

Service: Condo Inspection

Prepared for: Sample Report

WIN Inspector














Damien Devine

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🌐 WIN Home Inspection La Mesa

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Inspection Information

Order Details

Site Address: Sample Report

Service Date And Time: January 04, 2026 At 09:30 AM

Property Details

Approximate Year Built: 2006

Bedrooms: 2

Approximate Square Footage: 1335

Baths: 3

Occupied: No

Floors: 2

Inspector Details

Name: Damien Devine

Contact Number: (619) 379-7644

Email: ddevine@wini.com

Client

Name: Sample Report

Email: Sample Report

Contact Number: Sample Report

Client's Agent

Name: Sample report

Email: Sample Report

Contact Number: Sample Report

Present At Inspection: Client, Client's Agent

Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

Summary

Exterior

1 Stucco Burn Marks From Barbecue

🔧 Repairs Recommended

📍 Location: Front Deck

The burn marks on the stucco at the balcony from the barbecue could indicate potential fire hazards and structural damage. It is recommended to evaluate the extent of the damage and repair as necessary to ensure safety and prevent further deterioration. A licensed contractor or stucco repair specialist should be consulted for appropriate repair options. Contact the HOA for evaluation and painting or repairs.



2 Grading Recommendations

🔧 Repairs Recommended

📍 Location: Front Porch

The grading around the perimeter of the foundation should be maintained to adequately drain excessive surface and roof runoff water away from the structure. Due to the soil type and/or amount of water from surrounding areas, even flat lots may hold water. It is recommended that the grade slope away from the structure at least 6" for the first 6'-10' away from the foundation.



3 Sliding Screen Door Is Off Track

🔧 Repairs Recommended

📍 Location: Front Deck, Living Room

The sliding screen door at the exterior is off track. It is essential to fix this issue to ensure proper functionality of the door and to prevent any damage or inconvenience. It is recommended to contact a qualified repair person or a door repair specialist to evaluate and repair the sliding screen door.



4 Stiff Sliding Glass Door

🔧 Repairs Recommended

📍 Location: Front Deck, Living Room

The sliding glass door at the exterior does not slide smoothly, which could pose inconvenience and potential security risks. It is recommended to have a qualified window and door company or a trade professional evaluate and repair the sliding glass door to ensure proper functionality.



5 Repainting, Weather Stripping, And Door Stopper Replacement

🔧 Repairs Recommended

📍 Location: Main Entry Door

The exterior door shows signs of wear, especially on the paint which helps protect the door from elements. Repair or repaint any areas of concern to prevent deterioration. Additionally, check and replace the weather stripping as needed to improve energy efficiency and weather protection. Lastly, consider replacing the door stopper to prevent interior damage and ensure proper functionality.



Decks, Balconies, Paved Surfaces

6 Sub Framing Not Visible

🔧 Repairs Recommended

📍 Location: Front Deck

The foundation, or underside, is not visible due to the type of installation or low clearance. Issues may exist that are not visible. If examination is needed, contact a qualified professional for further assessment.

The drain requires cleanin to prevent flooding.



7 Pooling Water At Stairs

🔔 Preventive Measure

📍 Location: Front of Home, Front Porch

Pooling of water at the top and bottom of the stairs is observed. This could lead to safety hazards and potential water damage to the structure over time. It is recommended to evaluate the drainage in these areas and make necessary repairs to prevent water accumulation.





Garage

8 Garage Door Panel Damage

🔧 Repairs Recommended

📍 Location: Garage

The garage door panel has minor damage. It is recommended to evaluate and repair the damaged panel to prevent further issues and maintain the door's functionality. A qualified garage door repair professional can assess the extent of the damage and provide repair options.

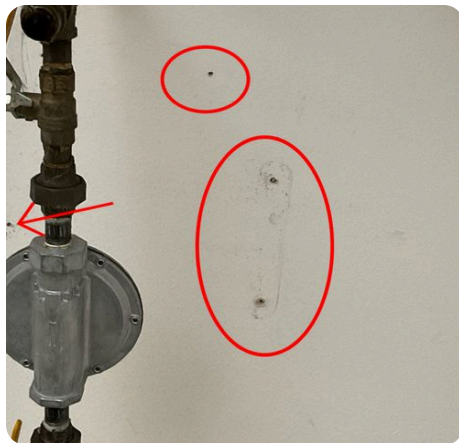
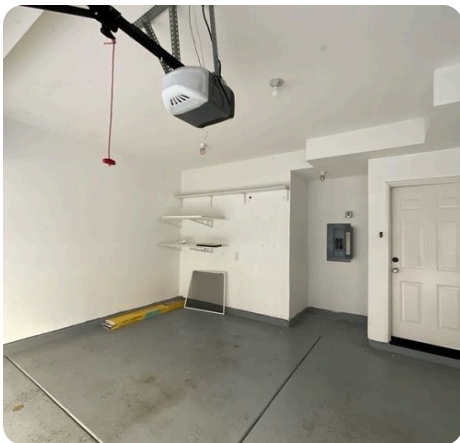
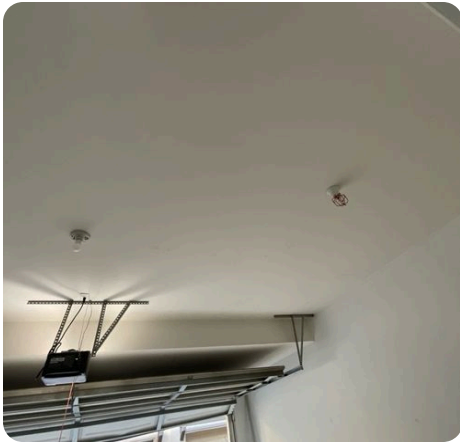
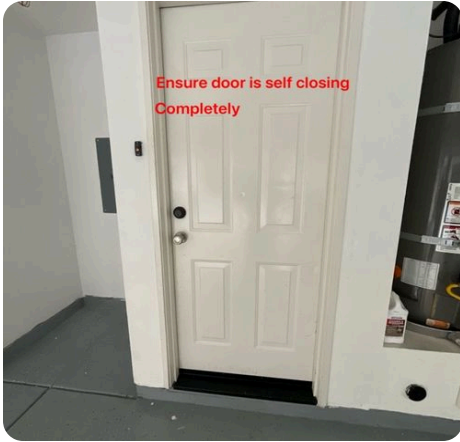


9 Firewall Protection

⚠️ Action Required

📍 Location: Garage

All openings of more than 1/8" are recommended to be sealed to maintain a proper firewall barrier. Increase tension in self closing hinges to ensure the fire door closes completely. The strike plate is missing.



10 Visual Inspection

🔧 Repairs Recommended

📍 Location: Rear of Home, Living Room, Den

The condition of the outlets, switches, and junction boxes that were visible and accessible at the time of the inspection, were evaluated. Electrical outlets are recommended to be replaced if cracked/damaged to prevent arcs which might be caused by a worn outlet. Occupied homes often have furniture and stored items covering electrical outlets, switches, and junction boxes that limit their accessibility.



HVAC

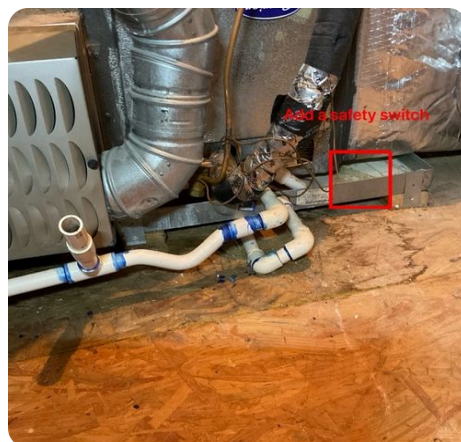
11 Condensate System Evaluated (Moisture Stains)

⚠️ Action Required

📍 Location: Attic

The condensate system is a critical component of your HVAC system, responsible for removing condensation produced by the evaporator cooler. Ensuring the condensate system is functioning properly helps prevent moisture damage. If you notice any leaks, blockages, or unusual noises, it is advised to have a qualified HVAC technician evaluate and repair the condensate system.

Moisture stains noted in and around the drain tray in the attic. Contact a qualified HVAC company for flushing the condensation lines and adding a safety switch to prevent flooding.



Plumbing

12 Water Pressure

Action Required

Location: Garage

The water pressure at the exterior faucets is approximately 100 +/- psi. Recommended water pressure is between 40 and 70 psi. We suggest a pressure regulator be installed, adjusted or replaced if the pressure exceeds 80 psi. Note: The excessive water pressure can reduce the life expectancy of the plumbing lines, void warranties of certain appliances, and cause premature leaks in fittings, landscape irrigation and faucets.

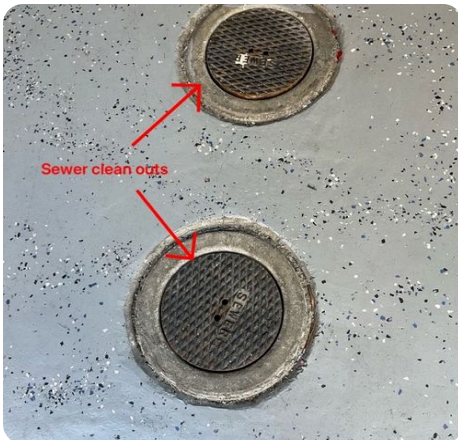


13 Visual Inspection Of Drain Pipes

 Preventive Measure

 Location: Kitchen, Garage, All Bathrooms

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues. Also, a video examination of your waste system is recommended to determine if any obstructions exist inside the waste lines.



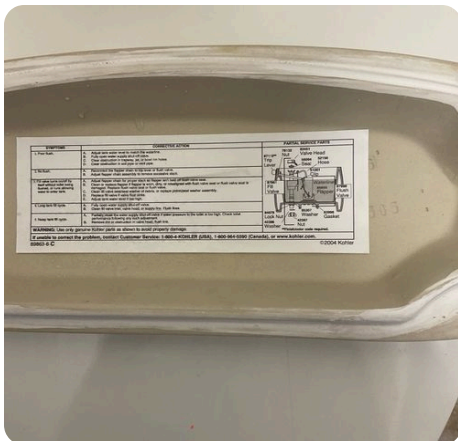


14 Inadequate Flush

✚ Repairs Recommended

📍 Location: Primary Bathroom

The toilet is not flushing properly due to an issue with the flushing mechanism. Maintaining a fully functioning toilet is crucial for proper sanitation. It is recommended to have a qualified plumber evaluate and repair the toilet for a proper flush.

