



Service: Full Home Inspection

Prepared for: Paul Mezzetta

WIN Inspector

Paul Mezzetta

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Inspection Information

Order Details

Site Address: **Quality Drive, Vacaville, CA, 95688**

Service Date And Time: **August 31, 2026 At 10:00 AM**

Property Details

Approximate Year Built: **1969**

Bedrooms: **4**

Approximate Square Footage: **2886**

Baths: **3.5**

Occupied: **Yes**

Floors: **1**

Main Entry Door Faces: **Southwest**

Inspector Detail

Name: **Paul Mezzetta**

Company Information

Email: **pmezzetta@wini.com**

Contact Number: **(925) 244-1451**

Client

Name: **Paul Mezzetta**

Email: **pmezzetta@wini.com**

Contact Number: **(925) 244-1451**

Present At Inspection: **Client, Mrs. Carey's Son Was Present During The Inspection.**

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 Moisture Related Damage

🔧 Repairs Recommended

📍 Location: Bonus Room Fireplace Chase

Moisture related damage was observed at the exterior siding and/or trim and it is recommended that the structural pest control report be consulted for additional information regarding this observation, as well as any recommendations for further evaluation, treatment, repair, or replacement.



Moisture related damage at exterior siding and trim serving fireplace chase.

2 Faulty Grade Conditions

🔧 Repairs Recommended

📍 Location: Garage Exterior

Faulty grade conditions coupled with an irrigation sprinkler have contributed to trapped, standing water at the exterior of the structure. Replacing the existing sprinkler head with a drip style head will reduce water usage, while regrading and/or supplementing existing drainage measures will allow moisture to drain away from the structure. Further evaluation by a qualified professional may be warranted.

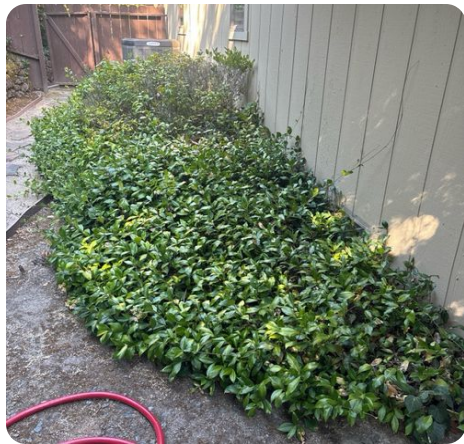


Trapped standing water at landscaping adjacent to garage exterior.

3 Exterior Vegetation Contact

🔧 Repairs Recommended

Vegetation was found to be in direct contact with the exterior siding and/or roofing surface at the time of the inspection. Vegetation growth limits siding and trim ventilation while providing a conducive condition for pest infestation. It is recommended that vegetation be trimmed and maintained away from the structure.



Vegetation in contact with exterior siding material.



Vegetation in contact with exterior siding material.

4 Frame/Threshold Contact

🔧 Repairs Recommended

📍 Location: Main Entry Door, Master Bedroom Exterior Entry, Bonus Room Exterior Entry

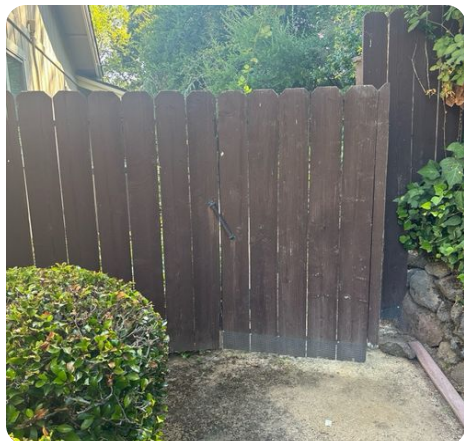
The main entry door was found to make contact with the threshold during normal testing, while the entry door within the master bedroom makes contact with the door frame. The secondary door installed within the bonus room could not be opened as the door will not clear the threshold. It is recommended that the installations be further evaluated and adjusted by a qualified professional to ease normal usage.

5 Misaligned Gate Issue

🔧 Repairs Recommended

📍 Location: Bedroom 3 Exterior

With the presence of a pool or spa, perimeter gates are required to contain operable self-closing devices and latches and ideally the gate hardware should also be oriented to open outwards. The gate was found to be misaligned when tested and it is recommended that the installation be further evaluated and either adjusted or replaced. Periodic evaluation and maintenance is recommended.

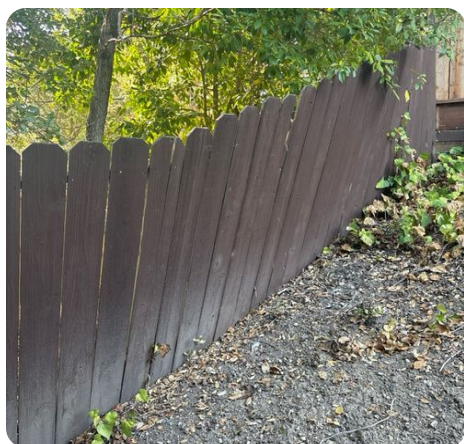


Perimeter gate makes contact with fence preventing closure.

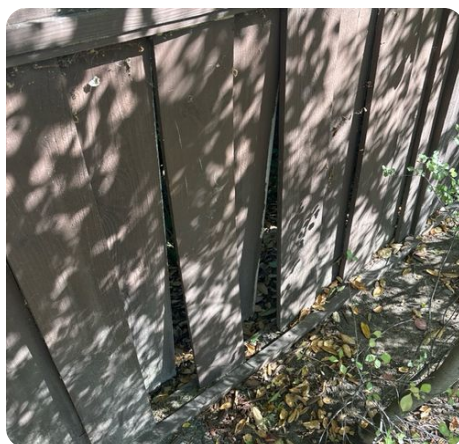
6 Perimeter Fence Issue

🔧 Repairs Recommended

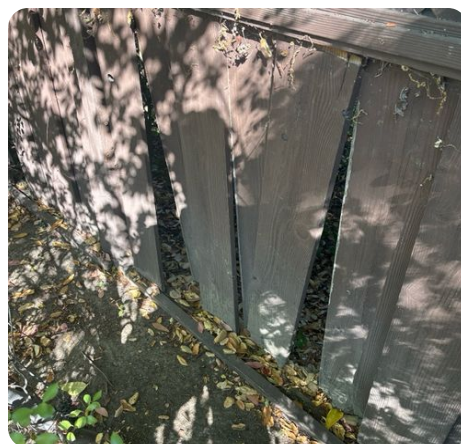
Perimeter fencing is typically a shared expense between neighbors, but becomes a more critical concern with the presence of a pool and/or spa. The fencing segments were found to be leaning and/or damaged and contained unsecured fence boards. It is recommended that perimeter fencing be further evaluated and either repaired or replaced by a qualified professional to ensure the yard remains secure.



Leaning perimeter fence segment.



Unsecured boards at perimeter fence.



Unsecured boards at perimeter fence.

7 Aquatic Safety Devices Installed

ⓘ Attention

SB552-California state law (SB552) requires home inspectors to determine if any of seven pool safety features are present at the time of the inspection and to report if there are fewer than two. There is no requirement for repair or installation of pool safety features for an existing pool unless the pool is in the process of being remodeled. This inspection will attempt to identify which of these devices, if any, are present at the time of the inspection. Safety devices are not tested, nor evaluated to determine whether they meet existing standards or codes. The pool lacks a sufficient number of safety features and is considered non-compliant. It is recommended that a pool/spa professional be consulted to address this concern. Pools should be periodically assessed to ensure installed safety measures remain intact and functional.



Roof

8 Lifting Roof Flashing

🔧 Repairs Recommended

The flashing installed at the base of the chimney structure was found to be lifting or elevated and it is recommended that the flashing be further evaluated and secured by a roof professional.



Lifting flashing at base of chimney structure.

9 Exposed Nail Heads

🔧 Repairs Recommended

Exposed nail heads were observed at the ridge shingles and caps and it is recommended that the nail heads be sealed by a qualified roof professional to prevent moisture intrusion.



Exposed nail heads at ridge cap.



Exposed nail heads at ridge shingles.



Exposed nail heads at ridge shingles.



Exposed nail heads at ridge shingle.

10 Gutter Maintenance Recommended

✚ Repairs Recommended

The gutter system was found to contain debris and it is recommended that the gutters and downspout system be periodically evaluated and maintained to ensure positive drainage during inclement weather conditions. Portions of the gutter system are equipped with screen material.



Debris accumulation within gutter system.



Debris accumulation within gutter system.



Debris accumulation within gutter system.

