Page 16 Item: 11	Pool Water Fill Valve	Pool water fuel valve was tested and it did not appear to nonfunctional *, recommend further review repair by licensed plumber.
Foundation		
Page 17 Item: 1	Foundation Type	Inspection is limited due to minimal access at some areas of foundation due to framing and limited access *.
Page 18 Item: 3	Foundation perimeter	(west) Foundation has visible crack located on west side of property (2), recommend further review and repair by a licensed foundation contractor.
Page 19 Item: 5	Raised Foundation	(north) Raised concrete stem wall foundation is cracked located on north side of property (2), cracks is 1/4" and or greater. Recommend further review and repair by a licensed foundation contractor (2). (efflorescence) The raised concrete foundation has visible efflorescence present at various stem foundation walls in foundation crawlspace *. Efflorescence is caused by improper side drainage allowing moisture/water to enter into foundation walls creating mineral deposits which can damage foundation structure. (foundation spalling) The raised concrete foundation has age related wear caused by improper site drainage creating efflorescence and deteriorating concrete foundation known as spalling (2). Recommend further review and repair by licensed foundation contractor. The properties age has contributed to the foundation issues as well as in proper site drainage (2). Wood Subfloor has visible moisture staining/damage located at bathroom (A) toilet area visible in foundation crawlspace (3).
Page 20 Item: 7	Foundation Notes	Excessive TV cable wire abandoned in foundation crawl space *, recommend removal as necessary.



Roof

Page 23 Item: 4	Flashing	Chimney attachment bracket installed on roof is not properly sealed with roofing mastic to prevent moisture intrusion *, recommend repair to prevent moisture intrusion.
Page 24 Item: 7	Gutter	(no gutter) Gutter system is not installed at property *. Recommend installation of gutter system to divert water away from structure/foundation. Water can weaken the foundation and deteriorate the exterior walls/siding. Be sure to install splash blocks or extensions to divert water away from property *. Installation of gutter system is considered and upgrade.

Plumbing

Page 25 Item: 1	Main Water Supply Line	Water meter was spinning at the start of the Inspection *, when water meter is spinning it indicates that there is a fixture or faucet that is on or leaking. Inspector checked meter at the end of the inspection process, the meter was not spinning. Inspector could not determine why meter was spinning at the start of the inspection.
Page 26 Item: 2	Main Water Pressure	(no pressure exhaust) Main water supply pipe does not have a pressure exhaust installed as required (2), recommend installing. Recommend further review and repair by licensed plumber.
Page 27 Item: 3	Water Supply Lines	(H not insulated) Hot water supply pipes are not insulated in attic/foundation crawl space *, recommend adding insulation as an upgrade for higher efficiency. Water supply line at front of property is galvanized and has major rust damage (2), recommend further review repair by licensed plumber.
Page 27 Item: 4	Main Sewer Waste Line	Main sewer line is cast iron *. Original cast iron sewer pipes may become an issue due to age (2). Cast iron sewer pipes can last 50–100 years, but some say they can last much longer. However, it's normal for them to start to deteriorate after 25 years. To avoid major issues, homeowners should regularly inspect their pipes for signs of trouble, such as: Rusting, Decaying, Discoloration, Cracking, and Sporadic leaks. If property sewer pipe is cast iron and property is older than 25 years, the chances of cast iron sewage pipe issue is higher. Using a sewer snake may crack and damage rusted/older cast iron sewer pipe. Recommend replacing cast iron sewer pipe to ABS due to age and as an upgrade. Subject property does not have a sewer clean out located at front of property as required (5). Inspector viewed Sewer system underneath foundation crawlspace and it appears to be routed towards the front of property. The main lateral sewer pipe appears to wrap around the property traveling north to rear yard. There is a 4 inch ABS sewer clean out located at rear property approximately 20 feet from structure. Due to the missing clean out at the front, inspector was not able to view or inspect the main lateral sewer pipe located from the front of the structure to the clean out at rear. Recommend having licensed plumber pull a toilet and inspect sewer main lateral pipe with camera from the structure to the clean out area located at rear of property (2).



