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TWIN TERMITE
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<https://www.twintermite.com/>



TWIN HOME INSPECTION

1222 Swan Lake Dr
Fairfield, CA 94533

Julie Broussard
DECEMBER 20, 2023



Inspector
Charles Dietz
charles@twintermite.com



Agent
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This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection per the Standards of Practice set forth by the American Society of Home Inspectors (ASHI). The Standards of Practices are available at the association's website: www.homeinspector.org/standards.

The inspector is not a licensed contractor and does not possess the specialized skills, tools or training that a qualified licensed contractor would have. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Cosmetic issues, deficiencies, or items that would be considered part of normal wear and tear from daily life in an occupied home are not part of the inspection process and will not be included in the report.

No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The daily stresses that occur when a home is occupied are far greater than the ones presented at a visual home inspection. The home buyer/homeowner is cautioned that deficiencies will arise after occupancy that could not be discovered during the inspection process.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards (Molds, lead based paints, etc...); pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity.

Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. Building permits issued by a the local building authority for structure changes, additions or repairs are not researched or verified by the inspector. If such changes, additions or repairs have been performed it is highly recommended that the client research such permits to ensure the changes, additions or repairs were performed with the benefit of a licensed contractor and phase or final inspections by the local building authority.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied

upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements.

To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Twin Home Services to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SUMMARY

















IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions, (916) 344-8946.

"SAFETY OBSERVATION" = Item is a health and safety concern and should be addressed or repaired to bring home up to date with the standards of practice, and for the safety of the homeowners.

"ITEMS NEEDING ATTENTION" = Items warrant attention or repair, or has a limited remaining useful life expectancy and may require replacement in the not to distant future. Further evaluation or servicing may be needed by a qualified contractor or specialty tradesman.

"ITEMS NEEDING MAINTENANCE" = Item is considered normal homeowners maintenance. Homeowners should make needed repairs as time permits.

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 -  2.3.2 Grounds - Landscaping: Tree Close
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 - 🔧 15.8.1 Hall Bathroom 2nd floor - Ventilation: Fan - Dirty

1: GENERAL

Information

Client & Site Information:

Inspection Date

12/20/2023

Client & Site Information: Client

Julie Broussard

j.a.broussard@att.net

Client & Site Information:

Inspection Site

1222 Swan Lake Dr Fairfield, CA
94533

Client & Site Information:

Occupied?

Yes, Furniture or stored items
were present

Client & Site Information: People

Present

Property owner, Buyer's
Agent/Representative

Client & Site Information:

Inspected By

Charles Dietz
charles@twintermite.com

Building Characteristics: Main

Entry Faces

South

Building Characteristics:

Comments

All directional cues in this report
are taken from the orientation of
the house facing the street.

Building Characteristics:

Estimated Age

Approximate year built: 2002

Building Characteristics: Building

Type

Single family

Building Characteristics: Stories

2

Building Characteristics:

Foundation Type

Concrete Slab

Climatic Conditions: Weather

Rain

Climatic Conditions: Outside

Temperature (F)

50-60

Utilities Status: Water Source

Public

Utilities Status: Sewage Disposal

Public

Utilities Status: All On

All Utilities were on.

Limitations

Client & Site Information

WALL, FLOORS AND WINDOWS OBSCURED (STORED ITEMS)

Not all areas of the interior/exterior/garage was visible due to homeowners possessions. This includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. The inspector is not allowed to move personal belongings, furnishings, carpets or appliances. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Climatic Conditions

HEAVY RAIN

Heavy rain can mask and hide otherwise obvious issues making a complete inspection of the exterior impossible.

2: GROUNDS

Information

Grading: Building Site

Flat Site

Driveway: Serviceable

The driveway appeared to be serviceable and functional at the time of the inspection.

Public Walkway(s): Serviceable

Walkway(s) appeared to be serviceable and functional at the time of the inspection.

Gates and Fences: Serviceable (Gates)

Gate(s) appears to be in serviceable and functional condition at the time of the inspection.

Grading: Serviceable

Site grade at the foundation appears to be serviceable and functional at the time of the inspection.

Limitations

Driveway

TYPICAL CRACKS

Cracks noted in the driveway, these cracks are considered typical.

Public Walkway(s)

TYPICAL CRACKS

Cracks noted in the walkway. Cracks noted are considered typical.

Sprinkler Valves

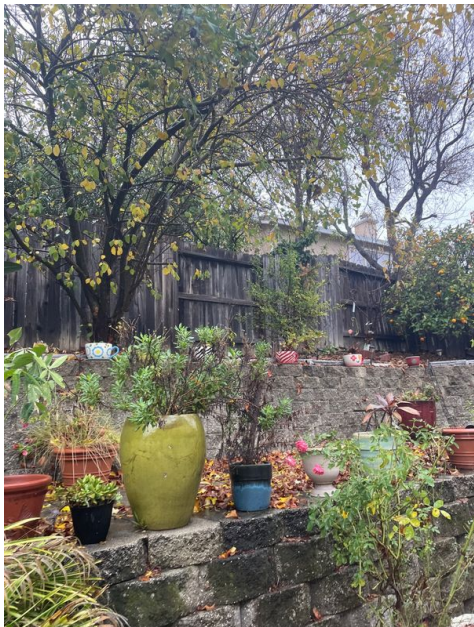
NO INSPECT

The sprinkler system was not inspected. Inspection of the sprinkler system and associated components is beyond the scope of the visual home inspection. As a courtesy, the valves were visually inspected to ensure no visible leaks at the time of inspection.