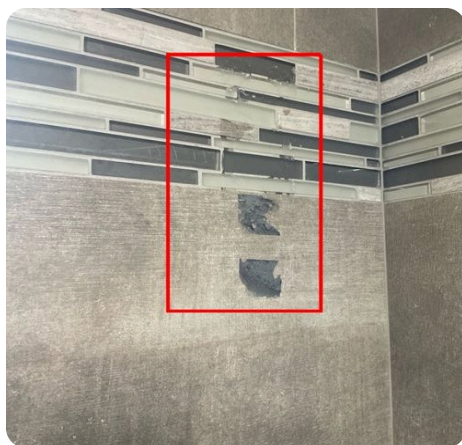


15 Disconnected Shower Head

🔧 Repairs Recommended

📍 Location: Primary Bathroom

The shower head is disconnected. This issue can result in water leakage and affect the water pressure during showers. We recommend reattaching the shower head securely to prevent any water damage and ensure proper functionality. If needed, a licensed plumber can assist with the reattachment to avoid any further issues.



Water Heating Equipment

16 Caution! Water Too Hot

🔧 Repairs Recommended

📍 Location: Garage

The water temperature at the faucet was too hot. Lowering the setting is recommended. Temperature settings on water heaters should be set so that the temperature of the water at the faucets is 120°F or lower. This will provide the most efficient operation and also reduce the danger of potential burns from scalding. Temperature adjustment can be made at the dial on the water heater.



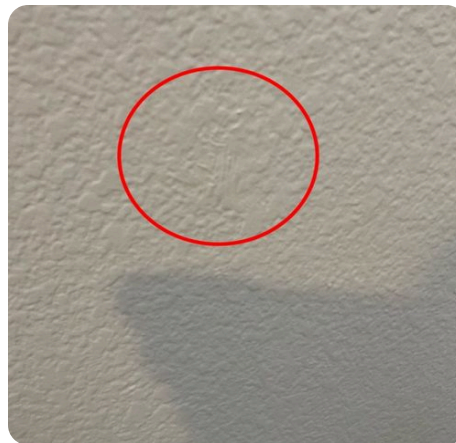
Interior

17 General Cosmetic Damage

Repairs Recommended

Location: Throughout the Home

The floors, walls, and ceilings exhibit some general cosmetic damage, which is typically superficial and does not impact the structural integrity of the property. It is recommended to assess and address these cosmetic issues for aesthetic reasons. Depending on the extent of the damage, options may include patching or replacing affected areas, repainting or refinishing surfaces, or seeking assistance from a professional contractor for more substantial damages.



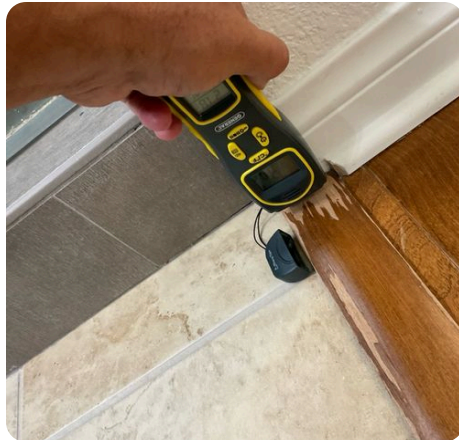


18 Moisture Issue Outside Of Shower

⚠ Action Required

📍 Location: Primary Bathroom

The presence of moisture outside of the shower area is a common issue that can lead to mold growth and water damage. It is recommended to properly seal any cracks or gaps in the shower enclosure to prevent water seepage. Additionally, ensuring that the shower door is properly sealed and that the ventilation fan is functioning effectively can help mitigate moisture buildup.

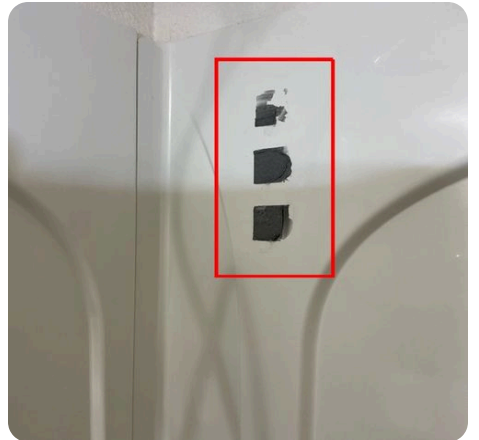


19 General Cosmetic Damage

✚ Repairs Recommended

📍 Location: Throughout the Home

The floors, walls, and ceilings exhibit some general cosmetic damage, which is typically superficial and does not impact the structural integrity of the property. It is recommended to assess and address these cosmetic issues for aesthetic reasons. Depending on the extent of the damage, options may include patching or replacing affected areas, repainting or refinishing surfaces, or seeking assistance from a professional contractor for more substantial damages.



20 Missing Smoke Alarms

⚠ Action Required

📍 Location: Upstairs Hallway, Den

One or more smoke alarms is missing. Smoke alarms are required on all levels and outside all sleeping areas. Recommend further evaluation and installation of a functional smoke alarm for safety.



21 Cosmetic Damage On Cabinet

🔧 Repairs Recommended

📍 Location: Kitchen

Cosmetic damage was observed on the front surface of the cabinet. While this does not impact the cabinet's functionality, it could be a concern for aesthetics. Assessing the extent of the damage and exploring repair or replacement options is advisable. Contacting a qualified cabinet professional might provide useful guidance in resolving this matter.





22 Window Seals

 Preventive Measure

 Location: Kitchen

A visual inspection of the windows may not detect seals that have failed between the panes of glass or other issues, such as deficiencies in UV coatings or films. These issues are often only visible under specific climatic or lighting conditions. Additionally, during a home inspection, it may not be possible to thoroughly examine all windows or seals due to obstructions such as furnishings, window coverings, debris, or films on the glass. If there are concerns about the windows, we recommend having all windows professionally cleaned and/or re-inspected to ensure their condition is thoroughly evaluated.

The kitchen window shutter was found in the garage. This was likely removed due to the height of the faucet blocking the window covering from opening. Consider a lower faucet or a different type of window covering.





23 Window Springs Damaged

🔧 Repairs Recommended

📍 Location: Den, Main Stairway

The window spring on one side is not functioning properly. This can compromise the function of the window. It is recommended to have a qualified locksmith or window repair specialist evaluate and repair.



24 Missing Window Screen

🔧 Repairs Recommended

📍 Location: Den, Rear of Home, Guest Bedroom, Front of Home

Isolated windows in the home were missing screens. Asking the seller for the location of any additional screens placed in storage is recommended in addition to confirming that one screen is available for every window. Slight damage was noted on a rear windows. Contact a qualified window or screen company for evaluation and repair.



Appliances

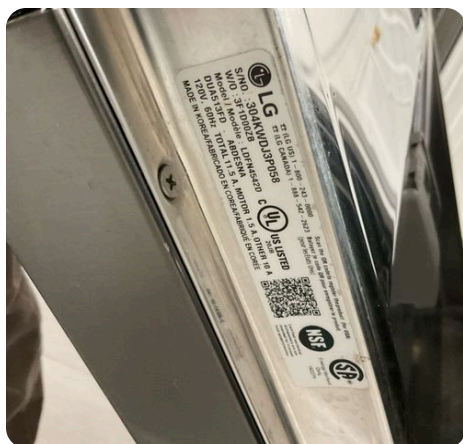
25 Inadequate Air Gap Installation In Dishwasher

Action Required

Location: Kitchen

The dishwasher is in working condition but the air gap is not properly installed, which could lead to water leakage into the cabinetry and walls. It is recommended to remove the soap dispenser and reconnect the air gap correctly to ensure proper drainage into the sink. A qualified plumber should be contacted for further evaluation and repair.





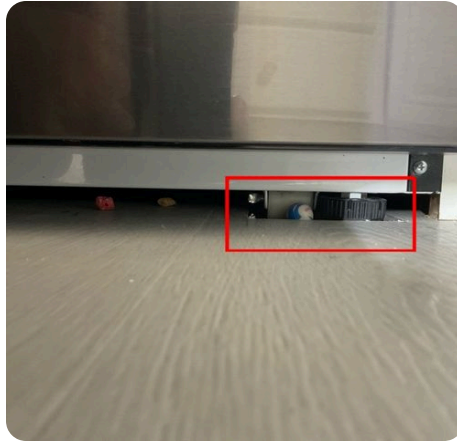
26 Refrigerator Functionality

✚ Repairs Recommended

Location: Kitchen

The refrigerator was functional at the time of inspection, however the water connection was not visible due to the wheels being below the flooring. The ice and water functions were not operating. Ensure there is a water connection and it is connected.





27 Not Functional

⚠ Action Required

📍 Location: Kitchen

The microwave oven was not functional. The door panel is melted and falling off. This can cause exposure to microwaves which is known to have negative health impacts. It is recommended to have replacement done by a qualified professional and verify functionality before closing of escrow.





Fireplace

28 Gas Fireplace Evaluation

🔧 Repairs Recommended

📍 Location: Fireplace Chimney, Living Room

The gas for the fireplace was off at the time of inspection and was tested. The gas may be shut off, as it did not ignite. It is recommended having a fireplace technician evaluate, ignite, and test the unit to ensure proper functionality and safety.





Condo Inspection

Condo Inspection

1.1 Exterior > Siding and Trim


About the Siding and Trim

Siding Material: Stucco

Stucco Burn Marks From Barbecue

 (Included in Summary)

 Repairs Recommended

 Location: Front Deck

The burn marks on the stucco at the balcony from the barbecue could indicate potential fire hazards and structural damage. It is recommended to evaluate the extent of the damage and repair as necessary to ensure safety and prevent further deterioration. A licensed contractor or stucco repair specialist should be consulted for appropriate repair options. Contact the HOA for evaluation and painting or repairs.



Stucco Cracks

 Preventive Measure

 Location: Exterior

The exterior siding includes stucco with some small cracks. It is recommended to evaluate and repair the cracks in the stucco to prevent water intrusion and further damage. A qualified stucco contractor should be contacted for repair, which may involve filling and sealing the cracks with appropriate materials to maintain the integrity of the siding.



Siding And Trim Evaluation

Preventive Measure

Location: Front of Home

It is important to proactively maintain these materials in order to preserve the integrity, weather protection and aesthetics of your home. Regular cleaning, re-painting, and periodic inspections can help prevent damage and ensure the longevity of the exterior surfaces.



1.2 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Dual-Pane, Vinyl

Exterior Windows Evaluated

Informational

Location: Exterior

The exterior window frames and glazing were inspected for any signs of damage or wear. All windows were found to be serviceable.

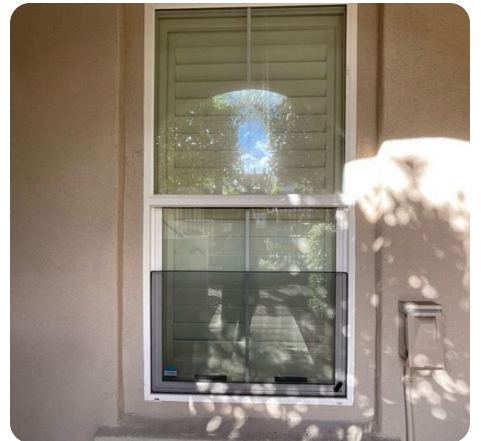


Windows Evaluated

Informational

Location: **Exterior**

The visual inspection of the windows may not disclose seals that have lost their seal in between the panes of glass, or other deficiencies with the windows or UV coatings or films. The deficiency is sometimes only visible under certain climatic conditions. It is not always possible to see all windows or seals during a home inspection due to furnishings, obstructions, film, or debris on the glass. If concerned, we suggest all windows be cleaned and/or re-inspected.