Sewer Camera Inspection

Page 29 Item: 1	Sewer Camera Inspection	Sewer camera video was uploaded to YouTube, Please click link to view video. If it does not redirect you please copy and paste link to Google browser to view video: https://youtu.be/ulinlHKv7_A Main sewer pipe material is Vitrified clay pipe (VCP), or clay tile pipe. Vitrified clay pipe (VCP), or clay tile pipe, is made from a blend of clay and shale, set at a high temperature to turn the pipe into an inert ceramic. This type of pipe is regularly used in gravity sewer collection mains because it resists most sewage and has a long lifespan. Unfortunately, VCP pipes are the most susceptible to root infiltration. Because clay pipes are joined with hubbed fittings, they do not provide a reliable seal against water. Tree roots are attracted to the water leaking through the joints, and the result is often sewer line damage. To avoid having to replace your pipes, we suggest a bi-annual sewer cleaning. This process rids the system of roots before they become a serious concern. The majority of sewer pipes installed at homes including the main lateral sewer pipe may have different types of pipes, this will be reason why different type of pipes will be checked at this section.
-----------------	-------------------------	---

Water Heater

Page 31 Item: 3	Plumbing	(Expansion Tank Missing) The tank water heater is installed on a closed water supply system (equipped with a pressure-reducing valve, recycling pump, or check valve) but lacks a thermal expansion tank. Current plumbing standards require an expansion tank to prevent excessive pressure buildup and protect the water heater tank from premature failure. Recommend further review and repair by licensed plumber (5). (bond not installed) Water heater water supply pipes do not have bonding conductor installed as required by current standards (5), recommend installing as a safety upgrade.
Page 31 Item: 4	Gas Valve	(drip leg) Gas supply pipe to water heater does not have a proper drip leg installed as required by current standards (5), recommend repair as an upgrade.
Page 32 Item: 7	Venting	Water heater vent flue is connected to a single walled vent flue that is Transite and is known to contain asbestos, single walled vent flue is routed through attic (5), safety hazard. Recommend replacing vent flue pipe for safety upgrade (5). Recommend further review and repair by a licensed plumbing contractor. The property was built before current standards, recommend repair as an upgrade (5).

Heat/AC

Page 34 Item: 1	Heater Condition	(worn) HVAC furnace at property is worn and appears to be nearing or at the end of its normal useful life *, system is not as efficient as newer units. Recommend replacing unit as an upgrade. Worn HVAC units may have broken heat exchanger that can not be inspected during a routine home inspection. Recommend having furnace serviced and inspected by a licensed HVAC contractor. The HVAC furnace electrical cord is installed on an extension cord *(2), it is not recommended connecting the HVAC system on an extension cord. Recommend installing electrical outlet at this area to service HVAC furnace as required by current standards.
-----------------	------------------	---