Gates and Fences

NO VIS FENCE

Unable to fully inspect due to landscape, grading, terrain, and/or cover.



Items needing attention

2.3.1 Landscaping

TRIM AWAY

Recommend trimming plants away from the structure. A 6in separation between the exterior wall and vegetation will allow for proper airflow and help limit damage to the structure. This is normal homeowners maintenance.

Recommendation

Contact a qualified professional.



Items Needing Maintenance



2.3.2 Landscaping

TREE CLOSE

Trees are planted close to the structure. Certain types of tree roots have been known to damage foundations, walkways, and other landscaping elements. Removal may be needed.

Recommendation

Contact a qualified professional.



Items Needing Maintenance



2.3.3 Landscaping

TREE HANG

Trees are touching or overhanging the roof. Tree branches and leaves can damage roofing materials and clog gutters and downspouts. Recommend removing any branches that are in close proximity or in contact with the roof and cleaning the gutters as annual homeowner maintenance.

Recommendation

Contact a qualified professional.

 Items Needing Attention



3: EXTERIOR

Information

Exterior Walls: Siding Type

Stucco

Exterior Trim: Trim Type

Stucco, Wood

Patio Covers: Serviceable

Serviceable and functional at the time of the inspection.

Screen Doors: Serviceable

Serviceable and functional at time of inspection

Windows: Serviceable

Serviceable and functional at the time of the inspection.

Walkways: Serviceable

The walkways appeared to be serviceable and functional at the time of the inspection.

Exterior Entries (Patio/Stoop): Serviceable

The patio appears to be serviceable and functional at the time of the inspection.

Doorbell: Serviceable

The doorbell appeared serviceable and functional at the time of the inspection.

Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Limitations

Exterior Walls

TYPICAL

Typical cracks were noted. These cracks are considered normal settling cracks.

Exterior Trim

TYPICAL CRACKS

Typical cracks noted in the exterior trim

Walkways

TYPICAL CRACKS

Cracks noted in the walkway, these cracks are considered typical.

Exterior Entries (Patio/Stoop)

CRACKS TYPICAL

Minor cracks noted - typical.

Windows

DIRTY

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

Other Findings

OWNERS POSSESSION'S

Parts of the exterior wall covering were inaccessible due to homeowners' possession. Unable to fully inspect these areas.



Items needing attention

3.1.1 Exterior Walls

MINOR DAMAGE

FRONT

Minor damage to the siding was noted. We recommend repairing the damaged areas.

Recommendation

Contact a qualified professional.



3.3.1 Exterior Paint

 Items Needing Maintenance**WEATHERED**

Some of the exterior paint is weathered and should be re-applied to preserve the underlying surface.

Recommendation

Contact a qualified professional.



3.7.1 Exterior Doors

 Items Needing Attention**MOISTURE DAMAGE**

BACK

Moisture damage was found at one or more exterior *doors/door jambs*. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Recommendation

Contact a qualified professional.



3.10.1 Fixture & Fans

 Items Needing Maintenance**NOT CAULKED**

One or more fixtures are not caulked to the exterior wall. This condition may allow moisture into the wall cavity. Recommend caulking the base of the fixture to the wall allowing a 1/2in gap at the bottom for moisture to escape.

Recommendation

Contact a qualified professional.



4: PLUMBING/FUEL SYSTEMS

Information

Main Water Supply: Main shut-off location
Right

Main Water Supply: Material (At Main)
Not Determined

Supply Lines: Material
Not determined (inaccessible or obscured)



Waste Lines: Waste pipe material
Plastic

Fuel Systems: Location of main fuel shut-off
Right



Hose Bibs / Hookups: Serviceable

The exterior hose bibs appeared to be serviceable and functional at the time of the inspection.

Waste Lines: Serviceable

The visible waste lines appeared to be serviceable and functional at the time of the inspection.

Limitations

Supply Lines

ND - EITHER

Unable to determine supply pipe materials due to cover from insulation or walls. Based on the age of the home the supply pipes could either be: Plastic- PEX (Cross-Linked Polyethylene) or Copper. For absolute certainty recommend a qualified contractor/plumber evaluate.

Disclaimers

UNDETERMINED KITEC 1995-2007

UNABLE TO DETERMINE IF YOUR HOME IS SUPPLIED WITH KITEC OR AN ASSOCIATED BRAND OF PLUMBING. THE FOLLOWING IS FOR YOUR INFORMATION BASED ON FAILURES WITH KITEC OR SIMILAR PLUMBING SYSTEM COMMONLY USED IN CONSTRUCTION AT THE TIME YOUR HOME WAS BUILT:

Kitec plumbing consists of flexible aluminum pipe between an inner and outer layer of pipe (PEX pipe) with brass fittings. Marketed as a cheaper and easy-to-install alternative to copper piping, in-floor and hot-water baseboard heating systems. The sizing of the pipe required fittings from its own manufacturer, IPEX, and these fittings were made with a high zinc content that caused dezincifying in situations with high mineral content water supplies. This in turn could either restrict water pressure or cause the fittings to fail completely, causing flooding and damage to the home.