11 Roof Tree Contact

🔧 Repairs Recommended

The trees located at the exterior of the home were found to overhang or be in contact with the roof surface at the time of the inspection. It is recommended that the trees be trimmed and maintained away from the structure to limit premature wear.

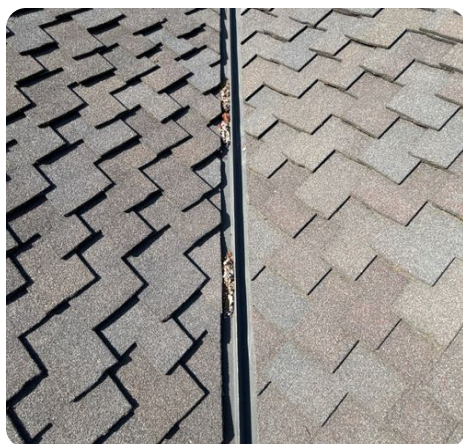


Tree overhanging garage roof surface.

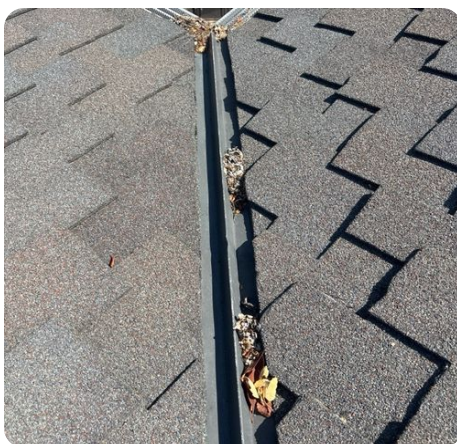
12 Debris At Roof Surface

🔧 Repairs Recommended

Debris accumulation was observed at the roof surface at the time of the inspection and it is recommended that debris be periodically removed to promote positive drainage.



Debris accumulation at roof surface.



Debris accumulation at roof surface.



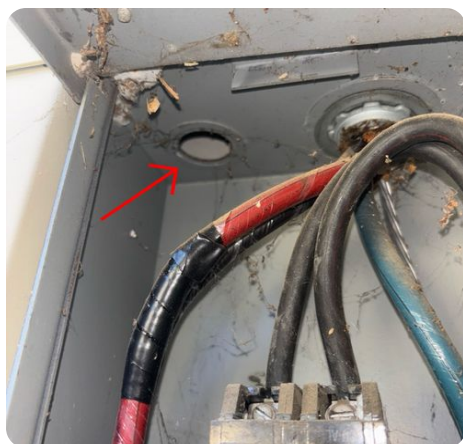
Debris accumulation at roof surface.

Electrical

13 Knock Out Openings Inside Panel

🔧 Repairs Recommended

An open knock-out was observed at the top of the main electrical panel, while the knock-out at the base of the panel lacks a bushing designed to secure and protect the electric cable. The openings provide an entry point for pests and debris and it is recommended that the openings be capped, sealed, and secured to address these concerns.



Open knockout at top of main service panel.



Knock-out lacks a bushing at base of main panel .

14 Missing/Damaged Cover Plates

🔧 Repairs Recommended

📍 Location: Family Room Exterior

A damaged or missing weather proof cover was observed at the exterior of the structure and it is recommended that replacement cover plate be installed.



Damaged weatherproof outlet cover at rear of home.

15 **Open Junction Box**

✚ Repairs Recommended

📍 Location: **Crawl Space Below Bedroom 2**

An open junction box containing exposed wire connections was observed within the home at the time of the inspection. Junction box covers offer protection to the wire connections, limits debris and rodent access, while containing any potential arcing within the box. It is recommended that an approved cover be installed by a qualified professional.



Open junction box within crawl space below bedroom 2.

Plumbing

16 **Basin Drain Issue**

✚ Repairs Recommended

📍 Location: **Master Bathroom**

A basin was found to drain slowly when tested and it is recommended that the drain be further evaluated and cleared by a plumber or other qualified professional. Drain plug assemblies may also impact drainage capacity and may require adjustment.

17 Sewer Evaluation

 Preventive Measure

 Location: Bedroom 3 Exterior

Due to the age of the home and the presence of mature vegetation and/or trees, it is recommended that the sewer line be invasively evaluated by a plumber or qualified drain service to determine the current condition of the installation. The sewer line clean out is located at the front of the home.



Sewer clean-out at front of home.

18 Active Plumbing Leak-Crawl Space

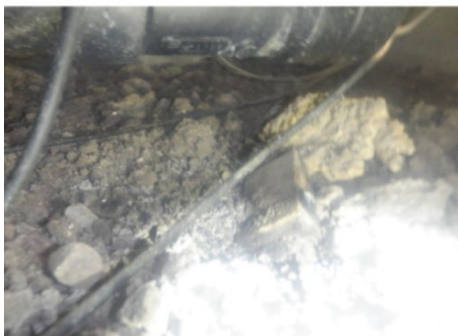
 Repairs Recommended

 Location: Crawl Space Below Kitchen

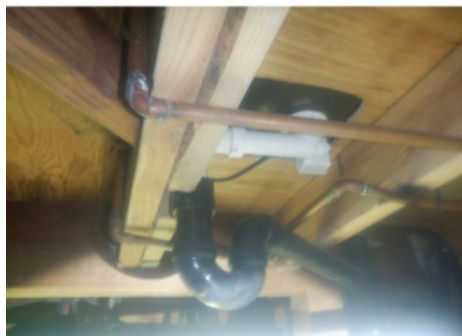
An active plumbing leak was observed within the crawl space at the kitchen sink drain and it is recommended that the pipes, fittings, and connections, be further evaluated and repaired by a plumber or other qualified professional.



Functional ABS waste plumbing within crawl space.



Wet soil below leaking kitchen waste plumbing fitting.



ABS waste plumbing serving hall bathroom tub.



Leaking waste fitting below kitchen.



Functional ABS waste plumbing within crawl space.



Functional ABS waste plumbing within crawl space.



Functional ABS waste plumbing within crawl space.



Functional ABS waste plumbing within crawl space.

19 Natural Gas Service-Contra Costa County

✚ Repairs Recommended

📍 Location: Garage Exterior

Natural gas service to the home can be terminated at the meter in the event of an emergency or should a gas odor be identified within the structure. The meter is not equipped with a seismic control or excess flow valve designed to terminate gas service in the event of an earthquake or other significant service issue. Unincorporated areas of Contra Costa county require the installation of a seismic control valve and it is recommended that a plumber be contacted to address this issue. Storing a gas pipe safety wrench near the meter is recommended.



Natural gas control valve at meter riser.



Natural gas meter at garage exterior.

20 Natural Gas Odor

🔧 Repairs Recommended

📍 Location: **Garage**

A natural gas odor was observed at the supply valve/fittings supporting the water heater and it is recommended that the installation be further evaluated and repaired by a plumber or other qualified professional.

21 Faucet Movement

🔧 Repairs Recommended

📍 Location: **Hall Bathroom**

The faucet spout displayed movement when tested which may place stress on plumbing connections and lead to potential leakage. It is recommended that the installation be further evaluated and secured. Periodic evaluation of the waste and water supply connections located below basins, sinks, and toilets is recommended in order to detect and address leakage.

22 Cracked Basin

⚠ Attention

📍 Location: **Master Bathroom**

A bathroom basin was found to be cracked, but did not display any indication of leakage. Periodic evaluation of the fixture is recommended.



Cracked master bathroom basin.

Interior

23 Entry/Closet Door Stop Issue

🔧 Repairs Recommended

📍 Location: Hall Bathroom, 1/2 Bathroom, Kitchen

Entry or closet doors within the home were found to lack or contain ineffective door stops and it is recommended that replacement hardware be installed to prevent inadvertent wall or trim damage.

24 Carbon Monoxide Detector Not Present

🔧 Repairs Recommended

The structure is not equipped with a carbon monoxide (CO) detector and is recommended that a CO detector be installed in accordance with the manufacturer's installation directives and on each floor of a multi-level structure. Carbon monoxide is an invisible, odorless, tasteless gas produced when gas burning appliances, such as water heaters, furnaces, dryers, fireplaces, or ranges burn fuel incompletely. In addition, homes with an attached garage are also required to contain a CO detector. Carbon monoxide is heavier than air and tends to sink towards the floor and it is recommended that detectors be located near the flooring surface to maximize effectiveness.

25 Failed Thermal Seal

🔧 Repairs Recommended

📍 Location: Living Room

The dual pane panels displayed condensation, discoloration, or fogging commonly associated with thermal seal failure. Seal failure is considered a cosmetic or aesthetic issue and may reduce or inhibit visibility over time. It is recommended that a glass installation professional be consulted to determine a cost associated with replacement.