Page 37 Item: 10	Air Conditioning	(R-22) HVAC compressor installed at property is charged with R-22 and or HCFC-22 refrigerant. R-22 type of refrigerant is banned as of 2020. EPA states that you can continue to use your system that contains R-22 refrigerant after 2020. The issue is if you need HVAC service, The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair and or replace system preemptively. Systems that use R-22 Refrigerant are manufactured before 2010 and may be less efficient as newer systems. Information described is a Disclaimer on R-22 refrigerant. Consult Licensed HVAC contractor for further review (2). (coil dirty) HVAC compressor cooling coil fins are dirty *(2), recommend having HVAC compressor cleaned and serviced to improve efficiency of unit. (leaves in compressor) HVAC compressor had excessive leaves inside of unit, recommend having unit serviced/cleaned by a licensed HVAC technician *. (not level) HVAC compressor is not level *(2), compressor fan requires level platform for proper function of compressor components. Having a compressor that is not level will prematurely wear compressor components. Recommend repair.
Page 38 Item: 11	Refrigerant Lines	Refrigerant at compressor had damaged/worn insulation *, recommend having insulation replaced.
Electrical		
Page 40 Item: 2	Electrical Panel	(no ground visible) Main electrical panel ground was not viewed/installed, recommend installing a driven grounding electrode (ground rod) and installing a ground conductor (wire) to main water supply pipe at entrance to property as required by current standards (5). Recommend bonding plumbing water supply pipes at water heater (5). (FPSL) Main electrical panel is a Federal Pacific Stab-LOK panel (4)(2), Federal Pacific Stab-LOK panels are older panels that do not have parts for and or known to have numerous problems with performance. The panel breakers do not have proper connections and may arc creating a fire hazard and are also known for breakers not tripping/shutting off when needed (4). These panels are considered a safety hazard and should be replaced, consult a licensed electrical contractor for further review and repair. Some home owners insurance may not cover a claim resulting from issues with this type of panel.
Page 41 Item: 4	Cable Feeds	Main electrical overhead service wire comes to close to pool (2), main electrical service wire should have proper distances from pool by current standards. Recommend further review and repair by licensed electrical contractor. The main electrical service line attachment wood base has lifted away and may allow moisture intrusion *(2), recommend repair to prevent moisture intrusion when it rains.
Page 43 Item: 6	Panel Notes	(100 amp) Main electrical panel is under sized and nearing the end of its normal service life (5), recommend upgrading electrical panel as required by today's standards. Recommend further review and repair by a licensed electrical contractor. Recommend upgrading main electrical panel to a modern panel due to lack of proper grounding, and system components are nearing the end of its normal useful life (2). Recommend further review and repair by licensed contractor. (ARC Fault) Main electrical panel does not have ARC Fault breakers installed that service living areas (5), ARC Fault breakers are required by current standards and may have not been required when property was built. Recommend installing ARC Fault breakers as an upgrade.



Page 43 Item: 7	Wiring Notes	(gfci under sink) GFCI electrical outlets are required under kitchen sink (5)(2), recommend installing GFCI electrical outlets under kitchen sink as an upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required at kitchens to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical codes. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices. (ext gfci trip) Exterior GFCI located at rear patio did not shut off/trip when tested (4)(2), safety hazard. Recommend further review and repair by licensed electrical contractor. Location: Rear patio Bedroom #1 dimmer light switch on right side is non-function *(2). Bedroom #2 closet has a temporary ceramic light fixture without a proper cover install installed *(5). Recommend installing a modern light fixture as an upgrade.
-----------------	--------------	--

Interior Areas

Page 48 Item: 5	Walls	Main hallway closet Wall is cracked over door header *(2). Living room Wall is cracked located on south side at door header (2). Bedroom #1 interior door header is cracked *(2). The whole house vacuum system piping/ducting in foundation crawlspace is nonfunctional and cracked at various areas *. Recommend re-installing piping/ducting if you would like to use whole house vacuum. Whole house vacuum was not tested *.
Page 49 Item: 8	Ceilings	Acoustical ceiling at property may contain materials that are dangerous if scraped and inhaled (2)(4), if buyer is removing the acoustical ceiling, acoustical ceiling should be tested for the presence of Asbestos. The property was built before 1975 and was built in the era of asbestos products being used. When removing acoustical ceiling it is recommended to use a licensed abatement contractor to remove acoustical ceiling. Location: Main hallway closet, garage, laundry room, and bedroom closets.
Page 51 Item: 10	Fireplace	(damper clamp A) Fireplace (A) damper is not blocked opened as required by current safety standards when a gas fired burner assembly is installed (5). Recommend installing a flue damper as an upgrade and may be required by the gas company. Upgrades are recommended as a safety upgrade, subject property was built before current safety standards. The subject property has a two-way fireplace (5), two-way fireplace are no longer constructed. Double-sided fireplace are no longer constructed in new homes because they are highly prone to improper drafting, which frequently causes smoke to spill directly into the indoor living spaces. Upgrading or modifying the fireplace to meet current architectural and safety standards would entail extensive, costly construction. At a minimum, the fireplace must be evaluated by a licensed chimney contractor to install a proper flue liner and install a damper clamp (2). Recommend further review repair by licensed Chimney contractor.