Most Kitec plumbing can be identified by its bright orange (hot water) and blue (cold water) colored pipes, which were the most common colors; however, it was also sold in red, blue, gray and black. The pipe is typically marked with one of the following brand names; Kitec, PlumberBetter, IPEX AQUA, Warm Rite, Kitec XPA, Ambio Comfort, XPA, KERR Controls or Plomberie Amelioree.

During a visual inspection, it is some times difficult to identify the manufacturer of the supply pipes. The pipes are run through walls and insulation making full inspection impossible. Due to known problems with Kitec and PEX supply pipes, it is recommended that further inspection, identification and possible repairs are performed by a qualified licensed contractor.

Items needing attention

4.6.1 Fuel Systems

MAJOR CORROSION



Items Needing Attention

Major corrosion is noted. Noted corrosion is considered excessive or more than what is normally excepted as part of the aging process of this type of supply pipe. Recommend further review and possible repair by the utility company.

Recommendation

Contact a qualified professional.



5: WATER HEATER

Information

General: Location

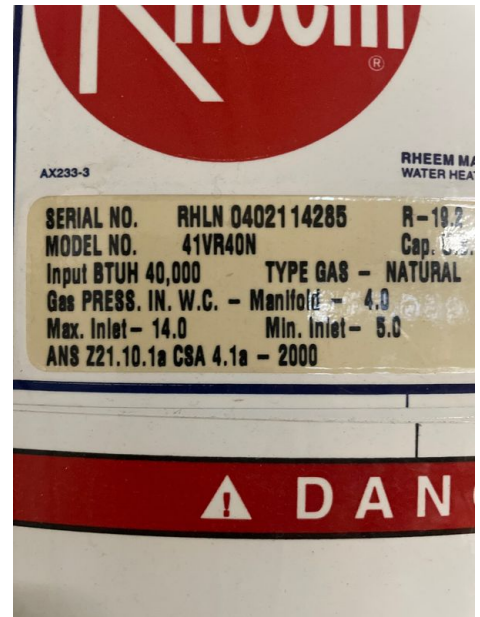
Garage

General: Capacity - Gallons

40

General: Age

within Serial Number, 20+ years old


General: Fuel Type

Natural gas

Combustion Air: Serviceable

Serviceable and functional at the time of the inspection.

Seismic straps: Serviceable

The water heater is properly seismically secured.

TPR Valve/Drain line: Serviceable

Temperature Pressure Relief (TPR) valve was noted, but not tested. Testing of the TPR is beyond the scope of a visual home inspection. The TPR as installed appears to meet modern building standards. Recommend manually testing the valve on an annual basis to ensure proper operation as basic homeowners maintenance.

Flues: Serviceable

The flue pipe appeared to be serviceable and functional at the time of the inspection.

Limitations

General

AVERAGE LIFE

The average life of a water heater is typically 8-12 years

Burners

SERVICEABLE - CLOSED SYSTEM

The burn chamber is enclosed only allowing a small window for viewing. The visible portions of the burn chamber, burner, and flame appear serviceable and functional at the time of the inspection.

Stand/Platform

MINOR STAINS/DAMAGE

Minor moisture staining and/or damage noted to the water heater stand.

Items needing attention

5.1.1 General

LIFESPAN (8-12 YRS)



Items Needing Maintenance

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near / at / beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation

Contact a qualified plumbing contractor.

5.3.1 Gas Line

NO DRIP LEG



Items Needing Maintenance

The required drip leg is not installed. Due to the age of the unit a drip leg at the gas supply line would have been required. Recommend installing the necessary drip with the supply entering the top and the drip leg extending 3" off the bottom of the supply.



5.7.1 Expansion Tank

EXPANSION TANK MISSING



Items Needing Attention

The required expansion tank is not installed. Expansion tanks are installed on the cold supply side to regulate pressure changes in the plumbing system. Some water districts do not require an expansion tank. Recommend calling the water district and inquire as to if it is required. If it is, recommend installing the required expansion tank to comply to building standards.

Recommendation

Contact a qualified professional.



5.10.1 Overflow Pan

MISSING NOT REQUIRED

 Items Needing Maintenance

An emergency overflow pan is not installed. Though not required at the time of construction or replacement, modern building standards require an overflow pan for water storage units in use wherever secondary damages are possible if the unit fails. Recommend installing an overflow pan as an upgrade.

Recommendation

Contact a qualified professional.