26 Windows Difficult To Operate

🔧 Repairs Recommended

📍 Location: Bedrooms 3 & 4

Windows within the home were found to be difficult to operate when tested and it is recommended that the installation be further evaluated and maintained by a qualified professional to ease normal usage.

Fireplace

27 Evaluate Fireplace Flue

 Preventive Measure

It is recommended that the chimney flues be further evaluated and cleaned by a fireplace chimney professional to ensure a concealed condition does not exist. Chimney flue inspections are extremely limited to access and visibility restrictions and creosote accumulation within the flue can create a conducive condition for chimney fires. Flues can separate, rust, or become obstructed over time and it is strongly recommended that the flue be periodically inspected by a chimney professional to ensure continued safe usage. The dampers functioned normally when tested.

28 Damper Clamp Not Preset

 Repairs Recommended

The fireplace dampers lacks a clamp required for all fireplaces equipped with natural gas service. It is recommended that a clamp be installed to prevent the damper from being closed completely.

Insulation and Ventilation

29 Inaccessible Attic Entry Point

 Limitation

The attic entry points located within the garage and bedroom closet were inaccessible due to the presence of stored personal items (garage) and insulation applied over the attic hatch (bedroom closet) and should be a point of awareness.

30 Debris/Trash In Crawl Space

 Repairs Recommended

Construction and/or cellulose debris was observed within various locations of the crawl space at the time of the inspection and it is recommended that the debris be removed to prevent this material from being utilized by wood destroying organisms.

31 Evidence Of Past Moisture Intrusion

 Attention

The crawl space soil was found to be dry at the time of the inspection, but contained indications of elevated moisture levels at some point in the past. Water/silt lines were observed at the cook-top ventilation ducting and HVAC ducting. Consulting the current homeowner for additional information regarding this observation is recommended.



Water/silt lines at cooktop fan ducting.



Water/silt lines at cooktop fan ducting.

Full Home Inspection

Full Home Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Brick Veneer, Wooden Sheet Siding, Wooden Trim

Moisture Related Damage

 (Included in Summary)

 Repairs Recommended

 Location: Bonus Room Fireplace Chase

Moisture related damage was observed at the exterior siding and/or trim and it is recommended that the structural pest control report be consulted for additional information regarding this observation, as well as any recommendations for further evaluation, treatment, repair, or replacement.



Moisture related damage at exterior siding and trim serving fireplace chase.

1.2 Exterior > Paint/Coating and Caulking

Paint/Structure Caulking - Functional

 Functional

The exterior paint and structure caulking was found in functional condition at the time of the inspection. Periodic evaluation of the paint, siding and trim joints, as well as the identification of any splitting or cracking wood members is recommended. Caulking voids, as well as splitting and cracking wood members, should be sealed and maintained with an exterior grade caulking deemed suitable for this application.

1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Dual-Pane, Wood, Single-Pane, Vinyl, Aluminum

Exterior Windows Evaluated

 Functional

The exterior window frames, seals, and glazing were inspected for any signs of damage or wear. The home is equipped with a combination of dual pane, vinyl framed replacement windows, and single pane, aluminum and wooden framed applications. The single pane windows appear to be original to the structure.

1.4 Exterior > Eaves, Soffits, and Fascia

Functional Eaves, Soffit, And Fascia

✓ Functional

The eaves, soffits, and fascia were found in functional condition at the time of the inspection.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Faulty Grade Conditions

(Included in
Summary)

✚ Repairs Recommended

📍 Location: Garage Exterior

Faulty grade conditions coupled with an irrigation sprinkler have contributed to trapped, standing water at the exterior of the structure. Replacing the existing sprinkler head with a drip style head will reduce water usage, while regrading and/or supplementing existing drainage measures will allow moisture to drain away from the structure. Further evaluation by a qualified professional may be warranted.



Trapped standing water at landscaping adjacent to garage exterior.

Exterior Vegetation Contact

(Included in
Summary)

✚ Repairs Recommended

Vegetation was found to be in direct contact with the exterior siding and/or roofing surface at the time of the inspection. Vegetation growth limits siding and trim ventilation while providing a conducive condition for pest infestation. It is recommended that vegetation be trimmed and maintained away from the structure.



Vegetation in contact with exterior siding material.



Vegetation in contact with exterior siding material.

Site Drainage-Present/Not Tested

Not Inspected

The downspout system empties to a combination of below ground drainage and at the foundation perimeter, while additional surface drains were also observed. It is recommended that all site drains be periodically maintained to ensure they remain clear of vegetation and debris. The concealed nature of the installed system prevents a comprehensive physical examination of the components and the system was not tested, nor evaluated. Consulting the current homeowner regarding the effectiveness of the installation is recommended.

1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Functional Vent Screens/Cover

Functional

Vent screens and/or covers are installed at the perimeter of the home and provide ventilation to the raised crawl space and/or garage. Debris and vegetation growth should be maintained away from the vent openings to ensure sufficient ventilation.

1.7 Exterior > Exterior Doors

Frame/Threshold Contact

(Included in Summary)

Repairs Recommended

Location: Main Entry Door, Master Bedroom Exterior Entry, Bonus Room Exterior Entry

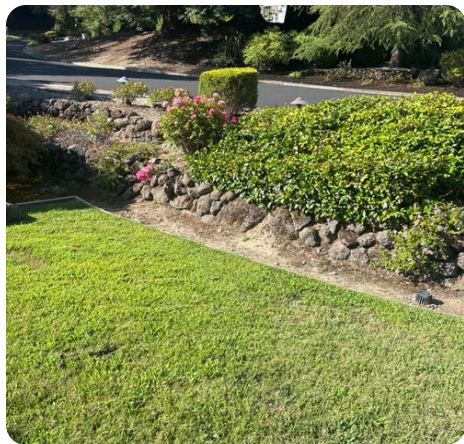
The main entry door was found to make contact with the threshold during normal testing, while the entry door within the master bedroom makes contact with the door frame. The secondary door installed within the bonus room could not be opened as the door will not clear the threshold. It is recommended that the installations be further evaluated and adjusted by a qualified professional to ease normal usage.

1.8 Exterior > Retaining Walls

Retaining Wall

Functional

The stone retaining walls were found in functional condition.



Functional stacked stone retaining wall.



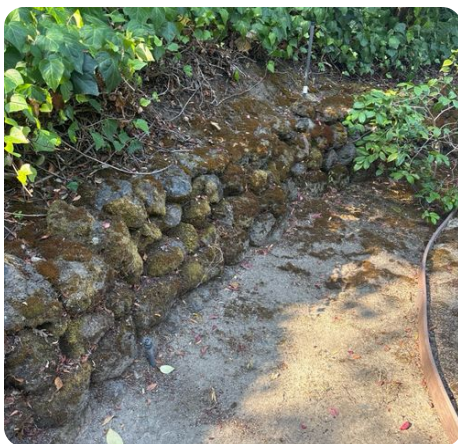
Functional stacked stone retaining wall.



Functional stacked stone retaining wall.



Functional stacked stone retaining walls.



Functional stacked stone retaining wall.

1.9 Exterior > Fencing and Gates

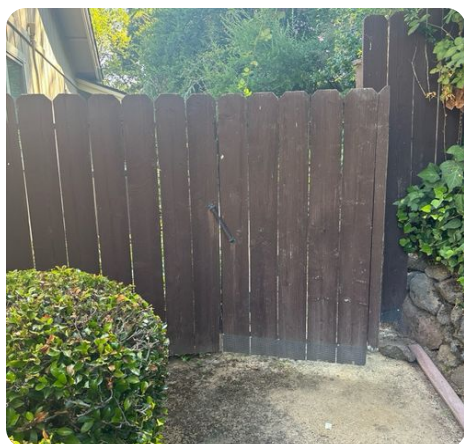
Misaligned Gate Issue

 (Included in Summary)

 Repairs Recommended

 Location: Bedroom 3 Exterior

With the presence of a pool or spa, perimeter gates are required to contain operable self-closing devices and latches and ideally the gate hardware should also be oriented to open outwards. The gate was found to be misaligned when tested and it is recommended that the installation be further evaluated and either adjusted or replaced. Periodic evaluation and maintenance is recommended.



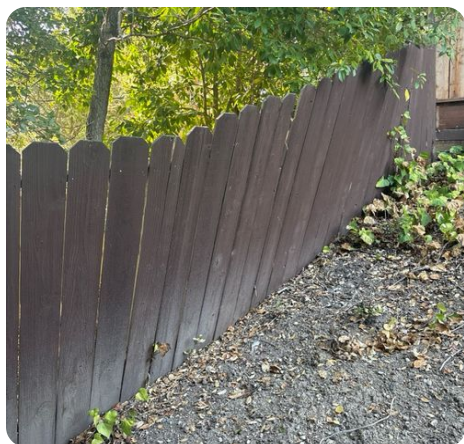
Perimeter gate makes contact with fence preventing closure.