Attic

Page 55 Item: 7	Exhaust Vent	Laundry room exhaust vent does not have a duck to route exhaust to the exterior *. Also the fan does not have a cover or some type of insulation that will prevent heat from attic to enter into house *. Recommend further review repair by licensed contractor.
-----------------	--------------	--

Garage

Page 56 Item: 2	Floors	Garage concrete floor had various major cracks, recommend repair (2). Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.
-----------------	--------	---



Page 56 Item: 3	Walls	Garage stem wall foundation has visible crack located on West side of garage (2).
Page 57 Item: 5	Rafters & Ceiling	Acoustical ceiling at property may contain materials that are dangerous if scraped an inhaled (2)(4), if buyer is removing the acoustical ceiling, acoustical ceiling should be tested for the presence of Asbestos. The property was built before 1975 and was built in the era of asbestos products being used. When removing acoustical ceiling it is recommended to use a licensed abatement contractor to remove acoustical ceiling. Location: Main hallway closet, garage, laundry room, and bedroom closets. Garage ceiling is damaged located on SW corner *.
Page 58 Item: 6	Door to Living Area	(self close) Garage door to the interior does not have self closing, self latching mechanism installed as required by current standards (5). Recommend installing safety closing mechanism as required by current standards.
Page 59 Item: 8	Exterior Door	Garage door to the exterior has moisture damage at base of door jam (3). Recommend further review and repair by licensed termite inspector.
Page 60 Item: 11	Garage Electrical	(no gfci) GFCI electrical outlets are not installed in garage (5). Recommend installing GFCI electrical outlets as required by current standards as a safety upgrade (5). GFCI electrical outlet are required to be installed in garage at any electrical outlet that services garage that is not dedicated to an appliance. Recommend installing as a safety upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required in garage to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical standards. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices. (gfci opener) GFCI electrical outlet not installed at automatic garage door opener electrical receptacle that is controlled by wall switch as required by current standards (5), recommend installing GFCI electrical outlet as an upgrade. (GarageGFCI) Garage electrical outlets do not have GFCI as required by current standards (5). Property was built before current standards, recommend installing as a safety upgrade. GFCI (Ground Fault Circuit Interrupter) outlets are required in garage to enhance electrical safety by reducing the risk of electric shock in wet environments. Even if a property was built before current standards mandated GFCI installation, upgrading to these outlets is crucial for ensuring safety and compliance with modern electrical standards. Retrofitting older properties with GFCI outlets not only protects occupants but also aligns the home with contemporary safety practices.
Laundry		
Page 62 Item: 3	Electrical	(Not gfci 5) Electrical outlet for laundry appliances is required to have GFCI protection by current standards (5), recommend installing GFCI electrical outlet to bring up to current standards and is considered an upgrade.
Page 63 Item: 5	Dryer Vent	(duct lint) Dryer exhaust vent duct is full of lint, fire safety hazard (4), recommend cleaning laundry exhaust duct as a safety upgrade.
Kitchen		
Page 64 Item: 2	Kitchen Sink	Undermount kitchen sink has visible gap at attachment under granite counter (2), this gap will allow moisture to leak under kitchen sink. Recommend repair as necessary.
Page 65 Item: 4	Range/Cooktop	• Stove did not have anti tip hardware installed at the time of the inspection, recommend adding anti tip hardware for safety enhancement (5).
Page 66 Item: 7	Microwave	Microwave makes strange noise when operating *.



Bathroom

Page 67 Item: 3	Sinks	Bathroom (B) sink drain has active leak (2), moisture stain at base of kitchen counter. Recommend further review and repair by licensed plumber. (flex drain A) Bathroom (A) sink drain has a flex extension form fit drain installed which is not approved in most areas (2), recommend further review and repair by licensed plumber.
Page 69 Item: 4	Ventilation	(VENT A5) Ventilation at bathroom (A) is not installed as required by current standards (5), recommend adding electrical exhaust vents as an upgrade (5).
Page 69 Item: 5	Bath Tubs	Drain stopper in bathroom (B) was non functional/not installed (2), recommend repair. Bathroom (B) bathtub has rust stains at drain *.
Page 70 Item: 7	Enclosure	Bathroom (A) tile shower enclosure curb has visible crack at both sides of curb (2), the crack may allow shower pan to leak. Recommend further review repair by licensed contractor.