6: ELECTRICAL SYSTEM

Information

Service / Overhead: Type

Underground

Service / Overhead: System ground

Ufer ground

Main Panel: Main Panel Location

Right



Main Panel: Main disconnect rating

100

50

Branch Wiring: Entrance Cables material

Not determined

Branch Wiring: Branch circuit wiring type

Romex

Branch Wiring: Material

Not determined

Sub-panel(s): Sub Panel Location

Garage

General Disclaimers: Limitations

The inspector is not a licensed electrician and in accordance with the standards of practice only tests a representative number of switches and outlets and does not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that is made for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

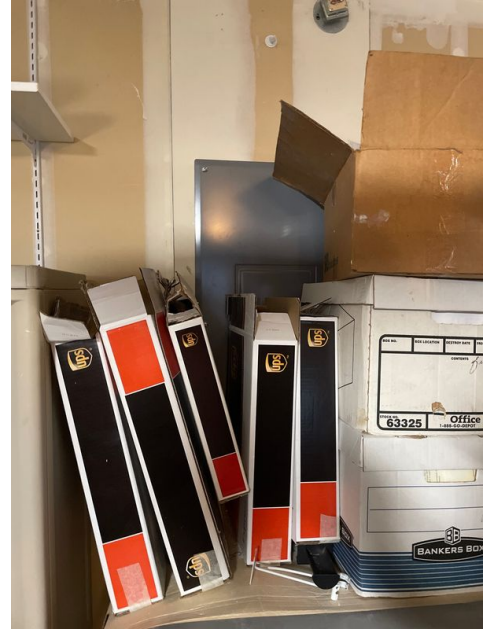
Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Limitations

Sub-panel(s)

PANELS NOT OPENED

The inspector was unable to open and evaluate this panel because items were blocking access/paint, caulk or wallpaper would be damaged / of arcing noises inside / panel or equipment was energized / of standing water on the floor by panel / of water leaking into panel/panel (s) were locked. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.



7: GARAGE OR CARPORT

Information

Automatic Opener: Mechanical auto-reverse operable

Yes

Vehicle Door: Serviceable

The garage door(s) exterior appeared to be serviceable and functional at the time of the inspection.

Automatic Opener: Serviceable

The garage door opener appeared to be serviceable and functional at the time of the inspection.

Light Fixtures: Serviceable

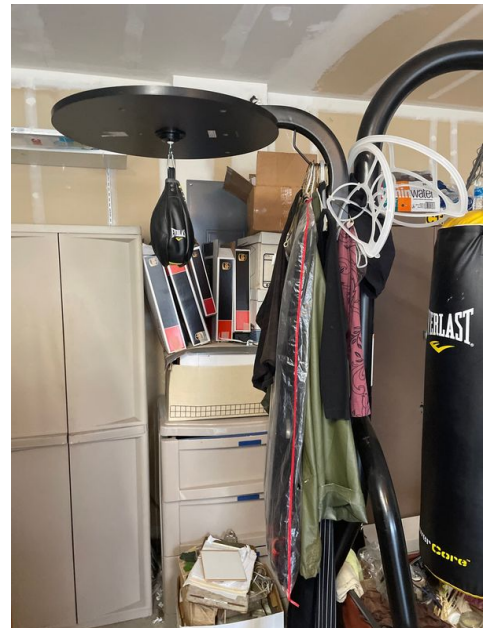
The light fixture(s) appeared to be serviceable and functional at the time of the inspection.

Limitations

Firewall

WALL AND FLOORS OBSCURED (STORED ITEMS)

The firewall was not completely visible at the time of inspection. The inspector was unable to determine the integrity of the complete firewall. Recommend before moving into home to verify no damage to the firewall.



Interior/Walls/Ceilings

WALL AND FLOORS OBSCURED (STORED ITEMS)

The wall was not fully visible at the time of inspection. The inspector was unable to determine the integrity of the wall. Recommend before moving in to verify if damage has occurred.



Outlets/Wiring

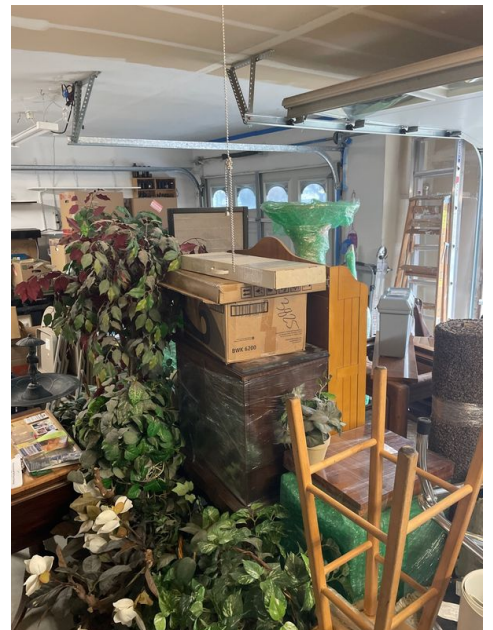
OUTLETS NOT TESTED - STORAGE

Unable to view or test all outlets due to stored items

Floor

NOT FULLY VISIBLE

Unable to fully view due to stored items and or vehicles.



Items needing attention

7.2.1 House/Fire Door

CLOSER ADJUST

The fire rated door is meant to self close and latch to meet local fire requirements. The self closing hinge does not close the door. Suggesting replacing the hinge for fire protection safety.



Recommendation

Contact a qualified professional.



7.4.1 Service/Side Door

JAMB DAMAGED - MOISTURE

Items Needing Attention

Moisture damage noted to the door jambs and/or interior trim. State law prohibits any further comment on this finding. Recommend consulting your pest inspection report for more detail and needed repairs.

Recommendation

Contact a qualified professional.



7.4.2 Service/Side Door

DOOR DAMAGED - MOISTURE

Items Needing Attention

Damage/rot from moisture noted to the door. Due to restriction in state law, we are unable to comment further on this finding. Refer to your pest report for specific areas, required repairs and associated costs as they are the authority on this finding.