1.3 Exterior > Vegetation, Grading, Surface Drainage

Grading Recommendations

 *Included in
Summary*

 **Repairs Recommended**

 Location: Front Porch

The grading around the perimeter of the foundation should be maintained to adequately drain excessive surface and roof runoff water away from the structure. Due to the soil type and/or amount of water from surrounding areas, even flat lots may hold water. It is recommended that the grade slope away from the structure at least 6" for the first 6'-10' away from the foundation.





Vegetation Recommendations

Informational

All vegetation should be kept trimmed 12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees, vines and other plant material is recommended.



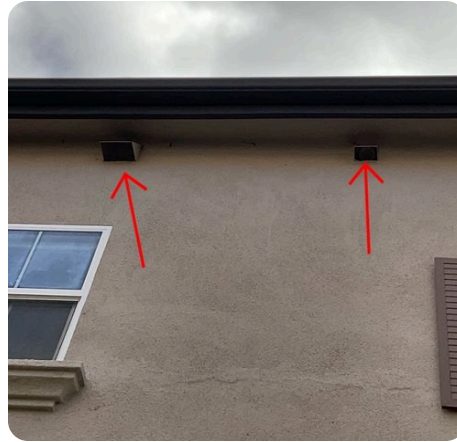
1.4 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Exterior Vents And Penetrations Evaluated

Functional


Location: Exterior

The exterior vents and siding penetrations appeared to be in functional condition at the time of the inspection. It is recommended to routinely check and maintain these areas to ensure proper functionality, prevent blockages, damage, and optimize ventilation. Regular visual checks and cleaning can help maintain efficiency and avoid potential issues.



1.5 Exterior > Exterior Doors

Stiff Sliding Glass Door

 (Included in Summary)

 Repairs Recommended


 Location: Front Deck, Living Room

The sliding glass door at the exterior does not slide smoothly, which could pose inconvenience and potential security risks. It is recommended to have a qualified window and door company or a trade professional evaluate and repair the sliding glass door to ensure proper functionality.





Sliding Screen Door Is Off Track

 (Included in
Summary)

 **Repairs Recommended**

 Location: Front Deck, Living Room

The sliding screen door at the exterior is off track. It is essential to fix this issue to ensure proper functionality of the door and to prevent any damage or inconvenience. It is recommended to contact a qualified repair person or a door repair specialist to evaluate and repair the sliding screen door.





Repainting, Weather Stripping, And Door Stopper Replacement

 (Included in Summary)

 Repairs Recommended

 Location: Main Entry Door

The exterior door shows signs of wear, especially on the paint which helps protect the door from elements. Repair or repaint any areas of concern to prevent deterioration. Additionally, check and replace the weather stripping as needed to improve energy efficiency and weather protection. Lastly, consider replacing the door stopper to prevent interior damage and ensure proper functionality.






2.1 Decks, Balconies, Paved Surfaces > Deck Installation, Foundation

Sub Framing Not Visible

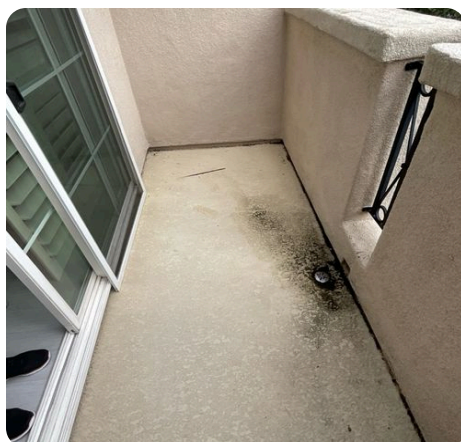
 (Included in Summary)

 Repairs Recommended

 Location: Front Deck

The foundation, or underside, is not visible due to the type of installation or low clearance. Issues may exist that are not visible. If examination is needed, contact a qualified professional for further assessment.

The drain requires cleanin to prevent flooding.



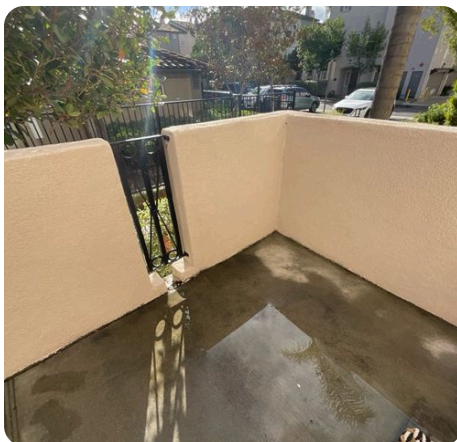
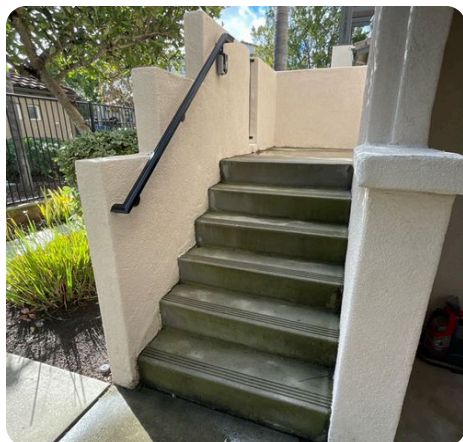
2.2 Decks, Balconies, Paved Surfaces > Hand Rails, Guardrails, Steps

Railings, Guardrails, Steps Evaluated

✓ Functional

Location: Front Porch

The railings, guardrails, and/or steps were evaluated to assess their safety and condition. This included verifying that the railings are at appropriate heights and that all steps are even and free of hazards. Periodic inspections of these items are recommended to ensure long-term safe use as components will wear and settle over time.



2.3 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Pooling Water At Stairs

(Included in Summary)

Preventive Measure

Location: Front of Home, Front Porch

Pooling of water at the top and bottom of the stairs is observed. This could lead to safety hazards and potential water damage to the structure over time. It is recommended to evaluate the drainage in these areas and make necessary repairs to prevent water accumulation.



2.4 Decks, Balconies, Paved Surfaces > Walkways, Driveway

About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

Walkways And Driveways Evaluated

✓ Functional

📍 Location: Exterior

The inspection of the walkways and driveway included checking for cracks, uneven surfaces, and proper drainage to prevent standing water. Both the walkways and the driveway were found to be in serviceable condition.



3.1 Roof > Gutters, Downspouts, and Drainage

Gutter Maintenance Recommendation

 Preventive Measure

 Location: Front of Home

It is recommended to inspect and clean the gutter system and roof surface on an annual basis. Typically, gutters have a life span of approximately 20-25 years, depending on the type of material. If the current gutter system is approaching or over this life span, budgeting for replacement is recommended. Also, if overhanging trees are present, there are gutter screen materials that help keep leaves and other debris out of the gutter system to prevent clogging of the gutters, downspouts, and drain system.




4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size of Garage: 2 Car

Type of Garage Door: Metal

Garage Door Panel Damage

 (Included in Summary)

 Repairs Recommended

 Location: Garage

The garage door panel has minor damage. It is recommended to evaluate and repair the damaged panel to prevent further issues and maintain the door's functionality. A qualified garage door repair professional can assess the extent of the damage and provide repair options.



Garage Vehicle Door Evaluated

 Functional

 Location: Garage



4.2 Garage > Garage Door Opener and Safety

Maintenance Recommendations

✓ Functional

Location: Garage

Periodic inspections, greasing, adjustments, and tightening of brackets are suggested as part of normal preventative maintenance. We recommend contacting the manufacturer or an overhead door company for proper installation and maintenance questions.



4.3 Garage > Fire Separation

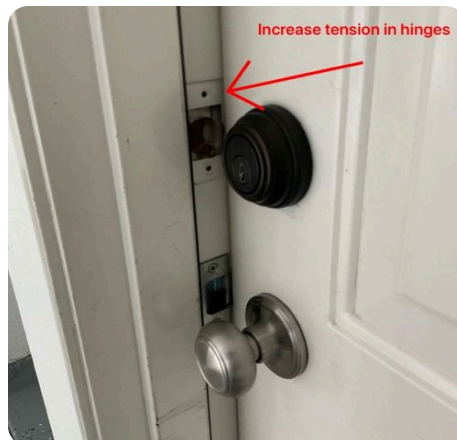
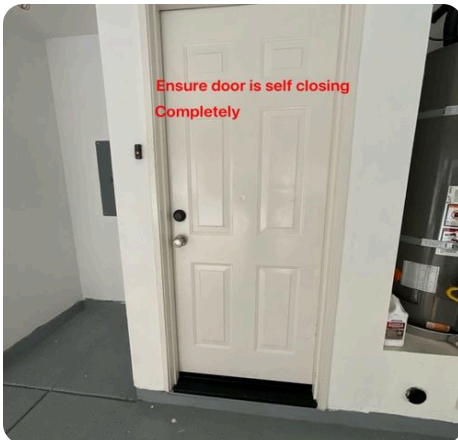
Firewall Protection

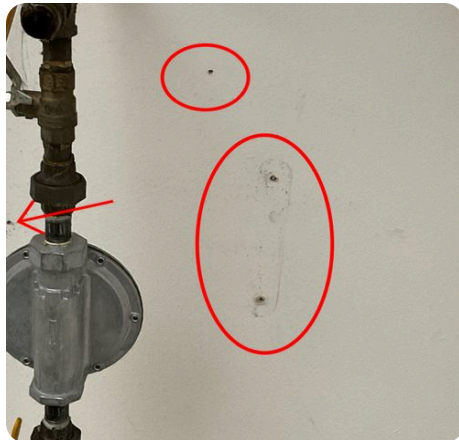
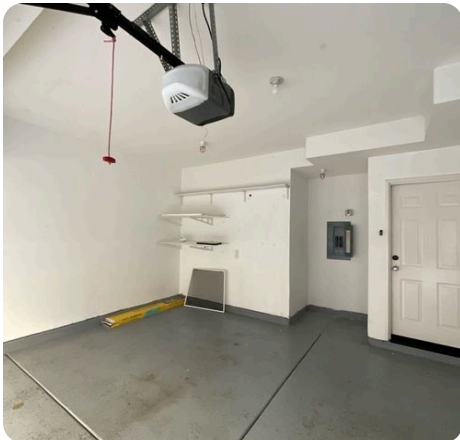
 (Included in Summary)

 Action Required

 Location: Garage

All openings of more than 1/8" are recommended to be sealed to maintain a proper firewall barrier. Increase tension in self closing hinges to ensure the fire door closes completely. The strike plate is missing.