Perimeter Fence Issue

 (Included in Summary)

 Repairs Recommended

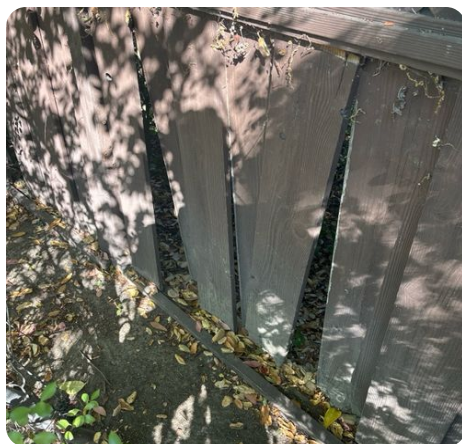
Perimeter fencing is typically a shared expense between neighbors, but becomes a more critical concern with the presence of a pool and/or spa. The fencing segments were found to be leaning and/or damaged and contained unsecured fence boards. It is recommended that perimeter fencing be further evaluated and either repaired or replaced by a qualified professional to ensure the yard remains secure.



Leaning perimeter fence segment.



Unsecured boards at perimeter fence.



Unsecured boards at perimeter fence.

1.10 Exterior > Additional Information

Aquatic Safety Devices Installed

 (Included in Summary)

 Attention

SB552-California state law (SB552) requires home inspectors to determine if any of seven pool safety features are present at the time of the inspection and to report if there are fewer than two. There is no requirement for repair or installation of pool safety features for an existing pool unless the pool is in the process of being remodeled. This inspection will attempt to identify which of these devices, if any, are present at the time of the inspection. Safety devices are not tested, nor evaluated to determine whether they meet existing standards or codes. The pool lacks a sufficient number of safety features and is considered non-compliant. It is recommended that a pool/spa professional be consulted to address this concern. Pools should be periodically assessed to ensure installed safety measures remain intact and functional.



1.11 Exterior > Pool/Spa Enclosure

About the Pool/Spa Enclosure

Pool Enclosure Statement (Pool/Spa Present): Yes

Yes: California Pool Safety ActA "home inspection report" is a written report prepared for a fee and issued after a home inspection. The report clearly describes and identifies the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons. In a dwelling with a pool or spa, the report shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

(1) An enclosure that isolates the swimming pool or spa from the home: No

(2) Removable mesh fencing with gate that is self-closing, self-latching and can accommodate a key lockable device: No

(3) An approved safety pool cover: No

Exit alarms on the home's doors that provide direct access to the swimming pool or spa: No

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all of the homes doors providing direct access to the swimming pool or spa: No

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water: No

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above: No

Were two or more of the above safety items noted?: No. We recommend further evaluation and repair by a qualified pool technician prior to the close of escrow

Pool Isolation Statement

Informational

Pool isolation fences are the most studied and effective drowning prevention safety feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics Policy Statement, "Prevention of Drowning" published in 2019. Doors and windows providing direct access to the pool and/or spa should contain exit alarms to provide an alert if they are opened.

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

Functional Deck Surface

Functional

The stained deck surface was found in functional condition at the time of the inspection. It is recommended that the surface be periodically maintained to protect the surface from exposure.

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

Functional Porch And Patio

✓ Functional

The front porch, pool decking, and patio were found in functional condition at the time of the inspection.

2.3 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.

Walkway Functional

✓ Functional

The walkways and driveway were found in functional condition at the time of the inspection.

3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Composition Shingle

Composition Shingle: Asphalt shingles are categorized by their warranty duration, such as 20, 25, 30, 40, and 50 years.

Apparent Number of Layers: 1 Layer

Approximate Age of Roof: Undetermined

Composition Shingle

✓ Functional

The roof surface is composed of a composition shingle product of an undetermined age and it is recommended that the current homeowner be consulted regarding the actual date of installation if known. The roof surface displayed signs of age and wear in the form of granulation loss. Service life expectancy depends on the thickness and grade of the shingle, the pitch of the roof surface, and the amount of weather exposure the material is subjected to. Mechanical damage from tree branches and foot traffic also contributes to the wear placed on the roof surface. The concealed nature of the installation process prevents verification that the installation was completed to the manufacturer's specifications or local building standards.





3.2 Roof > Exterior Chimney

Exterior Chimney Condition – Functional

✓ Functional

A visual inspection of the chimney and chase systems did not reveal any issues that would require service at this time. Periodic evaluation and maintenance is recommended for the continued safe operation of the system. Please refer to the fireplace/chimney report for additional information regarding the status of the installation.



Functional chimney structure as viewed from roof surface.



Fireplace chase cap as viewed from roof surface.

3.3 Roof > Flashing and Valleys

Lifting Roof Flashing

 (Included in Summary)

 Repairs Recommended

The flashing installed at the base of the chimney structure was found to be lifting or elevated and it is recommended that the flashing be further evaluated and secured by a roof professional.



Lifting flashing at base of chimney structure.

Exposed Nail Heads

 (Included in Summary)

 Repairs Recommended

Exposed nail heads were observed at the ridge shingles and caps and it is recommended that the nail heads be sealed by a qualified roof professional to prevent moisture intrusion.



Exposed nail heads at ridge cap.



Exposed nail heads at ridge shingles.



Exposed nail heads at ridge shingles.



Exposed nail heads at ridge shingle.

3.4 Roof > Roof Vents and Penetrations

Functional Vents And Covers

✓ Functional

The roof vents and covers were found in functional condition at the time of the inspection.



3.5 Roof > Skylights

Functional Skylight

✓ Functional

The skylight installations were found in functional condition at the time of the inspection and did not display any visible indications of leakage. The installation displays normal signs of age and exposure and should be periodically evaluated by a qualified professional.



Functional tubular skylight as viewed from roof surface.



Functional skylight as viewed from roof surface.



Functional tubular skylight as viewed from roof surface.



Functional skylight as viewed from roof surface.



Functional tubular skylight as viewed from roof surface.



Functional skylight as viewed from roof surface.



Functional tubular skylight as viewed from roof surface.



Functional skylight as viewed from roof surface.

3.6 Roof > Gutters, Downspouts, and Drainage

Gutter Maintenance Recommended

(Included in Summary)

Repairs Recommended

The gutter system was found to contain debris and it is recommended that the gutters and downspout system be periodically evaluated and maintained to ensure positive drainage during inclement weather conditions. Portions of the gutter system are equipped with screen material.



Debris accumulation within gutter system.



Debris accumulation within gutter system.



Debris accumulation within gutter system.

3.7 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Walked Surface

Walk Surface

Informational

The inspector walked the surface of the roof covering.

3.8 Roof > Additional Information

Roof Tree Contact

 (Included in Summary)

 Repairs Recommended

The trees located at the exterior of the home were found to overhang or be in contact with the roof surface at the time of the inspection. It is recommended that the trees be trimmed and maintained away from the structure to limit premature wear.



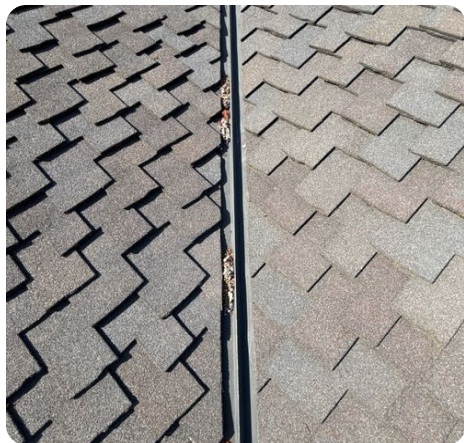
Tree overhanging garage roof surface.

Debris At Roof Surface

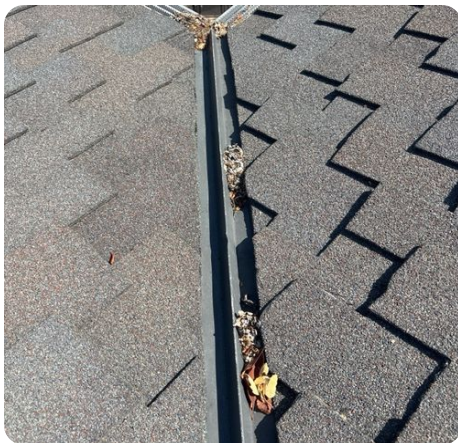
 (Included in Summary)

 Repairs Recommended

Debris accumulation was observed at the roof surface at the time of the inspection and it is recommended that debris be periodically removed to promote positive drainage.