Recommendation

Contact a qualified professional.



8: HEATING - AIR CONDITION (HVAC)

Information

Air Conditioning: Type
Split system

Air Conditioning: Estimated Age
Not determined

Air Conditioning: Capacity
3 Ton (36)



Heating: Heating Type
Forced air

Heating: Estimated Age
Original, 20+ years old

Heating: Return Temperature



Heating: Supply Temperature

118 Degrees

**Heating: Serviceable**

Serviceable and functional at the time of inspection

Location and Type: Location

Attic

Location and Type: Fuel Type

Natural gas

Ducting: Type

Flexible Spiral Ducts

Registers: Serviceable

Serviceable and functional at the time of inspection.

Suction Line: Serviceable

The visible portion of the suction lines appear serviceable and functional at the time of the inspection.

Disconnect (AC): Serviceable

Electrical disconnect is present and appears serviceable and functional at the time of the inspection.

Burners /Heat Exchangers:: Typical Flame

Burners have a typical blue flame, the burners are serviceable and functional at the time of the inspection.

Combustion Air: Serviceable

Combustion air appeared to be serviceable and functional at the time of the inspection.

Flues: Serviceable

Flues appeared to be serviceable and functional at the time of the inspection.

Ducting: Serviceable

Where visible, appears serviceable and functional at the time of the inspection.

Normal Controls: Serviceable

Controls appeared to be serviceable and functional at the time of the inspection.

Zone System: Zone System

The system is divided into 2 zones.

A dual zone system is being utilized in this home. This splits the square footage to at least two zones, increasing the efficiency of conditioning the air. As such, a smaller rated unit can be used to heat and cool a larger amount of square footage

Limitations

Air Conditioning

DUAL ZONE

A dual zone system is being utilized in this home. This splits the square footage to at least two zones, increasing the efficiency of conditioning the air. As such, a smaller rated unit can be used to heat and cool a larger amount of square footage.

Air Conditioning

NOT TESTED BELOW 65 DEGREES

Outside air temperature was below 65 degrees at the time of the inspection. Unable to test system without risk of damage to the pump. Recommend a full inspection and general annual maintenance service be performed on the unit by a qualified contractor in the spring.

Air Conditioning

INFORMATIONAL LABEL

The informational label for age and size was either missing or to deteriorated to view.



Condensation System

NO LOCATE - PRIMARY

Unable to locate primary condensate termination.

Heating

LIFESPAN - FORCED AIR

The estimated useful life for most forced air is 20 years with proper maintenance.

Location and Type

FORCED AIR - 80%

The furnace is an 80+ efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

Ducting

DUCTING NOT VISIBLE

Ducting was not viewed due to the location of ductwork either being in between floors of two-story homes, in the poured concrete slab or not visible from attic access hatch due to architectural design.

Items needing attention

8.1.1 Air Conditioning

SERVICE



Items Needing Maintenance

Recommend servicing and having the unit evaluated by a qualified HVAC technician.

Recommendation

Contact a qualified professional.

8.2.1 Condenser

FINS DAMAGED - MINOR



Items Needing Maintenance

Minor fin damage to the condenser coil noted. This may effects the overall efficiency and operation of the condenser. If excessive, a comb can be purchased at a local hardware store to straighten the coils or a professional can be contacted to perform the necessary repairs.

Recommendation

Contact a qualified professional.



8.5.1 Condensation System

RUST AT SECONDARY



Items Needing Attention

Rust stains noted at the secondary condensate lines. Rust stains indicate that at some point the primary drainage was not acting as designed. There is no way to determine if repairs have been made on a visual home inspection. Recommend asking the current owners as to history of leakage and any repairs or service performed on the unit.

Recommendation

Contact a qualified professional.



8.7.1 Location and Type

NO DRIP LEG

 Items Needing Maintenance

The required drip leg is, not installed. Due to the age of the unit a drip leg at the gas supply line would have been required.

Recommend installing the necessary drip with the supply entering the top and the drip leg extending 3" off the bottom of the supply.

Recommendation

Contact a qualified professional.



8.11.1 General Cabinet Condition

SERVICE

 Items Needing Maintenance

Recommend servicing and having the unit evaluated by a qualified HVAC technician.

Recommendation

Contact a qualified professional.

8.11.2 General Cabinet Condition

EMERGENCY OVERFLOW PAN-WATER

 Items Needing Attention

Moisture noted in the emergency overflow pan beneath the FAU/A coil. Further inspection and repairs are needed by a qualified contractor.

Recommendation

Contact a qualified professional.



8.14.1 Air Filters and Return Air Grill

CLEAN/REPLACE

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Recommendation

Contact a qualified professional.



9: FIREPLACES, STOVES

Information

Fireplace: Serviceable

Appears serviceable and functional at the time of the inspection.

Hearth: Serviceable

Appears serviceable and functional at the time of the inspection.

Mantel: Serviceable

Serviceable and functional at the time of the inspection.

Items needing attention

9.1.1 Fireplace

GENERAL MAINTENANCE

General maintenance recommend, the flue for a wood burning fireplace should be cleaned and inspected on an annual basis.