4.4 Garage > Garage Floor and Surfaces

Post Tension Slab Evaluation

 [Preventive Measure](#)

 Location: Garage

The property has a post-tension slab. It is recommended to avoid drilling into or cutting the slab without consulting a qualified structural engineer, as it may compromise the structural integrity of the foundation. Any repairs or modifications to a post-tension slab should be carried out by a licensed professional experienced in working with post-tension systems to prevent potential damage.



5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Underground

Main Service Conductor: Multi-Stranded Aluminum, Copper

Condo Electrical

Not Inspected

Location: Utility Closet, Exterior, South Side

The meter, service entrance, and system grounding could not be verified by the inspector due to their location behind locked doors in this condominium building. Questions regarding these systems should be raised with building maintenance.



5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

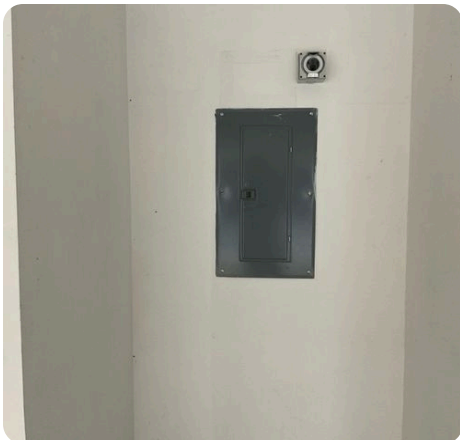
Main Panel Location: Garage

Main Panel Not Equipped With Main Disconnect

Limitation

Location: Garage

The main panel in the condo unit is actually a sub-panel and does not have a main disconnect. Sub-panels are not always required to have a main disconnect. It is recommended to have a qualified electrician evaluate this setup to ensure proper safety measures are in place. Adding a main disconnect can provide a convenient way to shut off all power to the unit in case of emergencies or maintenance. Recommend questioning the condo association in regard to the location of the main service panel/main disconnect to the unit in case of emergencies.



5.3 Electrical > Interior Components of Main Service Panels

About the Interior Components of Main Service Panels

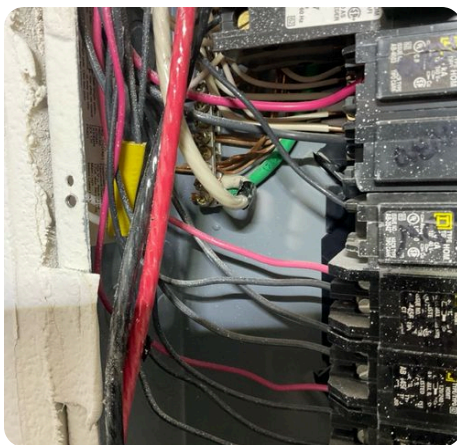
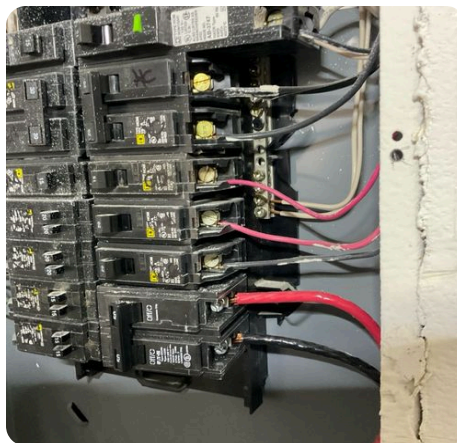
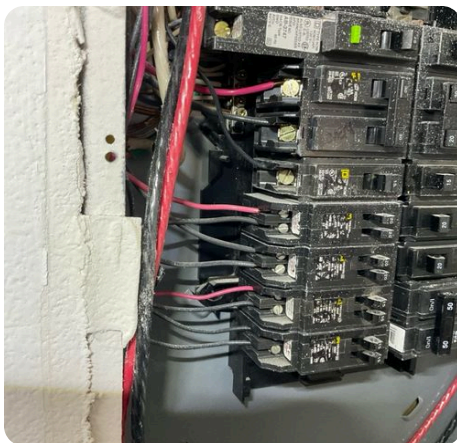
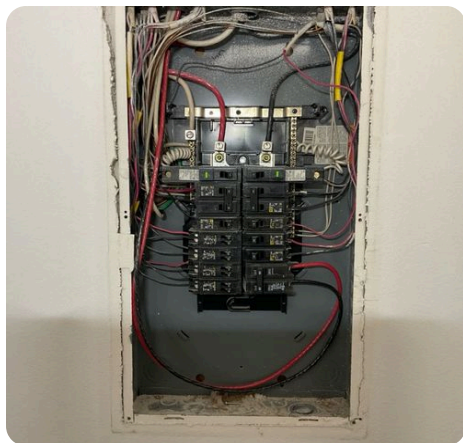
Panel Cover Removed: Yes

Interior Components Evaluated

✓ Functional

📍 Location: Garage

The interior components of the service panels were evaluated during the inspection, and they were found to be in working condition. It is always recommended to conduct regular maintenance and/or evaluation on the electrical panels to ensure continued performance.



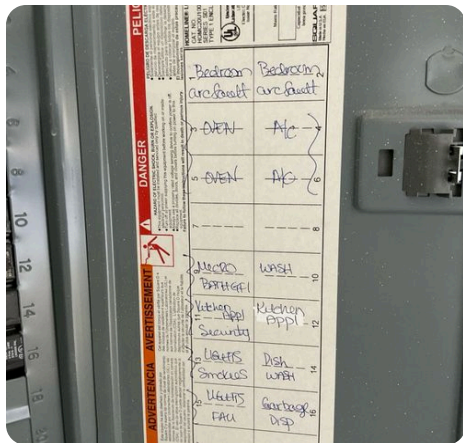
5.4 Electrical > Breakers/Fuses

Breakers Evaluated

✓ Functional

📍 Location: Garage

The breakers in the electrical panels were evaluated and in satisfactory condition at the time of the inspection. It is essential to ensure these devices are kept in serviceable working condition to protect the electrical system from overloads and short circuits. Note: The inspector does not operate or physically test any of the breakers during this visual examination.



5.5 Electrical > Wiring

About the Wiring

Wire Type: Non-Metallic Sheathed (Romex)

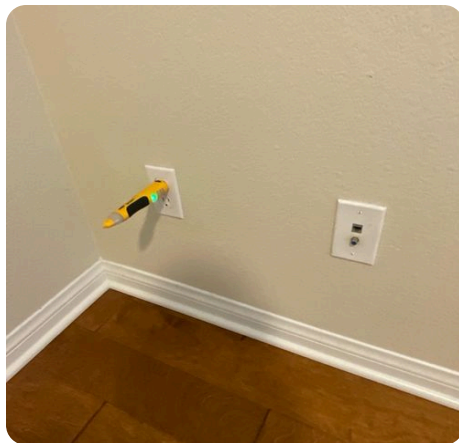
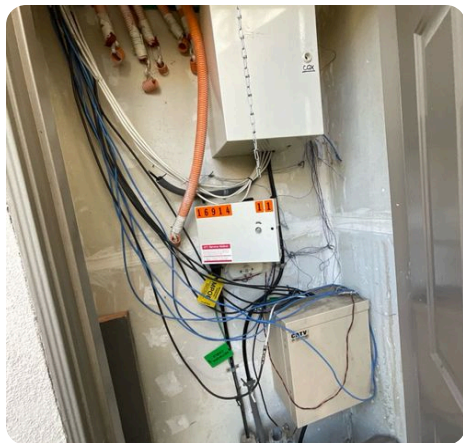
Wire Material: Multi-Strand Aluminum, Copper

Electrical Wiring Evaluated

✓ Functional

Location: Throughout the Home

The visible and accessible electrical wiring was evaluated. Properly maintained wiring is crucial for the safety and functionality of the home's electrical system. Much of the wiring in the home is enclosed behind walls or ceilings, and is not visible to inspect. It is recommended to conduct regular inspections to ensure the system is compliant with electrical safety standards.





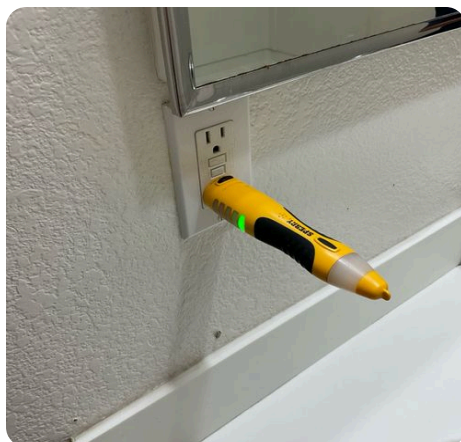
5.6 Electrical > GFCIs

GFCI Information

✓ Functional

📍 Location: Kitchen, Garage, Exterior, All Bathrooms

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester. As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.





5.7 Electrical > AFCIs

AFCI Installed

✓ Functional


Location: Garage

The inspector noted that the structure is equipped with AFCI breakers and protected outlets. Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor that recognizes the unique current and/or voltage signatures associated with arcing faults and acts to interrupt the circuit to reduce the likelihood of an electrical fire. Testing these devices is outside the scope of a home inspection.



5.8 Electrical > Fixtures, Switches, and Receptacles

Visual Inspection

 (Included in Summary)

 Repairs Recommended

 Location: Rear of Home, Living Room, Den

The condition of the outlets, switches, and junction boxes that were visible and accessible at the time of the inspection, were evaluated. Electrical outlets are recommended to be replaced if cracked/damaged to prevent arcs which might be caused by a worn outlet. Occupied homes often have furniture and stored items covering electrical outlets, switches, and junction boxes that limit their accessibility.





5.9 Electrical > Additional Information

Car Charger Outlet Installed

[i Informational](#)

Location: Garage

A car charger outlet is installed in the garage. Assessing the proper installation and function of a device is outside the scope of this inspection. We recommend contacting a reputable licensed electrician for further assessment.



6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Attic

Heating Method: Forced Air

Heating System Energy Source: Natural Gas

Approximate Manufactured Date of Heating System: 16-20 Years Old

Service Notes: None Visible

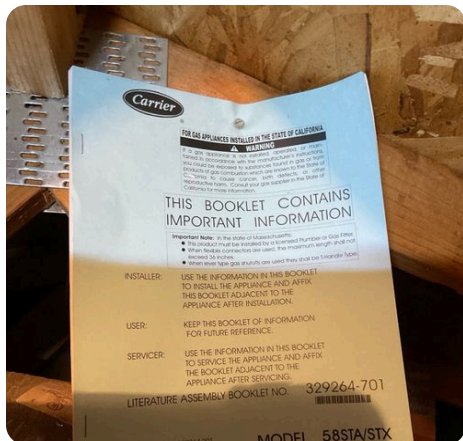
Heating System Average Life Expectancy

✓ Functional

Location: Attic

The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability, or efficiency. It is also recommended you contact an HVAC company annually, or as needed, to perform servicing and maintenance on the unit.