Debris accumulation at roof surface.



Debris accumulation at roof surface.



Debris accumulation at roof surface.

4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size of Garage: Attached Garage, 3 Car

Type of Garage Door: Fiberglass, Insulated

Garage Door Evaluated

⬇ Limitation

The dual bay sectional garage door was found to operate normally when tested in a limited fashion. Periodic evaluation of the door hardware and door springs is recommended. The manually operated single bay door was inaccessible to testing due to the presence of stored personal items within the garage at the time of the inspection.

4.2 Garage > Garage Door Opener and Safety

Garage Door Opener Evaluated

✓ Functional

The automatic door opener and associated safety features were found to function normally when tested in a limited fashion. Periodic testing of the safety features in accordance with the manufacturers directives is recommended to ensure continued functionality. Please refer to the owners manual for additional information regarding maintenance and approved testing methods.

4.3 Garage > Fire Separation

Garage Firewall Intact

✓ Functional

The common wall and ceiling installed between the garage and the adjacent living and/or attic space were found to be intact, while the self-closing device serving the interior entry door functioned normally when tested.

4.4 Garage > Garage Floor and Surfaces

Garage Floor And Surfaces

✓ Functional

The visible and accessible areas of the garage floor was found in functional condition at the time of the inspection. Cracks were observed at the garage flooring surface which is common of a cement slab installation due to a combination of factors, including existing soil conditions, site preparation, the natural curing process, as well as ground movement and/or settlement of the structure over time.

4.5 Garage > Additional Information

Stored Personal Items In Garage

⬇ Limitation

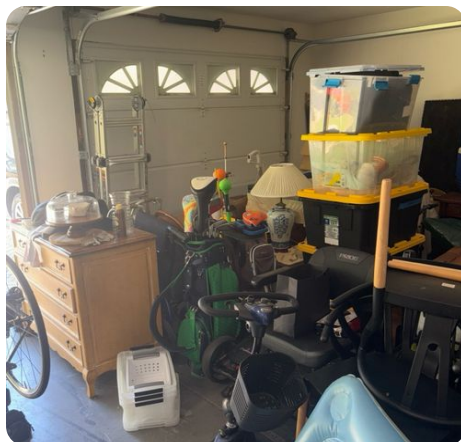
The garage contained stored personal items at the time of the inspection which may obscure a concealed condition. Further evaluation of the garage once the home has been cleared of stored personal items is recommended.



Stuart personal items within garage at time of inspection.



Stored personal items within garage at time of inspection.



Stored personal items within garage at time of inspection.



Stored personal items within garage at time of inspection.

5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Underground

Main Service Conductor: Multi-Stranded Copper

Service Entrance And Grounding Evaluated

✓ Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection. The home contains underground service connections.

5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Garage Exterior

Main Panel Capacity: 200 amps/240 Volt

Subpanel Capacity: 125 amps

Main Panel/Sub Panel Location

i Informational

The main electrical service entrance panel is located at the exterior garage wall, while the interior sub-panels are located within the kitchen pantry and at the garage exterior and rated for 125 amps of power. An auxiliary panel supports the pool and spa equipment. The meter contains a 200 amp capacity (CL200). The main panel contains a 100 amp and 70 amp circuit breakers supporting the interior sub-panels.



Original interior sub-panel within kitchen pantry.



Original main service panel at garage exterior.



Supplemental sub-panel at garage exterior.



Auxiliary service panel supporting pool equipment.

5.3 Electrical > Interior Components of Main Service Panels

About the Interior Components of Main Service Panels

Panel Cover Removed: Yes

Brand of Electric Service Panel: Murray

Knock Out Openings Inside Panel

(Included in Summary)

Repairs Recommended

An open knock-out was observed at the top of the main electrical panel, while the knock-out at the base of the panel lacks a bushing designed to secure and protect the electric cable. The openings provide an entry point for pests and debris and it is recommended that the openings be capped, sealed, and secured to address these concerns.



Open knockout at top of main service panel.

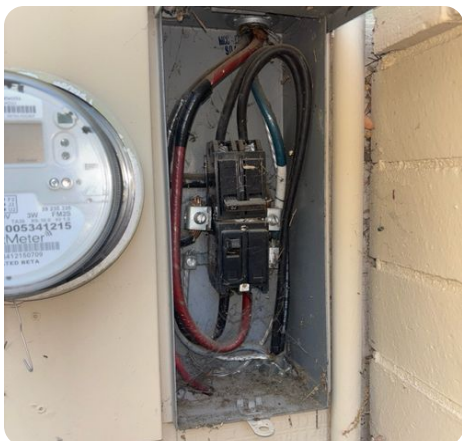


Knock-out lacks a bushing at base of main panel .

Panel Cover Removed

✓ Functional

The faceplate of the main electrical panel was removed to allow the inspector visual access for verification purposes.



Removal of main service panel cover.

5.4 Electrical > Interior Components of Subpanels

About the Interior Components of Subpanels

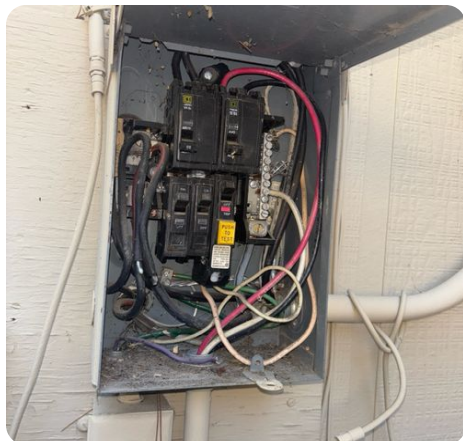
Subpanel Location: Kitchen Pantry, Garage Exterior

Brand of Electric Subpanel: Label Missing

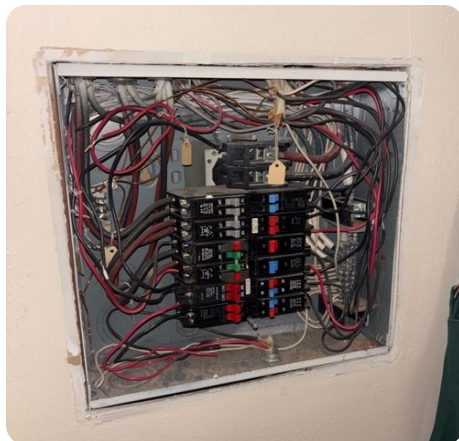
Functional Sub-Panel

✓ Functional

The interior components of the sub-panels were found in functional condition at the time of the inspection.



Removal of exterior sub-panel cover.



Removal of interior sub-panel cover.

5.5 Electrical > Breakers/Fuses

Circuit Breakers

[Informational](#)

Electrical overcurrent protection is provided by circuit breakers for the structure and the electrical panel was found to contain open breaker slots and spare circuit breakers to accommodate future electrical needs.

5.6 Electrical > Wiring

About the Wiring

Wire Type: Non-Metallic Sheathed (Romex)

Wire Material: Multi-Strand Aluminum, Copper

Wire Method-Nm Sheathed Cable

[Informational](#)

The home is served via three-wire, non-metallic sheathed cable.

5.7 Electrical > GFCIs

GFCI Protection-Present

[Informational](#)

Ground fault circuit interrupters (GFCI) are safety devices which limit duration and exposure to electric shock and are available as receptacles or breakers. Current electrical standards require that ground fault circuit interrupters be located in all wet or damp environments and it is recommended that all such locations be upgraded with GFCI protected devices if not currently installed. Periodic engagement of the test button in accordance with the manufacturer directives is recommended. Units which fail to trip or reset when tested should be replaced by an electrician or other qualified professional.

5.8 Electrical > AFCIs

AFCI Not Present

[Informational](#)

Arc fault circuit interrupters are circuit breakers designed to recognize arcing faults within a branch circuit. AFCI's contain solid-state circuitry which recognizes the distinct signature of an arc fault and opens a circuit when identified. The home is not equipped with this modern safety feature.

5.9 Electrical > Fixtures, Switches, and Receptacles

Missing/Damaged Cover Plates

 (Included in Summary)

 Repairs Recommended

 Location: Family Room Exterior

A damaged or missing weather proof cover was observed at the exterior of the structure and it is recommended that replacement cover plate be installed.



Damaged weatherproof outlet cover at rear of home.

Open Junction Box

 (Included in Summary)

 Repairs Recommended

 Location: Crawl Space Below Bedroom 2

An open junction box containing exposed wire connections was observed within the home at the time of the inspection. Junction box covers offer protection to the wire connections, limits debris and rodent access, while containing any potential arcing within the box. It is recommended that an approved cover be installed by a qualified professional.



Open junction box within crawl space below bedroom 2.