Recommendation

Contact a qualified professional.



10: ROOF

Information

General: Method

Not inspected

General: Roof Surface Material

Concrete tile

Limitations

Gutters / Downspouts / Extensions

SUBSURFACE - NO TEST

Subsurface drain system noted, but not tested. The testing of a subsurface drainage system is beyond the scope of a visual home inspection.

General

NOT INSPECTED

Due to hazardous conditions such as roof height, weather, or type of roofing, the roof was not walked and therefore the roofing materials were not inspected.

General

RECOMMEND

Recommend further evaluation by a qualified roofing contractor

Eaves Soffits and Facia

NORMAL STAINS

Moisture staining noted. This appears to be from normal weathering or humidity.



Items needing attention

10.1.1 Gutters / Downspouts / Extensions

 Items Needing Attention

OVERFLOW STAINS

Stains were found at the front of one or more gutters and indicate that the gutters have overflowed or is currently overflowing. If they have overflowed, it's usually due to debris clogging gutters or downspouts. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.

Recommendation

Contact a qualified professional.



10.1.2 Gutters / Downspouts / Extensions

 Items Needing Maintenance

SEAMS LEAKING

The gutters appear to be leaking at the seams. This is a normal homeowner maintenance item.



11: LAUNDRY AREA

Information

Light Fixtures: Serviceable

Serviceable and functional at the time of inspection.

Walls & Ceiling : Serviceable and functional

Serviceable and functional at the time of inspection

Doors: Serviceable

Serviceable and functional at the time of the inspection.

Utility Sink: Serviceable

Sink was serviceable and functional at the time of the inspection.

Washer Supply Hose Bibs/Hookups: Serviceable - In Use

A washing machine is connected to the plumbing supply and appears serviceable and functional at the time of the inspection.

Washer Waste/Drain Lines: Serviceable - In Use

The drain line is in current use with the installed washer, The drain line appears to be serviceable and functional at the time of the inspection.

Ventilation: Serviceable -Fan

The exhaust fan in the laundry room appeared serviceable and responded properly to normal controls.

Floors: Serviceable

Floor covering appears serviceable and functional at the time of the inspection.

Limitations

Dryer Gas Supply

NO VIS

Unable to view behind the installed washer and dryer. Did not determine the presence of gas supply and or the shut-off

Dryer Electric Supply

NO VIS

Unable to view behind the installed washer and dryer. Did not determine presence of or testing of a 220v outlet.

Dryer Vent

NO VIS

Walls/floors/dryer vent was not fully visible due to stored items/washing and/or drying machine.

Outlets/Electrical

NOT TESTED

No outlets in view due to stored items.

Floors

NOT VISIBLE

Visibility and ability to inspect the floor is limited due to washer/dryer, stored possessions, and/or furnishings.

12: KITCHEN - APPLIANCES

Information

Garbage Disposal: Serviceable

Garbage disposal was serviceable and functional at the time of inspection.

Range/Cooktop/Oven: Cooktop Fuel Type

Natural gas

Range/Cooktop/Oven: Oven/Range Fuel Type

Electric

Range/Cooktop/Oven: Cooktop Serviceable

Serviceable and functional at the time of the inspection.

Range/Cooktop/Oven: Oven Serviceable

Appears serviceable and functional at the time of the inspection.

Ventilation: Type

External

Ventilation: Serviceable

Serviceable and functional at the time of the inspection.

Windows & Skylights: Serviceable

Serviceable and functional at the time of the inspection.

Walls & Ceilings: Serviceable

Serviceable and functional at the time of inspection

Light Fixtures: Serviceable

Serviceable and functional at the time of the inspection.

Dishwasher: Serviceable Partial Test

Unit appears serviceable and functional. Partial test only. Dishwasher was run for a partial cycle to ensure fill, agitate and drain function.

Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Floors: Serviceable

Floor covering appears serviceable and functional at the time of the inspection.

Limitations

Fixtures and Sink

NO VIS - SINK

Unable to fully view due to dishes in sink



Dishwasher

OLDER

Older model appliance noted. May need replacing sooner than later

Counters

NO VIS

Not fully visible due to homeowner belongings



Cabinets

NOT FULLY VISIBLE

Cabinets not fully visible due to stored items.

Items needing attention

12.1.1 Fixtures and Sink

CAULKING

Caulk is needed around the sink

 Items Needing Maintenance



12.6.1 Microwave

HANDLES

The microwave door pull is damaged/missing.

Recommendation

Contact a qualified professional.

 Items Needing Maintenance



13: MAIN/PRIMARY BATHROOM

Information

Bathtubs: Serviceable

Appears serviceable and functional at the time of the inspection.

Walls, Ceilings: Serviceable

Serviceable and functional at the time of the inspection.

Doors: Serviceable

Serviceable and functional at the time of the inspection.

Light Fixtures: Serviceable

Serviceable and functional at the time of the inspection.

Floors: Serviceable

Appears serviceable and functional at the time of the inspection.

Enclosure/Doors: Serviceable

The shower enclosure was serviceable and functional at the time of the inspection.

Ventilation: Serviceable - Window

The window appears to be serviceable and functional at the time of inspection.

Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Limitations

Counters

NO VIS

Not fully visible due to personal items

Cabinets

NOT FULLY VISIBLE

The cabinets are not fully visible due to stored items.

Bathtubs

JETTED TUB NOT TESTED

The jetted tub was not tested. Inspector does not fill tub with water and test pump or jets.

Windows & Skylights

NO VIS

Stored items or furnishings prevent full inspection at some/all windows.



Items needing attention

13.3.1 Fixtures & Sinks

STOPPER MISSING/INOPERABLE

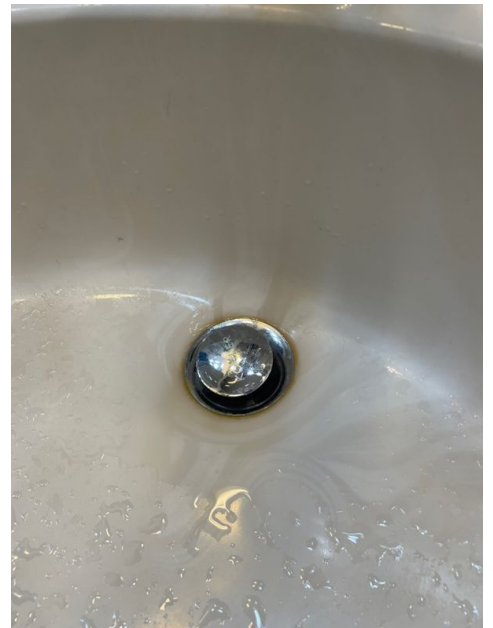
LEFT SIDE

The stopper is not functional or missing. Recommend a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

 Items Needing Maintenance



13.4.1 Toilets

LOOSE, EVALUATE, REPAIR

 Items Needing Maintenance

The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified professional.



13.4.2 Toilets

NO OR BAD CAULK AT BASE



Items Needing Attention

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Recommend caulking around the base leaving about 3" behind uncaulked in the event of the toilet leaking and knowing it is leaking

Recommendation

Contact a qualified professional.



13.6.1 Showers

SURROUND/PAN - TILE/GROUT REPAIR



Items Needing Attention

Tile and/or grout in the shower enclosure were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall/floor structure as a result. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.



14: HALL BATHROOM

Information

Counters: Serviceable

Appears serviceable and functional at the time of the inspection.

Walls, Ceilings: Serviceable

Serviceable and functional at the time of the inspection.

Doors: Serviceable

Serviceable and functional at the time of the inspection.

Light Fixtures: Serviceable

Serviceable and functional at the time of the inspection.

Floors: Serviceable

Appears serviceable and functional at the time of the inspection.

Ventilation: Serviceable - Fan

The exhaust fan appeared serviceable and responded properly to normal controls.

Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Limitations

Fixtures & Sinks

PEDESTAL

Pedestal sink is installed

Outlets/Electrical

GFCI - RESET BATHROOMS

The GFCI outlet in this bathroom is the reset plug for all bathroom GFCI outlets.

Items needing attention

14.2.1 Fixtures & Sinks

FIXTURE - LOOSE AT BASE



Items Needing Maintenance

The following problems were noted at the fixture: The faucet is loose at the base. This condition may allow moisture to penetrate the under sink area.

Recommendation

Contact a qualified professional.



14.3.1 Toilets

LOOSE, EVALUATE, REPAIR



Items Needing Maintenance

The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified professional.



14.3.2 Toilets

NO OR BAD CAULK AT BASE



Items Needing Attention

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Recommend caulking around the base leaving about 3" behind uncaulked in the event of the toilet leaking and knowing it is leaking

Recommendation

Contact a qualified professional.



15: HALL BATHROOM 2ND FLOOR

Information

Counters: Serviceable

Appears serviceable and functional at the time of the inspection.

Fixtures & Sinks: Serviceable

Appears serviceable and functional at the time of the inspection.

Showers: Serviceable

Appears serviceable and functional at the time of the inspection.

Bathtubs: Serviceable

Appears serviceable and functional at the time of the inspection.

Walls, Ceilings: Serviceable

Serviceable and functional at the time of the inspection.

Doors: Serviceable

Serviceable and functional at the time of the inspection.

Windows & Skylights: Serviceable

Serviceable and functional at the time of the inspection.

Light Fixtures: Serviceable

Serviceable and functional at the time of the inspection.

Floors: Serviceable

Appears serviceable and functional at the time of the inspection.

Enclosure/Doors: Serviceable

The shower enclosure was serviceable and functional at the time of the inspection.

Ventilation: Serviceable - Window

The window appears to be serviceable and functional at the time of inspection.

Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Limitations

Cabinets

NOT FULLY VISIBLE

The cabinets are not fully visible due to stored items.

Items needing attention

15.4.1 Toilets

LOOSE, EVALUATE, REPAIR



Items Needing Maintenance

The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified professional.



15.4.2 Toilets

NO OR BAD CAULK AT BASE

Items Needing Attention

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Recommend caulking around the base leaving about 3" behind uncaulked in the event of the toilet leaking and knowing it is leaking

Recommendation

Contact a qualified professional.



15.8.1 Ventilation

FAN - DIRTY

Items Needing Maintenance

The vent fan was dirty. This condition will lower the efficacy of the fan. Recommend cleaning the fan and intake cover.