6.2 HVAC > Cooling Equipment

About the Cooling Equipment

Location of Cooling System: Exterior and Attic

Cooling Method: Central Air Conditioner

Approximate Manufactured Date of Cooling System: 16-20 Years

Service Notes : None Visible

Approximate Tonnage : 2 Ton

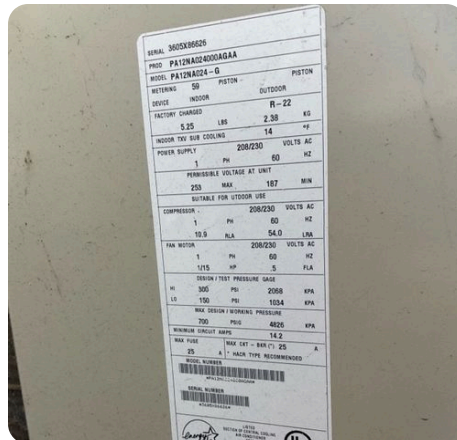
Delta Tb (Temperature Drop): Adequate

Supply/Return Temperature Difference

✓ Functional

Location: Exterior, Attic, Front Porch

The recommended temperature differential is typically between 15-22 degrees. The temperature differential is the difference of the air temperature in the return air grill, and air temperature out of the registers in the structure. If the unit does not fall within these recommendations, service by a qualified HVAC technician is recommended.





6.3 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Living Room

Thermostat(S) Evaluated

✔ Functional

📍 Location: Living Room

The thermostats in the home were evaluated during the inspection and found to be in working condition. Properly functioning thermostats are essential for maintaining a comfortable temperature in the house and can help save energy costs. It is recommended to continue regular maintenance and setting appropriate temperatures for optimal performance.



6.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Filter Size: 14×24×1

Location of Filter: Upstairs Hallway

Visible Ducts And Returns Evaluated

✓ Functional

📍 Location: Attic, Throughout the Home

The visible portions of the ducts/returns appear to be in satisfactory condition. Dust and debris can reside inside air ducts, if the occupants have allergies or other breathing-related issues, a duct cleaning may be warranted by a qualified contractor.





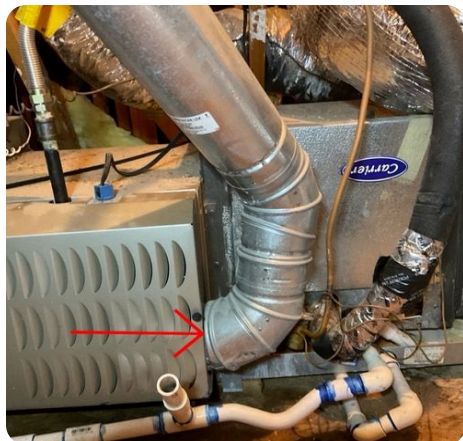
6.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

✓ Functional

Location: Attic

The homes vents and flues were evaluated during the inspection and were found to be in working condition. Proper functioning vents and flues are crucial for the efficient operation of the heating system, ensuring the safety and comfort of the occupants. To ensure continued performance and reliability, regular maintenance and inspections are strongly recommended



6.6 HVAC > Condensate System

Condensate System Evaluated (Moisture Stains)

 (Included in Summary)

 Action Required

 Location: Attic

The condensate system is a critical component of your HVAC system, responsible for removing condensation produced by the evaporator cooler. Ensuring the condensate system is functioning properly helps prevent moisture damage. If you notice any leaks, blockages, or unusual noises, it is advised to have a qualified HVAC technician evaluate and repair the condensate system.

Moisture stains noted in and around the drain tray in the attic. Contact a qualified HVAC company for flushing the condensation lines and adding a safety switch to prevent flooding.





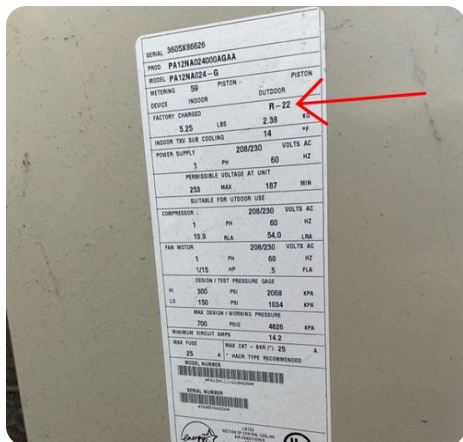
6.7 HVAC > Additional information

R - 22 Refrigerant ☐ ☐

Preventive Measure

Location: **Exterior, Attic, Front Porch**

This unit requires R-22 refrigerant. Beginning in 2020, R-22 refrigerant is no longer manufactured and supplies will become limited. It is recommended that a qualified trades person be contacted to evaluate and service the unit and to provide information and options for upgrade of the refrigerant/unit when this unit is no longer functional.



7.1

Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper, PEX

Incoming Water Line Pipe Material: Copper

Water Source: Public

Water Pressure

 (Included in Summary)

 Action Required

 Location: Garage

The water pressure at the exterior faucets is approximately 100 +- psi. Recommended water pressure is between 40 and 70 psi. We suggest a pressure regulator be installed, adjusted or replaced if the pressure exceeds 80 psi. Note: The excessive water pressure can reduce the life expectancy of the plumbing lines, void warranties of certain appliances, and cause premature leaks in fittings, landscape irrigation and faucets.



7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Garage

Water Shutoff Location: At Meter

Water Main Shut-Off

 Functional

 Location: Garage

The water main shut-off valve was located and was functional. It is important to know the location and condition of the shut-off valve in case of emergencies or repairs. We recommend testing the shut-off valve periodically to ensure proper functionality.



7.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: Cast Iron, ABS

Cast Iron: As cast iron waste and drain pipes age, they can be susceptible to rust and corrosion, leading to leaks or restricted flow.

Main Sewer Clean-Out Location: Garage

Sewer Type: Public

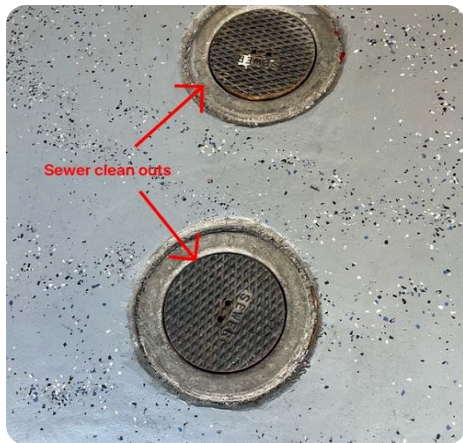
Visual Inspection Of Drain Pipes

 (Included in Summary)

 Preventive Measure

 Location: Kitchen, Garage, All Bathrooms

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues. Also, a video examination of your waste system is recommended to determine if any obstructions exist inside the waste lines.





Visual Inspection Of Drain Pipes

[i Informational](#)

Location: Kitchen, All Bathrooms

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues.



7.4 Plumbing > Fuel Supply

About the Fuel Supply

Fuel Service: Natural Gas

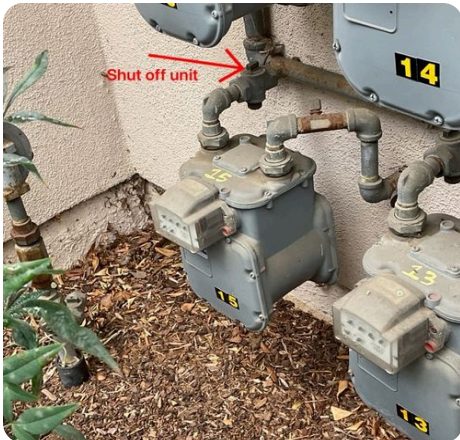
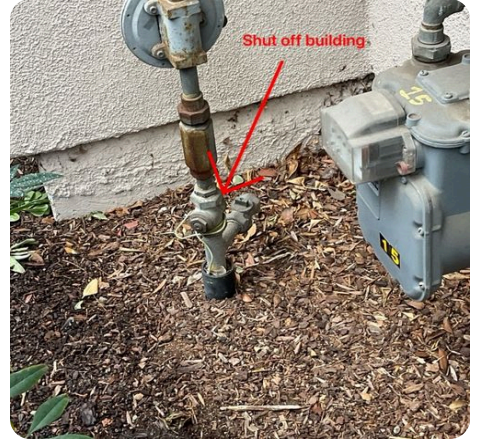
Natural Gas: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut Off Location: At Gas Meter and Appliances

Visible Gas Supply Lines Inspected ✓ Functional

📍 **Location:** Garage, North Side, Exterior

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.



7.5 Plumbing > Toilets

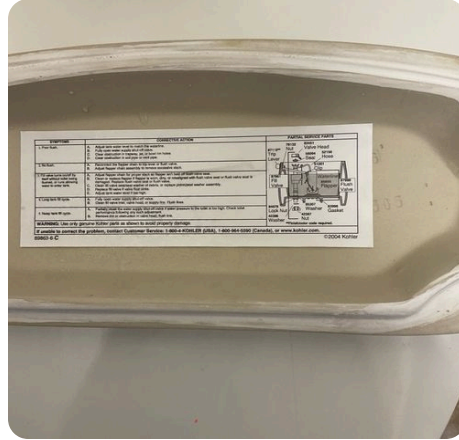
Inadequate Flush

 (Included in Summary)

 Repairs Recommended

 Location: Primary Bathroom

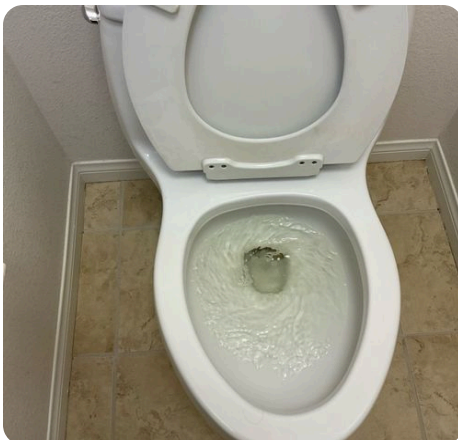
The toilet is not flushing properly due to an issue with the flushing mechanism. Maintaining a fully functioning toilet is crucial for proper sanitation. It is recommended to have a qualified plumber evaluate and repair the toilet for a proper flush.



Toilets Inspection General Information


i Informational

The toilets were flushed and inspected for cracks, leaks, and serviceability. The toilets should be inspected periodically for indications of cracking in the toilet bowl, tank, or base. Also, periodic replacement of flapper valves and water towers should be expected as typical homeowner maintenance.