5.10 Electrical > Additional Information

Display Lights Present

Not Inspected

The property is equipped with a low-voltage and/or solar lighting system that was not tested, nor evaluated during the course of the inspection. It is recommended that the current homeowner be consulted regarding the service history and operating procedures of the existing installation. The low-voltage transformers are located at the exterior of the structure.



Low-voltage transformer at bonus room exterior.



Low-voltage transformer at family room exterior.

6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Hall Utility Closet

Heating Method: Furnace, Forced Air

Heating System Energy Source: Natural Gas

Approximate Manufactured Date of Heating System: Manufactured March 2018 (5918C)

Natural Gas Furnace (HE)

Functional

Location: Utility Closet

The Lennox branded, high-efficiency, natural gas furnace functioned normally when tested in a limited fashion and it is recommended that the current homeowner be consulted regarding the date of installation and service history of the system if known. Periodic evaluation and maintenance by a heating and air conditioning professional is recommended to ensure safe and efficient operation. High-efficiency furnaces utilize over 90% of the fuel consumed to create heat, compared to 60-80% for older units.



Lennox branded, high efficiency, natural gas furnace within hall utility closet



Natural gas control valve serving furnace.

6.2 HVAC > Cooling Equipment

About the Cooling Equipment

Location of Cooling System: Hall Bathroom Exterior

Cooling Method: Central Air Conditioner

Approximate Manufactured Date of Cooling System: Manufactured September 2017 (5817J)

Service Notes : None Visible

Approximate Tonnage : 5 Ton

Condensing Unit

✓ Functional

Location: Hall Bathroom Exterior

The Lennox branded condensing unit functioned normally when tested in a limited fashion and it is recommended that the current homeowner be consulted regarding the date of installation and service history of the appliance if known. The unit was found to be level and appropriately installed at the time of the inspection. Maintaining vegetation away from the appliance is recommended to ensure adequate airflow. The service disconnect contained appropriately sized cartridge fuses.



Appropriately sized condensing unit cartridge fuses at service disconnect.



Lennox branded condensing unit at hall bathroom exterior.

6.3 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Master Bedroom, Kitchen Dining Area

Functional Thermostat

✓ Functional

The thermostats (2) were found to function normally when tested in a limited fashion. Testing was limited to the operation of the basic controls and any remaining features, and/or functions were not tested, nor evaluated. Consulting the operator's manual for additional information may be warranted.

6.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Filter Size: 20 × 25 × 5

Location of Filter: Enclosure Above Furnace

Number of Filters Present: 1

Functional HVAC Filter

✓ Functional

Location: Filter Enclosure

The disposable HVAC filter was found in functional condition at the time of the inspection and it is recommended that the filter be evaluated quarterly and replaced as needed. Filter size can be found on the unit edge and care should be exercised to ensure the filter is facing the correct direction. Arrows printed on the edge of the filter indicate intended airflow.



Clean disposable HVAC filter at enclosure above furnace.

Supply/Return Duct Condition-Functional

✓ Functional

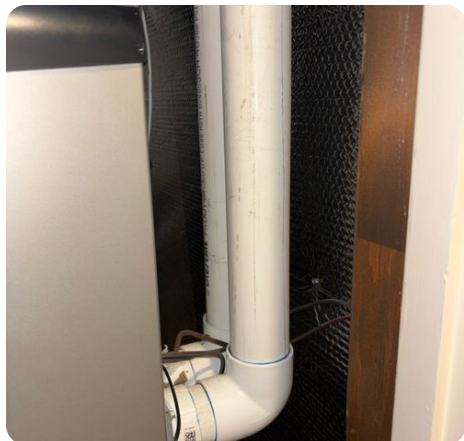
The accessible supply registers were found to provide detectable airflow to the home when tested in a limited fashion. The amount of conditioned ventilation delivered by each duct/register will vary due to the limits of the existing HVAC system, the size of the ducting, as well as the relative distance from the furnace or air handler. Distribution balance of the heating and air conditioning system is not evaluated during a residential home inspection. The ducting was not inspected, nor evaluated, and it is recommended that the ducting periodically evaluated by heating and air conditioning, professional.

6.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated

✓ Functional

The visible and accessible segments of the HVAC system vents and flues were found in functional condition at the time of the inspection.



Functional furnace exhaust flue.



Functional furnace exhaust flue.

6.6 HVAC > Condensate System

Functional HVAC Condensate Drain System

✓ Functional

The HVAC condensate drain system was found in functional condition at the time of the inspection.



HVAC condensate drain line with safety switch serving evaporation coil.

6.7 HVAC > Additional information

HVAC Temperature Differential

✓ Functional

The preferred temperature differential between the ambient air temperature and the conditioned air being returned via the ducting is 14 to 22°. At the time of the inspection, the units returned a temperature differential of 14 degrees which is within the specified range (72/58).

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper

Water Source: Public

Static Water Pressure: Approximately 48 psi

Functional Water Supply

✓ Functional

The plumbing supply system was found to function normally when tested in a limited fashion. Consulting the current homeowner for any relevant service conditions or history associated with the system is recommended.

7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Landscaping Strip at Curb

Water Shut-off Location: Garage Exterior

Size of Main Water Line: 1"

Water Main Shut-Off

i Informational

The main water supply valve is located at the exterior of the structure.



Main water control valve at garage exterior.



Water meter in landscaping strip adjacent to curb.

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: Exterior

Sewer Type: Public

Basin Drain Issue

 (Included in Summary)

 **Repairs Recommended**

 Location: Master Bathroom

A basin was found to drain slowly when tested and it is recommended that the drain be further evaluated and cleared by a plumber or other qualified professional. Drain plug assemblies may also impact drainage capacity and may require adjustment.

Active Plumbing Leak-Crawl Space

 (Included in Summary)

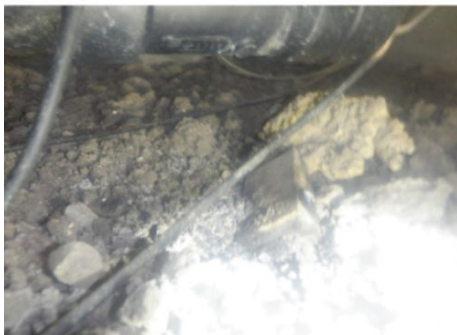
 **Repairs Recommended**

 Location: Crawl Space Below Kitchen

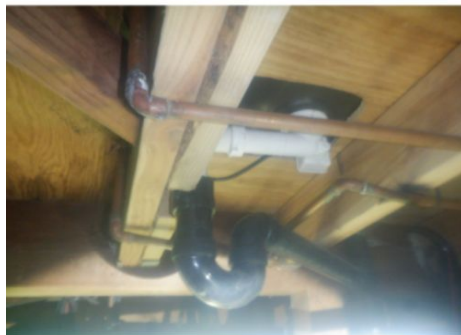
An active plumbing leak was observed within the crawl space at the kitchen sink drain and it is recommended that the pipes, fittings, and connections, be further evaluated and repaired by a plumber or other qualified professional.



Functional ABS waste plumbing within crawl space.



Wet soil below leaking kitchen waste plumbing fitting.



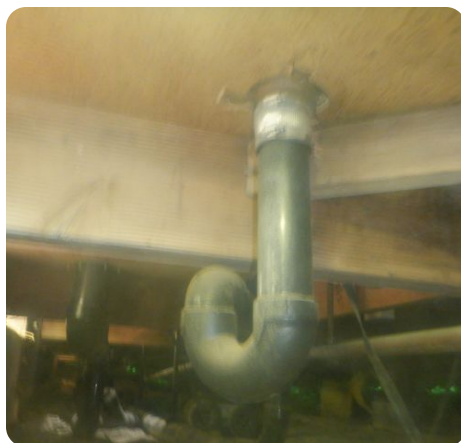
ABS waste plumbing serving hall bathroom tub.



Leaking waste fitting below kitchen.



Functional ABS waste plumbing within crawl space.



Functional ABS waste plumbing within crawl space.



Functional ABS waste plumbing within crawl space.



Functional ABS waste plumbing within crawl space.

Sewer Evaluation

 (Included in Summary)

 Preventive Measure

 Location: Bedroom 3 Exterior

Due to the age of the home and the presence of mature vegetation and/or trees, it is recommended that the sewer line be invasively evaluated by a plumber or qualified drain service to determine the current condition of the installation. The sewer line clean out is located at the front of the home.



Sewer clean-out at front of home.