Recommendation

Contact a qualified professional.



16: INTERIOR ROOMS/HALLS/STAIRS

Information

Interior Doors: Serviceable

Serviceable and functional at the time of the inspection.

Walls & Ceilings: Serviceable

Serviceable and functional at the time of the inspection.

Closets: Serviceable

Serviceable and functional at the time of inspection

Windows & Skylights: Serviceable

Serviceable and functional at the time of the inspection.

Light Fixtures & Fans: Serviceable

Serviceable and functional at the time of the inspection.

Light Fixtures & Fans: Fans

Serviceable and functional at the time of inspection

Floors: Serviceable

Serviceable and functional at the time of the inspection.

Stairs/Handrails/Guardrails: Serviceable

Serviceable and functional at the time of the inspection.

Smoke and CO alarms: CO - Noted Not Tested

The required carbon monoxide detector(s) was noted, but not tested.

Switches: Serviceable

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Smoke and CO alarms: Smoke - Noted Not Tested

Noted, but not tested. Testing of the smoke detectors by pressing the "test" button only ensures the detector is powered, it does not confirm that the smoke detector will actually 'go off' if there is a fire. To confirm that the smoke detector's actual sensor is functional (and would likely 'go off') is the presence of smoke, you would need to test the smoke detector with a source of smoke, for example. A smoke detector is only as good as its sensor. A new battery in an old smoke detector with a non-functional sensor provides no protection, but only gives a false sense of security. It is recommended to change batteries in all smoke and carbon monoxide detectors once moved in to home.

Limitations

General Disclaimers

NO VIS

Unable to fully view due to either homeowners, staging or tenants possessions.

Walls & Ceilings

NO VIS

Stored items or furnishings prevent full inspection.

Closets

NO VIS

Stored items prevent full inspection.

Windows & Skylights

NO VIS

Window coverings, stored items or furnishings prevent full inspection at some/all windows.

Outlets/Electrical

NO VIS

Stored items prevent access and testing at some outlets.

Floors

NO VIS

Not fully visible due to owners possessions

17: ATTIC & INSULATION

Information

Access: Method

Viewed from HVAC deck only

Roof Structure: Roof structure type

Trusses

Insulation: Type

Fiberglass blown

Ventilation: Serviceable

Ventilation serviceable and functional at the time of the inspection.

Roof Structure: Serviceable

Where visible appears to be serviceable and functional at the time of inspection

Insulation: Serviceable

Insulation depth and coverage appears to be serviceable and functional at the time of the inspection.

Electrical: Serviceable - Light

All visible electrical components and light fixtures appear to be serviceable and functional at the time of the inspection.

Limitations

Appliance and Plumbing

NO VIS

Due to either ductwork, architectural design, or other impediments the appliances and plumbing were not visible

18: FOUNDATION - SLAB

Information

Slab: Recent Movement?

No - No evidence of recent movement

STANDARDS OF PRACTICE

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitely comment on all aspects of the grounds. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease, and fracturing slabs and other hard surfaces. In accordance with the standards of practice, your inspector will identify foundation types and look for any evidence of structural deficiencies. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitely comment on all aspects of the structure. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, inspectors routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, your inspector is not a specialist, and in the absence of any major defects, it may not be recommended that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommended that inquiries be made with the seller about knowledge of any prior foundation or structural repairs.

Plumbing/Fuel Systems

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. The inspector is not a licensed contractor and does not possess the specialized skills, tools or training that a qualified licensed contractor would have to definitely comment on all aspects of the plumbing system. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Electrical System

The inspector is not a licensed electrician and in accordance with the standards of practice only tests a representative number of switches and outlets and does not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that is made for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Heating - Air Condition (HVAC)

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. The inspector is not a licensed HVAC contractor and does not possess the specialized skills or training that a qualified licensed HVAC contractor would have to definitely comment on all aspects of the heating and cooling equipment. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Fireplaces, Stoves

The following items are not included in this inspection: gas logs, chimney flues (except where visible). Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device.

Laundry Area

If installed, laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated when a washing machine is installed. Water supply valves may be subject to leaking if turned on.

Kitchen - Appliances

The following items are not included in our inspection: sound systems; and cosmetic issues due to normal wear and tear. Comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas blocked by stored items. The inspector does not test for asbestos, lead, radon, mold, or any other toxic substance. The client should know that new paint may obscure wall and ceiling defects, and furnishings may obscure wall, floor defects

Main/Primary Bathroom

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of plumbing fixtures, walls, floors, cabinets, closets, a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitively comment on all aspects of the plumbing systems and fixtures.

Hall Bathroom

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of plumbing fixtures, walls, floors, cabinets, closets, a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitively comment on all aspects of the plumbing systems and fixtures.

Hall Bathroom 2nd floor

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of plumbing fixtures, walls, floors, cabinets, closets, a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitively comment on all aspects of the plumbing systems and fixtures.

Interior Rooms/Halls/Stairs

The following items are not included in our inspection: sound systems; and cosmetic issues due to normal wear and tear. Comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas blocked by stored items. The inspector does not test for asbestos, lead, radon, mold, or any other toxic substance. The client should know that new paint may obscure wall and ceiling defects, and furnishings may obscure wall, floor defects.