7.6 Plumbing > Tubs, Showers, and Fixtures

Disconnected Shower Head

 (Included in Summary)

 Repairs Recommended

 Location: Primary Bathroom

The shower head is disconnected. This issue can result in water leakage and affect the water pressure during showers. We recommend reattaching the shower head securely to prevent any water damage and ensure proper functionality. If needed, a licensed plumber can assist with the reattachment to avoid any further issues.



Water Exposed Areas

 Preventive Measure

 Location: All Bathrooms

Routine preventive maintenance should include applying and maintaining caulking in and around tubs and shower surrounds to prevent moisture penetration behind tub and shower wall/floor cover materials.



Plumbing Fixtures Maintenance Information

 Preventive Measure

 Location: All Bathrooms, Kitchen

Routine preventive maintenance and/or replacement of fixtures is needed periodically. Faucets and valves have a typical life expectancy of 5-15 years. General wear, depending on the quality of fixture, is expected. Preventative measures, such as the installation of a soft water or water conditioning unit is recommended.





7.7 Plumbing > Additional Information

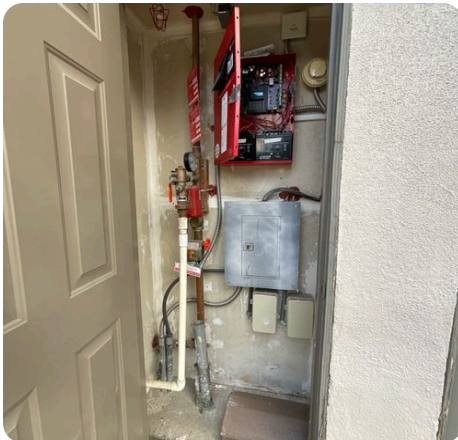
About the Additional Information

Irrigation Type: Public

Fire Sprinklers

 Not Inspected

The home is equipped with a fire sprinkler system. Testing and evaluation of the fire sprinkler system is not included within the scope of this inspection.



Removed Water Filter System

 Informational

 Location: Kitchen

The water filter system has been removed. It is recommended to evaluate installing a new water filter system to maintain water quality and ensure clean drinking water for the household. The refrigerator has the capability to pour water as long as it is properly connected to a water line.



8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Garage

Water Heater Type: Gas

Water Heater Capacity : Approximately 40 Gallons

Approximate Manufactured Date of Water Heater: 9-11 Years Old

Approximate Water Temperature: Over 120 Degrees

Over 120 Degrees: A child can suffer a third-degree burn in 124°F water in less than three minutes. Children and adults can be burned this badly in two seconds or sooner in 149°F water.

Seismic Strapping: Yes

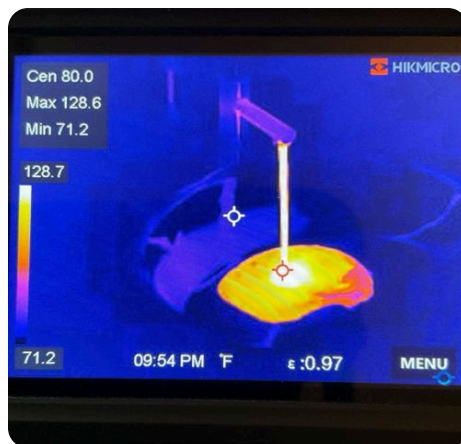
Caution! Water Too Hot

 (Included in
Summary)

 **Repairs Recommended**

 Location: **Garage**

The water temperature at the faucet was too hot. Lowering the setting is recommended. Temperature settings on water heaters should be set so that the temperature of the water at the faucets is 120°F or lower. This will provide the most efficient operation and also reduce the danger of potential burns from scalding. Temperature adjustment can be made at the dial on the water heater.



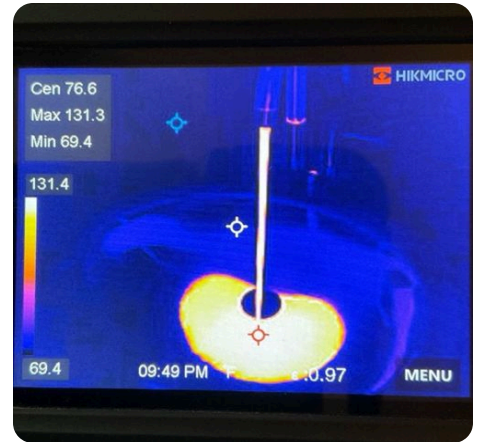
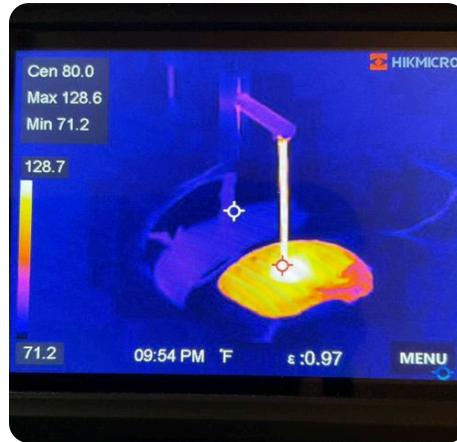
Water Heater

✓ Functional

Location: Garage

The water heater was visually inspected. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. As a preventative maintenance recommendation, the water heater should be drained periodically to remove sediment buildup in the tank. The recommended setting for a residential water heater is under 120 degrees Fahrenheit. For safety.





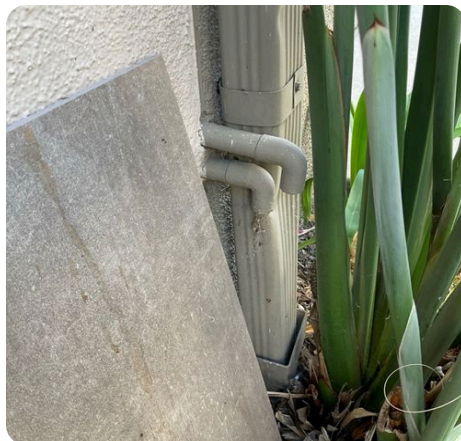
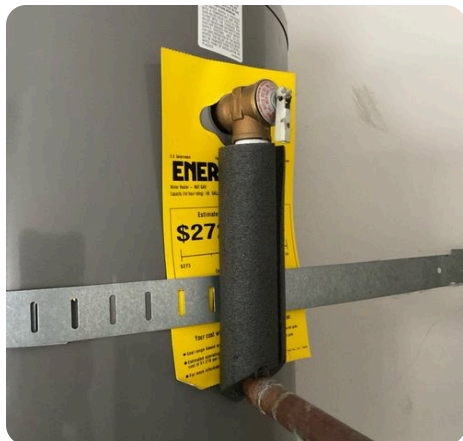
8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

TPR Valve And Discharge Pipe

✓ Functional

Location: Garage

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.



8.3 Water Heating Equipment > Exhaust Flue Piping

Exhaust Flue Piping Evaluated

✓ Functional

Location: Garage

The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.



8.4 Water Heating Equipment > Additional Information

Water Heater Seismic Strapping General Installation

✓ Functional

Location: Garage


All water heaters up to 52 gallons must be strapped in at least two locations; the upper one-third of the unit and the lower one-third. The lower strap must be a minimum of 4" above the water heater control unit. It is recommended to have three straps on tanks between 53 and 75 gallons, and the

Jurisdiction for local requirements. Lag screws not less than 1/4" in diameter must be used to anchor the restraints to the wall and each lag screw must have at least 1-1/2" thread penetration into wall stud. A large flat washer must be installed between each lag screw and strap for reinforcement.



9.1 Interior > Walls, Ceilings, and Floors

Moisture Issue Outside Of Shower

 (Included in Summary)

 Action Required


 Location: Primary Bathroom

The presence of moisture outside of the shower area is a common issue that can lead to mold growth and water damage. It is recommended to properly seal any cracks or gaps in the shower enclosure to prevent water seepage. Additionally, ensuring that the shower door is properly sealed and that the ventilation fan is functioning effectively can help mitigate moisture buildup.





General Cosmetic Damage

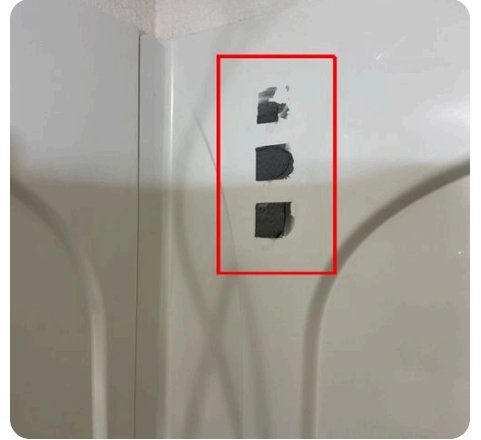
 *(Included in Summary)*

 **Repairs Recommended**

 Location: Throughout the Home

The floors, walls, and ceilings exhibit some general cosmetic damage, which is typically superficial and does not impact the structural integrity of the property. It is recommended to assess and address these cosmetic issues for aesthetic reasons. Depending on the extent of the damage, options may include patching or replacing affected areas, repainting or refinishing surfaces, or seeking assistance from a professional contractor for more substantial damages.





General Cosmetic Damage

 (Included in
Summary)

 **Repairs Recommended**

 Location: Throughout the Home

The floors, walls, and ceilings exhibit some general cosmetic damage, which is typically superficial and does not impact the structural integrity of the property. It is recommended to assess and address these cosmetic issues for aesthetic reasons. Depending on the extent of the damage, options may include patching or replacing affected areas, repainting or refinishing surfaces, or seeking assistance from a professional contractor for more substantial damages.

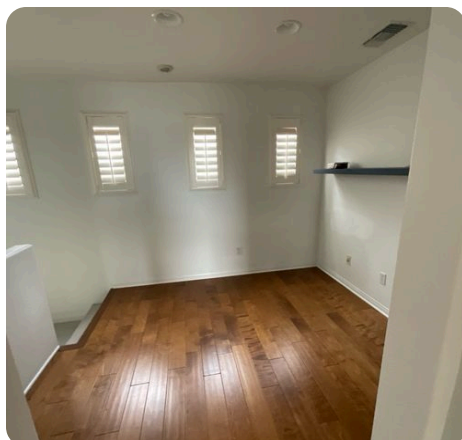
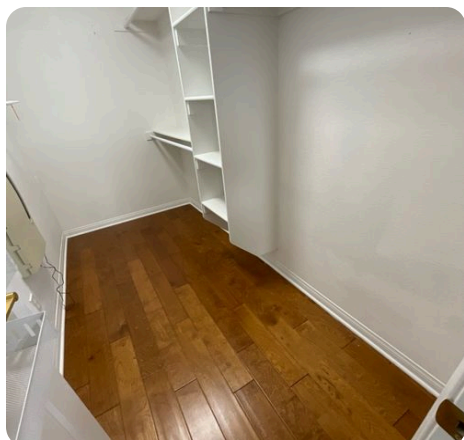
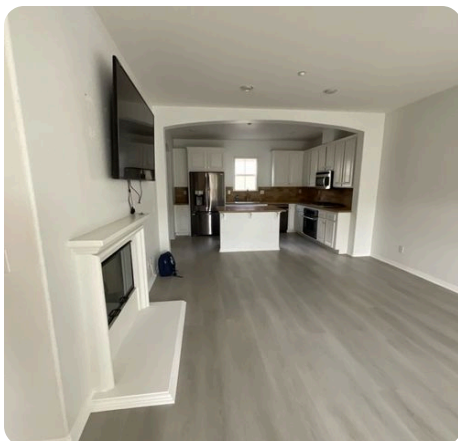


Interior Walls Functional

 Preventive Measure

 Location: Interior

The interior walls, ceiling, and flooring were inspected and there did not appear to be any major deficiencies. There may be areas of minor cracking of drywall seams and nail pops at the wall/ceiling junctions that are not of structural concern. Caulking and repainting to address these conditions is recommended. Contact a qualified professional to perform this maintenance. This reporting does not comment on whether interior finishes are square, straight, level, or plumb.