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

Natural Gas Service-Contra Costa County

 (Included in Summary)

 **Repairs Recommended**

 Location: **Garage Exterior**

Natural gas service to the home can be terminated at the meter in the event of an emergency or should a gas odor be identified within the structure. The meter is not equipped with a seismic control or excess flow valve designed to terminate gas service in the event of an earthquake or other significant service issue. Unincorporated areas of Contra Costa county require the installation of a seismic control valve and it is recommended that a plumber be contacted to address this issue. Storing a gas pipe safety wrench near the meter is recommended.



Natural gas control valve at meter riser.



Natural gas meter at garage exterior.

Natural Gas Odor

 (Included in Summary)

 **Repairs Recommended**

 Location: **Garage**

A natural gas odor was observed at the supply valve/fittings supporting the water heater and it is recommended that the installation be further evaluated and repaired by a plumber or other qualified professional.

7.5 Plumbing > Toilets

Functional Toilets

 **Functional**

The toilets were found in functional condition at the time of the inspection. The fixtures were checked for movement and were flushed and allowed to fill multiple times. Periodic evaluation of the water connection and fixtures components is recommended to identify leakage or cracks.

7.6 Plumbing > Tubs, Showers, and Fixtures

Faucet Movement

 (Included in Summary)

 **Repairs Recommended**

 Location: **Hall Bathroom**

The faucet spout displayed movement when tested which may place stress on plumbing connections and lead to potential leakage. It is recommended that the installation be further evaluated and secured. Periodic evaluation of the waste and water supply connections located below basins, sinks, and toilets is recommended in order to detect and address leakage.

Functional Tub/Shower Fixtures

 **Functional**

The tub/shower fixtures were found to function normally when tested in a limited fashion. Consulting the current homeowner regarding any relevant service conditions is recommended.

7.7 Plumbing > Additional Information

About the Additional Information

Irrigation Type: Private

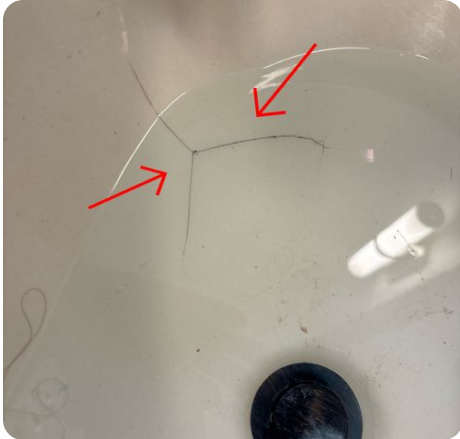
Cracked Basin

 (Included in Summary)

 Attention

 Location: Master Bathroom

A bathroom basin was found to be cracked, but did not display any indication of leakage. Periodic evaluation of the fixture is recommended.



Cracked master bathroom basin.

Irrigation System Present/Not Tested

 Not Inspected

The irrigation system falls outside the scope of a residential home inspection as the concealed nature of the components prevents a comprehensive physical examination of the installation. It is recommended that the current homeowner be consulted regarding the effectiveness, service history, and operating procedures of the existing system. The irrigation control module is located within the garage.



Irrigation control module within garage.

8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Garage

Water Heater Type: Tankless, Natural Gas

Approximate Manufactured Date of Water Heater: Manufactured 2018 (7414D1891)

Tankless HE Water Heater

✓ Functional

Location: Garage

The tankless, high efficiency, on demand water heater functioned normally when tested in a limited fashion. Tankless water heaters ignite as demand is created at the interior service points and ceases as demand is satisfied. Tankless water heaters require periodic maintenance to address internal mineral deposits and scale accumulation and it is recommended that the manufacturer's service directives be followed to enable the unit to operate optimally. Tankless water heaters enjoy a service life expectancy of approximately 20 years from the date of installation, although other mitigating factors may play a role in longevity. Consulting the current homeowner regarding the service history of the system is recommended.



Cold water supply valve serving water heater.



Natural gas control valve serving water heater.



Navien branded, high efficiency, tankless natural gas water heater within garage

8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

Tpr Valve/Discharge Pipe Present

i Informational

The water heater is equipped with a temperature pressure relief valve designed to allow water and or steam to escape should the pressure or temperature within the tank exceed a predetermined level. The valve was not tested during the course of the inspection as they tend to leak due to infrequent usage. Leaking or frozen valves should be replaced by a plumber or qualified professional. The discharge pipe terminates at the exterior.



Water heater TPR valve with discharge tube.

8.3 Water Heating Equipment > Exhaust Flue Piping

Functional Water Heater Flue

✓ Functional

The visible and accessible segments of the water heater exhaust flue was found in functional condition at the time of the inspection.



Functional water heater exhaust flue.

8.4 Water Heating Equipment > Additional Information

Water Heater

i Informational

The water heater was manufactured by Navien.

9.1 Interior > Walls, Ceilings, and Floors

Functional Wall, Ceiling, And Flooring

✓ Functional

The walls, ceilings, and flooring were inspected and found in functional condition at the time of the inspection. Stored or staged items such as furniture, area rugs, decorative items, and window coverings may conceal damage, discoloration, or wear patterns that were not apparent at the time of the

inspection. It is recommended that the home be further evaluated prior to the close of escrow once the home has been vacated and emptied of stored personal items. Cosmetic cracks, blemishes, texture variations, and wear are not uncommon.

9.2 Interior > Doors

Entry/Closet Door Stop Issue

 (Included in Summary)

 Repairs Recommended

 Location: Hall Bathroom, 1/2 Bathroom, Kitchen

Entry or closet doors within the home were found to lack or contain ineffective door stops and it is recommended that replacement hardware be installed to prevent inadvertent wall or trim damage.

9.3 Interior > Smoke Alarms

Smoke Detector Present/Not Tested

 Informational

Heat/smoke detectors associated with the security system are installed within the main hallway and within each of the bedrooms. The test function associated with the detectors confirms a viable power source and alarm function, but should not be considered a verification of detector functionality. Detectors should be tested monthly, and batteries, if applicable, should be replaced at the point of occupancy and annually thereafter. Smoke detectors are recommended on each level of the structure, within each bedroom, and in the common areas located outside of bedrooms.

9.4 Interior > Carbon Monoxide Alarms

Carbon Monoxide Detector Not Present

 (Included in Summary)

 Repairs Recommended

The structure is not equipped with a carbon monoxide (CO) detector and is recommended that a CO detector be installed in accordance with the manufacturer's installation directives and on each floor of a multi-level structure. Carbon monoxide is an invisible, odorless, tasteless gas produced when gas burning appliances, such as water heaters, furnaces, dryers, fireplaces, or ranges burn fuel incompletely. In addition, homes with an attached garage are also required to contain a CO detector. Carbon monoxide is heavier than air and tends to sink towards the floor and it is recommended that detectors be located near the flooring surface to maximize effectiveness.

9.5 Interior > Countertops and Installed Cabinets

Functional Counters And Cabinetry

 Functional

The counters and cabinetry were found in functional condition at the time of the inspection. It is recommended that the counters be further evaluated prior to the close of escrow as items stored on the counters during the inspection may conceal either damage or discolored areas.

9.6 Interior > Caulking, Grout, and Enclosures

Functional Caulking, Grout, Wall Coverings, And Enclosures

 Functional

The caulking, grout, and waterproof coverings were found in functional condition at the time of the inspection, while the enclosures functioned normally. Maintaining caulking and grout at basins, sinks, tub/shower surfaces, and counters is recommended to prevent moisture intrusion.

9.7 Interior > Windows

Failed Thermal Seal

 (Included in Summary)

 Repairs Recommended

 Location: Living Room

The dual pane panels displayed condensation, discoloration, or fogging commonly associated with thermal seal failure. Seal failure is considered a cosmetic or aesthetic issue and may reduce or inhibit visibility over time. It is recommended that a glass installation professional be consulted to determine a cost associated with replacement.

Windows Difficult To Operate

 (Included in Summary)

 Repairs Recommended

 Location: Bedrooms 3 & 4

Windows within the home were found to be difficult to operate when tested and it is recommended that the installation be further evaluated and maintained by a qualified professional to ease normal usage.

9.8 Interior > Additional Information

Security System Present/Not Tested

 Informational

The home is equipped with a security system which was not tested, nor evaluated. Consulting the current homeowner regarding the status, condition, and system capabilities is recommended

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.

10.1 Appliances > Stove, Cooktop

About the Stove, Cooktop

Energy Source: Electric

Cooktop Functional

 Functional

The cooktop was tested in a limited fashion at both low and high settings and functioned normally. Consulting the current homeowner regarding the date of installation and any relevant service history if known is recommended.

10.2 Appliances > Oven

About the Oven

Energy Source: Electric

Functional Oven

 Functional

The ovens (2) 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. Clocks, timers, convection fans, and self-cleaning features were not tested, nor evaluated during the testing process. Consulting the current homeowner regarding the date of installation and service history of the oven if known is also recommended.