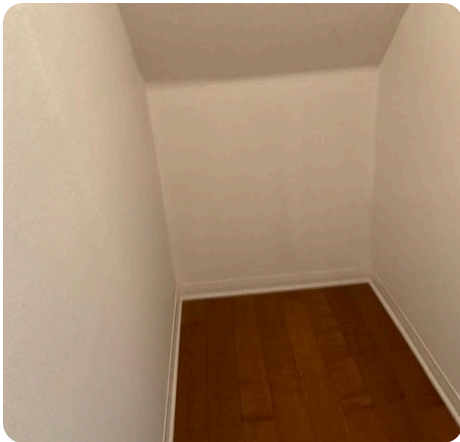
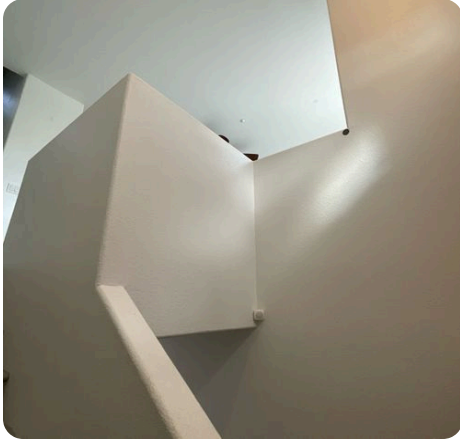
9.2 Interior > Steps, Stairways, and Railings

Interior Stairways, And Components Evaluated

✓ Functional

Location: Main Stairway

The interior stairway and its associated components were found to be in satisfactory condition at the time of inspection. All steps, handrails, and railings were secure and functional, with no signs of significant wear or damage.



9.3 Interior > Doors

Interior Doors - Functional

✓ Functional

Location: Interior

All accessible doors were inspected to ensure proper alignment, secure fitting, and smooth operation. No functional defects or issues were observed during the inspection, and the doors were found to be in satisfactory working condition.



9.4 Interior > Smoke Alarms

Missing Smoke Alarms

 *(Included in Summary)*

 Action Required

 Location: Upstairs Hallway, Den

One or more smoke alarms is missing. Smoke alarms are required on all levels and outside all sleeping areas. Recommend further evaluation and installation of a functional smoke alarm for safety.



Smoke Alarm Information

 [Preventive Measure](#)

 Location: Main Stairway, All Bedrooms, Upstairs Hallway Bathroom

Determining the functionality of smoke detectors is outside the scope of this inspection as the units should be checked monthly. Any unit greater than 10 years of age should be replaced as they are considered to be at the end of their service life. Functional smoke/fire detectors are recommended inside and outside each sleeping area for increased safety awareness.



9.5 Interior > Carbon Monoxide Alarms

Carbon Monoxide Alarms Evaluated

 [Preventive Measure](#)


 Location: Den, Upstairs Hallway, Main Stairway

Carbon monoxide (CO) alarms were located in the home. The inspector does not test these alarms; however, verifies that they are installed near sleeping areas and on each level of the home. For continued protection, regular manual testing and battery maintenance are recommended.



9.6 Interior > Countertops and Installed Cabinets

Cosmetic Damage On Cabinet

 *Included in Summary*

 **Repairs Recommended**

 Location: Kitchen

Cosmetic damage was observed on the front surface of the cabinet. While this does not impact the cabinet's functionality, it could be a concern for aesthetics. Assessing the extent of the damage and exploring repair or replacement options is advisable. Contacting a qualified cabinet professional might provide useful guidance in resolving this matter.



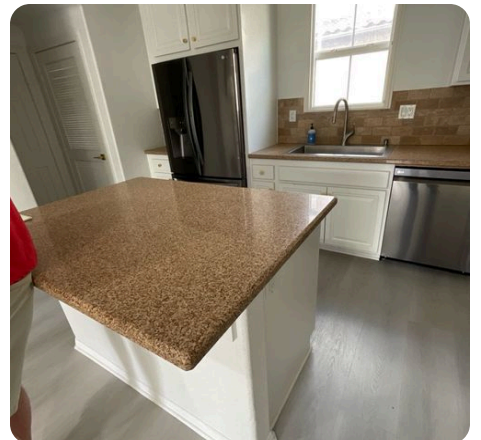


Countertops And Cabinets Evaluated

✓ Functional

Location: All Bathrooms, Kitchen

The accessible countertops and installed cabinets were evaluated to assess their stability, surface condition and functionality. No significant signs of wear or damage were observed on the inspected components, confirming their suitability for continued use at the time of the inspection.





9.7 Interior > Caulking, Grout, and Enclosures

Recaulking Recommendation For Interior Caulking

🔧 Repairs Recommended

📍 Location: All Bathrooms, Kitchen

The caulking in the interior areas such as around the bathtub, shower, or sink is showing signs of wear and tear. It is recommended to recaulk these areas to prevent water seepage and maintain the integrity of the surfaces. A qualified handyman or plumber can evaluate and repair this caulking to ensure proper sealing and prevent any potential water damage.





9.8 Interior > Windows

Broken Seal On Window

🔧 Repairs Recommended

📍 Location: Throughout the Home

The window has a broken seal, which can result in energy loss and reduced insulation. It is recommended to evaluate and repair the broken seal to prevent further energy inefficiency. A qualified window repair specialist can address this issue by resealing or replacing the window.



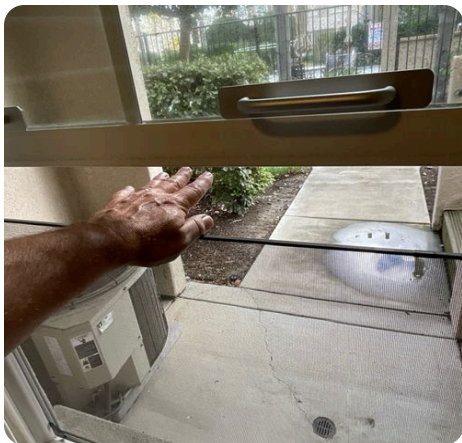
Missing Window Screen

 (Included in Summary)

 Repairs Recommended

 Location: Den, Rear of Home, Guest Bedroom, Front of Home

Isolated windows in the home were missing screens. Asking the seller for the location of any additional screens placed in storage is recommended in addition to confirming that one screen is available for every window. Slight damage was noted on a rear windows. Contact a qualified window or screen company for evaluation and repair.



Window Springs Damaged

 (Included in Summary)

 Repairs Recommended

 Location: Den, Main Stairway

The window spring on one side is not functioning properly. This can compromise the function of the window. It is recommended to have a qualified locksmith or window repair specialist evaluate and repair.



Window Seals

 (Included in Summary)

 Preventive Measure

 Location: Kitchen

A visual inspection of the windows may not detect seals that have failed between the panes of glass or other issues, such as deficiencies in UV coatings or films. These issues are often only visible under specific climatic or lighting conditions. Additionally, during a home inspection, it may not be possible to thoroughly examine all windows or seals due to obstructions such as furnishings, window coverings, debris, or films on the glass. If there are concerns about the windows, we recommend having all windows professionally cleaned and/or re-inspected to ensure their condition is thoroughly evaluated.

The kitchen window shutter was found in the garage. This was likely removed due to the height of the faucet blocking the window covering from opening. Consider a lower faucet or a different type of window covering.



9.9 Interior > Additional Information

HOA Responsibilities

[Limitation](#)

The inspection does not cover items typically handled by the homeowners association (HOA), such as the exterior of the unit, roof cover, sprinklers, detached components, exterior siding, fencing, common areas, and similar elements. Any exceptions or specific inclusions beyond this scope will be explicitly noted.

Asbestos General Statement

[Informational](#)

The scope of this inspection does not include an asbestos-in-material sampling and/or identification inspection. Houses built before or near 1978 may contain this material in certain substrates (drywall, flooring, acoustic texture, etc.) or building materials (exhaust pipes, insulation, heat registers, etc.). If there is a concern, we recommend you contact an appropriate testing facility for further evaluation.

Mold Disclaimer

i Informational

The inspector is not a qualified mold inspector or expert in bio-organic growth. We are not qualified to inspect, identify, or give opinions regarding molds or airborne agents. Many times, the presence of mold is not readily visible and can appear in a short period. If the residence is vacant, leaks have occurred, past or present evidence of sub-area moisture/dampness, and/or heat has been turned off to the home, molds may be present. This inspection is limited to visible and accessible areas at the time of the inspection. To determine what types of bio-organic agents may be located at the property, we recommend you hire a certified mold inspection company for further evaluations and/or to conduct a thorough inspection before closing.

Lead Disclaimer

i Informational

The scope of this inspection does not include a lead in materials sampling. Due to the age of this structure it is possible that lead is present in building materials.

10.1 Appliances > Stove, Cooktop

About the Stove, Cooktop

Energy Source: Natural Gas

Cooktop Tested

✓ Functional

An on / off test was performed to determine if the cooktop was functioning. Periodic cleaning and maintenance is recommended for continued use.



10.2 Appliances > Oven

About the Oven

Energy Source: Electric

Basic Oven Test

✓ Functional

The oven functioned normally when tested in a limited fashion at both the bake and broil settings. The tests are designed to determine basic functionality and should not be considered a verification of actual temperatures achieved.



10.3 Appliances > Dishwasher

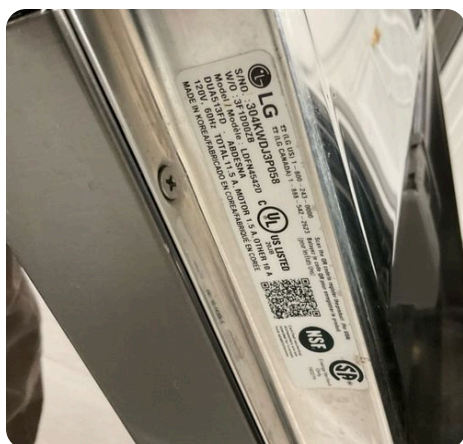
Inadequate Air Gap Installation In Dishwasher

 (Included in Summary)

 Action Required

 Location: Kitchen

The dishwasher is in working condition but the air gap is not properly installed, which could lead to water leakage into the cabinetry and walls. It is recommended to remove the soap dispenser and reconnect the air gap correctly to ensure proper drainage into the sink. A qualified plumber should be contacted for further evaluation and repair.



10.4 Appliances > Refrigerator

Refrigerator Functionality

 (Included in Summary)

 Repairs Recommended

 Location: Kitchen

The refrigerator was functional at the time of inspection, however the water connection was not visible due to the wheels being below the flooring. The ice and water functions were not operating. Ensure there is a water connection and it is connected.



10.5 Appliances > Microwave

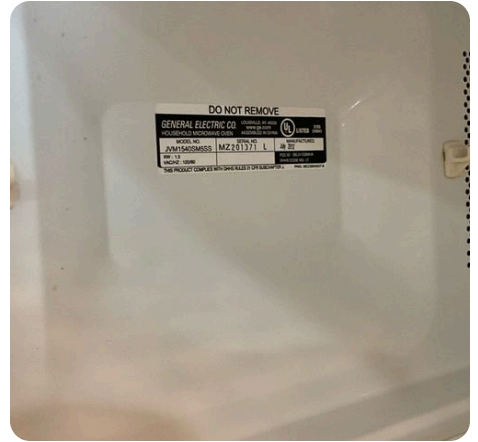
Not Functional

(Included in Summary)

Action Required

Location: Kitchen

The microwave oven was not functional. The door panel is melted and falling off. This can cause exposure to microwaves which is known to have negative health impacts. It is recommended to have replacement done by a qualified professional and verify functionality before closing of escrow.



10.6 Appliances > Garbage Disposal

Garbage Disposal Tested ✓ Functional

The garbage disposal was on/off tested and found functional. The unit was not tested to determine if it could grind food. The typical life expectancy of a garbage disposal is 7-15 years.



10.7 Appliances > Washer, Hookups, and Drains

Washer General Statement

Informational

Location: Laundry Room

The washing machine was spot tested. The inspector does not run the clothes washer or drain water. We recommend you ask the current owner if the drain is working properly, or if any past or present issues exist.





10.8 Appliances > Dryer and Vent System

About the Dryer and Vent System

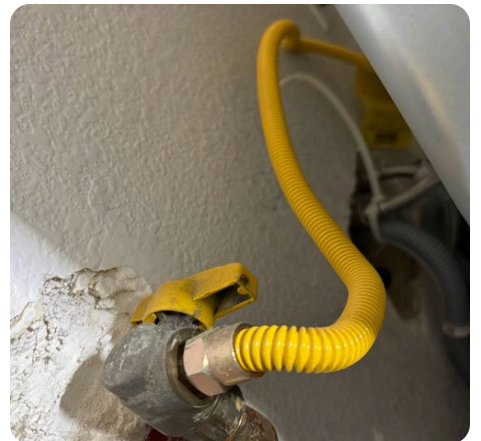
Dryer Energy Source: Natural Gas

Dryer & Connections

✓ Functional

📍 Location: Laundry Room

An on/off test was performed on the clothes dryer if present. Inspection of the dryer outlet and visible portions of the dryer vent were conducted. It is noted that the vast majority of the dryer vent system is not visible. Due to the limitations of a visual home inspection, an unknown condition may exist in the vent system. Periodic cleaning of the dryer vent system by a qualified specialist is a part of normal home maintenance to prevent lint fires.





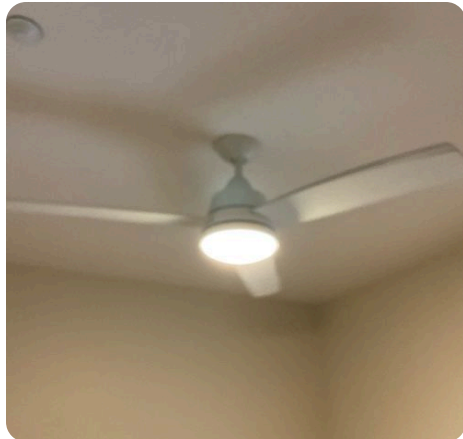
10.9 Appliances > Additional Information

Ceiling Fans Functionality

✓ Functional

📍 Location: Living Room, All Bedrooms

All ceiling fans were functional at the time of inspection.



11.1 Fireplace > Fuel-Burning Equipment

Gas Fireplace Evaluation

 (Included in Summary)

✖ Repairs Recommended

📍 Location: Fireplace Chimney, Living Room

The gas for the fireplace was off at the time of inspection and was tested. The gas may be shut off, as it did not ignite. It is recommended having a fireplace technician evaluate, ignite, and test the unit to ensure proper functionality and safety.



11.2 Fireplace > Firebox and Hearth

Gas Log Firebox Evaluated

✓ Functional

Location: Living Room, Fireplace Chimney

The fireplace may require cleaning and evaluation to remove any soot, debris, or creosote buildup for proper airflow and to prevent potential fire hazards. It is important to have the fireplace professionally cleaned. A qualified chimney sweep should be contacted to thoroughly clean and inspect the chimney and fireplace, including assessing the condition of the chimney liner, damper, and firebox. Any necessary repairs or maintenance should be done. Regular cleaning and evaluation of the fireplace is essential for safe and efficient operation.



11.3 Fireplace > Flues and Dampers

Visual Inspection

 Preventive Measure

 Location: Fireplace Chimney

Only the firebox, damper, and visible portions of the chimney system are checked for obvious defects. This inspection in no way qualifies as a certification or determines the chimney system as being safe and/or functional. We recommend the system be thoroughly inspected by a qualified chimney contractor prior to use.



12.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Post Tension Slab

Foundation Anchors: Not Verified

Foundation/Slab Evaluated

 Preventive Measure

 Location: Garage, Exterior

The foundation/slab was visually assessed during the inspection and appeared to be in functional condition with no immediate concerns noted. As part of routine maintenance, we recommend regularly monitoring the foundation for any signs of cracks, shifting, or water intrusion to address potential issues promptly and ensure long-term structural integrity.





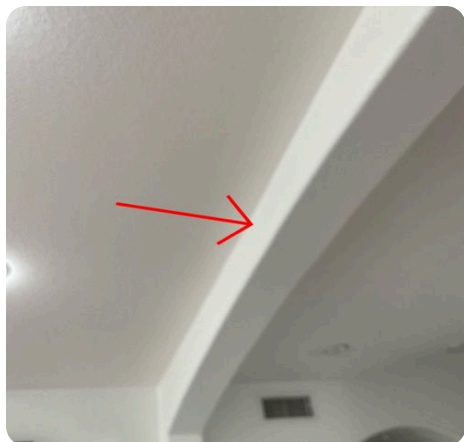
12.2 Structural Components > Beams, Columns, and Posts

Beams, Columns, And Posts Evaluated

[Informational](#)

Location: Kitchen

The visible and accessible beams, columns, and posts were evaluated during the inspection. It is important to note that some structural components are often not fully visible during a standard home inspection. Based on the areas that were accessible, all inspected structural elements appeared to be in functional condition at the time of the evaluation.



12.3 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

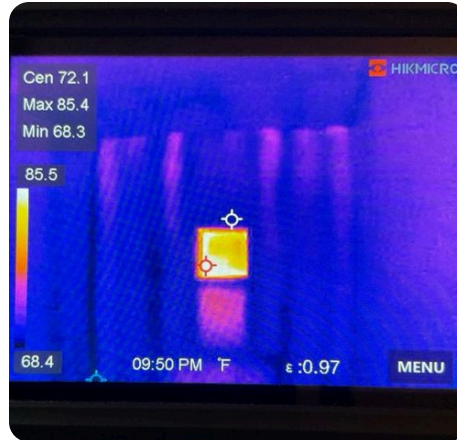
Floor Structure: Concrete

Ceiling Structure: Wood Framing

Joists And Framing Evaluated

Informational

Joists and framing members are typically concealed within the construction and are not fully visible during a standard home inspection. However, the accessible portions that were inspected appeared to be in satisfactory condition, with no significant issues or concerns identified at the time of the evaluation.



12.4 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

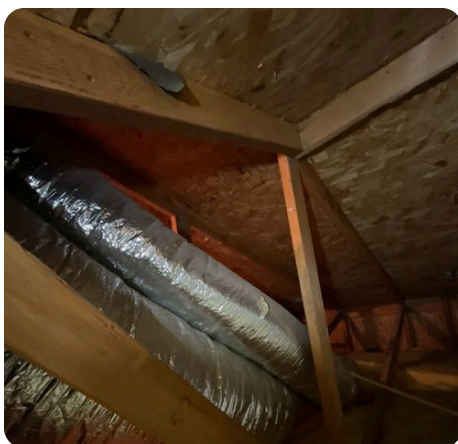
Roof Structure Type: Trusses

Roof Structure And Components Evaluated

Functional

Location: Attic

The accessible internal roof components - including trusses, rafters, and sheathing, were examined and found to be functional. The inspection focused on identifying signs of deflection, deterioration, or damage, such as water staining or wood decay, and these items were serviceable at the time of the inspection.



13.1 Insulation and Ventilation > Insulation and Ventilation in Attic

About the Insulation and Ventilation in Attic

Attic Access Location: Bedroom, Upstairs Hallway

Attic Evaluation Method: Entrance

Entrance: The attic areas were entered and the accessible areas were inspected.

Insulation Type: Battens

Attic Insulation Approximate Depth: 5-10 Inches

Missing Ceiling Insulation

Preventive Measure

Location: Attic

The ceiling insulation in the attic is incomplete, which can lead to heat loss and increased energy bills. Evaluate and repair the missing insulation to ensure proper energy efficiency and temperature regulation in the home. It is recommended to hire a qualified insulation contractor to assess and complete the insulation coverage. There was drywall above this area and likely has insulation above. Question the builder or HOA regarding insulation in this area.



Ventilation Recommendations

✓ Functional

Location: Attic

Adequate attic ventilation is essential for proper energy efficiency and the health of the structure. Half of the ventilating area should be near the roof's high point, and the other half near the eaves. Precise measurement of ventilation space is outside the scope of this home inspection. We recommend you contact a qualified professional trade for further evaluation.





13.2 Insulation and Ventilation > Mechanical Exhaust Systems

Exhaust Systems Evaluated

✓ Functional

📍 Location: Kitchen, All Bathrooms

The bathroom and kitchen ventilation fans were tested and appeared to be functional at the time of the inspection. Cleaning the vent fan in the primary bathroom is recommended.