10.3 Appliances > Dishwasher

Dishwasher Functional ✓ Functional

The dishwasher was found to function normally when tested in a limited fashion. A full cycle check is often not possible in the time allocated for the inspection and the full extent of the dishwasher's functions, nor its ability to clean effectively was determined. It is recommended that the current homeowner be consulted regarding the date of installation and service history of the appliance if known.

10.4 Appliances > Refrigerator

Refrigerator/Beverage Cooler 🔍 Not Inspected

Refrigerators and beverage coolers fall outside the scope of a residential home inspection and are not tested, nor evaluated during the inspection process. Consulting the current homeowner regarding the date of installation and service history of the appliances is recommended. Water connections should be evaluated at the point of occupancy and periodically thereafter to guard against leakage and potential water damage.

10.5 Appliances > Microwave

Microwave Functionality Test ✓ Functional

The microwave oven was tested in a limited fashion by heating a cup of water for 30 seconds. The test is designed to determine basic operational functionality, while the remaining features and functions associated with the appliance were not tested, nor evaluated. Nor was the unit's ability to cook or heat effectively determined. Consulting the current homeowner regarding the service history of the appliance is recommended. The unit was manufactured in June 2025.

10.6 Appliances > Garbage Disposal

Functional Garbage Disposal ✓ Functional

The food waste disposal functioned normally when tested in a limited fashion and is designed to provide a service life expectancy of 6 to 12 years. Consulting the current homeowner regarding the date of installation and any service-related issues is recommended.

10.7 Appliances > Washer, Hookups, and Drains

Washer Service Points 🔍 Informational

The washer drain point and water supply connections were present and appeared functional, but were not tested, nor evaluated during the inspection process. The use of steel braided hose connections to complete your water supply connections is recommended.

10.8 Appliances > Dryer and Vent System

About the Dryer and Vent System

Dryer Energy Source: 240 V Electric

240 V Electric: Proper wiring or power to the 240v outlet cannot always be detected without the removal of the cover plate. The inspector will try using a voltage detector if the outlet is easily accessible.

Dryer Vent Recommendations 🔍 Informational

Standard home maintenance should include a periodic evaluation and cleaning of the dryer vent to ensure unobstructed airflow, as well as to reduce the chance of internal duct fires. Dryer vents exhaust moisture, lint, and in the case of natural gas heated dryers, combustion fumes, and it is

recommended that the dryer vent be thoroughly evaluated and cleaned at the point of occupancy, and periodically thereafter. The exhaust ducting was not tested, nor inspected.

10.9 Appliances > Additional Information

Free Standing Appliances

 Not Inspected

Free standing appliances, such as the washer, dryer, refrigerator, and beverage coolers, are not tested, nor evaluated during the home inspection process. Consulting the current homeowner regarding the date of installation and service history of these appliances is recommended.

11.1 Fireplace > Fuel-Burning Equipment

Manufactured Wood Burning Fireplace

 Functional

 Location: Bonus Room

The home contains a manufactured, wood-burning fireplace framed by a stone surround and hearth. The firebox displayed signs of age and wear and contained ash and debris and it is recommended that the fireplace, flue, and all related installations be periodically evaluated and maintained by a fireplace/chimney professional.

Gas Log Application/Not Tested

 Informational

 Location: Living Room, Family Room

The home contains masonry fireplaces (2) equipped with natural gas log applications which were not tested, nor evaluated during the home inspection process. The keyed natural gas valves are located adjacent to the fireplaces and the fireplaces are equipped with brick surrounds and hearthes. It is recommended that the fireplaces, flues, and all related installations be periodically evaluated and maintained by a fireplace/chimney professional.

11.2 Fireplace > Firebox and Hearth

Functional Firebox

 Functional

The fireboxes appeared in functional condition and displayed normal signs of age and wear. It is recommended that the fireplaces, flues, and all related installations be periodically evaluated, cleaned, and maintained by a fireplace/chimney professional. Tempered glass doors should always be left in the open position when using the fireplace.

11.3 Fireplace > Flues and Dampers

Evaluate Fireplace Flue

 (Included in Summary)

 Preventive Measure

It is recommended that the chimney flues be further evaluated and cleaned by a fireplace chimney professional to ensure a concealed condition does not exist. Chimney flue inspections are extremely limited to access and visibility restrictions and creosote accumulation within the flue can create a conducive condition for chimney fires. Flues can separate, rust, or become obstructed over time and it is strongly recommended that the flue be periodically inspected by a chimney professional to ensure continued safe usage. The dampers functioned normally when tested.

11.4 Fireplace > Additional Information

Damper Clamp Not Preset

 (Included in Summary)

 Repairs Recommended

The fireplace dampers lacks a clamp required for all fireplaces equipped with natural gas service. It is recommended that a clamp be installed to prevent the damper from being closed completely.

12.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Raised Foundation/Crawlspace

Foundation Anchors: Verified

Pier Type And Condition

✓ Functional

The home is structurally supported by a perimeter concrete foundation, concrete stem walls, and wooden posts installed upon concrete piers and footings. Sill plate anchors were verified to be in place. Supplemental angle iron straps securing the foundation and framing have also been installed.



Sill plate anchor within crawl space.



Supplemental angle iron straps securing foundation and framing.



Supplemental angle iron straps securing foundation and framing.



Post & pier construction within crawl space.



Supplemental angle iron straps securing foundation and framing.



Sill plate anchor within crawl space.



Supplemental angle iron straps securing foundation and framing.



Post & pier construction within crawl space.



Post & pier construction within crawl space.

12.2 Structural Components > Beams, Columns, and Posts

Functional Posts/Columns

✓ Functional

The posts, beams, and support columns were found in functional condition at the time of the inspection.

12.3 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

Floor Structure: Wood

Ceiling Structure: Wood Framing

Functional Joists, Framing, And Sub-Floor Sheathing

✓ Functional

The joists, support framing, and sub-floor sheathing in visible and accessible areas of the crawl space were found to be providing functional service at the time of the inspection.

12.4 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Rafters, Trusses

Roof Structure – Functional

✓ Functional

The underside of the visible and accessible areas of the roof system were inspected and found in functional condition.

13.1 Insulation and Ventilation > Insulation and Ventilation in Attic

About the Insulation and Ventilation in Attic

Attic Access Location: Garage, Bedroom Closet

Attic Evaluation Method: Not Accessible

Not Accessible: The attic areas were not accessible at the time of the inspection.

Insulation Type: Blown-In-Fiberglass

Attic Insulation Approximate Depth: Undetermined

Inaccessible Attic Entry Point

 (Included in Summary)

 Limitation

The attic entry points located within the garage and bedroom closet were inaccessible due to the presence of stored personal items (garage) and insulation applied over the attic hatch (bedroom closet) and should be a point of awareness.

Attic Ventilation

 Informational

The attic is ventilated via a combination of soffit/eave, ridge, and gable vents.

13.2 Insulation and Ventilation > Insulation and Ventilation in Crawl Space

About the Insulation and Ventilation in Crawl Space

Crawl Space Evaluation Method: Entrance

Entrance: The accessible areas of the crawl space were entered and evaluated at the time of the inspection.

Crawl Space Access Location: Bonus Room Closet, Bedroom Closet

Crawl Space Insulation And Ventilation Evaluated

 Functional

Crawl space ventilation was found in functional condition at the time of the inspection. The crawl space lacks insulation as the time of construction predates this requirement.

13.3 Insulation and Ventilation > Vapor Barriers

Vapor Barrier Not Present

 Informational

The crawl space is not equipped with a vapor barrier. A vapor barrier is a plastic liner applied over the crawl space soil which limits moisture exposure of the sub-floor framing and sheathing. Long-term moisture exposure may diminish the life expectancy of the framing and sheathing.

13.4 Insulation and Ventilation > Mechanical Exhaust Systems

Exhaust Systems Evaluated

 Functional

The interior ventilation systems were found in functional condition at the time of the inspection.

13.5 Insulation and Ventilation > Additional Information

Debris/Trash In Crawl Space

 (Included in Summary)

 **Repairs Recommended**

Construction and/or cellulose debris was observed within various locations of the crawl space at the time of the inspection and it is recommended that the debris be removed to prevent this material from being utilized by wood destroying organisms.

Evidence Of Past Moisture Intrusion

 (Included in Summary)

 **Attention**

The crawl space soil was found to be dry at the time of the inspection, but contained indications of elevated moisture levels at some point in the past. Water/silt lines were observed at the cook-top ventilation ducting and HVAC ducting. Consulting the current homeowner for additional information regarding this observation is recommended.



Water/silt lines at cooktop fan ducting.



Water/silt lines at cooktop fan ducting.