

Property Inspection Report



19880 Silverwood Drive, Lake Elsinore, CALIFORNIA 92530

Inspection prepared for: Melissa Lafayette

Date of Inspection: 9/25/2026 Time: 01:00PM

Age of Home: 20 Yrs old. Size: 2465 sqft.

Weather: Clear

Inspector: Joshua Sandberg

Business Lic #30081

Phone#: 951-251-5690

Email: hello@brightsideinspect.com

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof

Page 20 Item: 1	Roof Condition	1.2. 1 cracked and slipped tiles observed on the roof system. Recommend correction by a licensed roofing contractor
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Slipped

Page 24 Item: 2	Plumbing Vents	2.1. Recommend re-sealing all through the roof vents, flashings, and roof projections as a part of routine maintenance. Cracking around plumbing vents observed.
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Grounds

Page 33 Item: 6	Driveway/Walkway/Patio Condition	6.1. Cracks and damage observed. Repair and / or monitor for expansion and development of trip hazards.
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Page 34 Item: 8	Gate Condition	8.1. Damaged gate observed. Not fully functional. Recommend repair or replacement.
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Page 35 Item: 11	Grounds Electrical	11.1. One or more exterior outlet receptacles/light switches must be protected and in a waterproof cover.
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Page 35 Item: 12 GFCI

12.1. Some exterior outdoor **GFCI** outlet receptacles did not respond when tested with electrical outlet tester. Specifically the patio cover one. pose a potential safety shock hazard. Seek a licensed electrical contractor for further evaluation and repairs.



Page 36 Item: 14 Patio Enclosure

14.2. One ceiling fan was not functional. Recommend correction by a licensed contractor



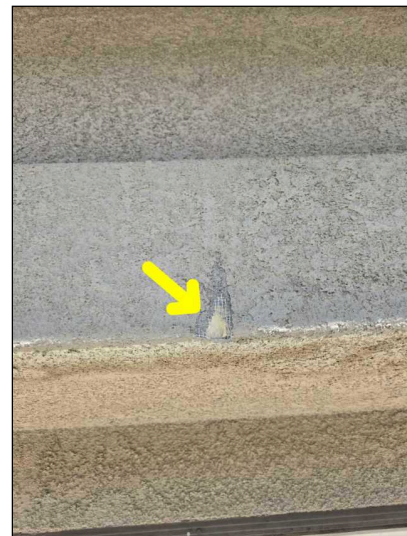
Page 36 Item: 15	Exterior Faucet Condition	Broken faucet handle. Recommend correction
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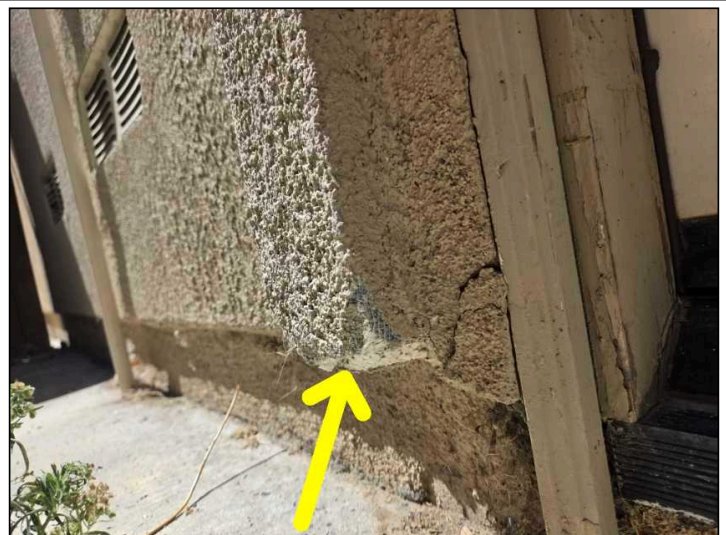
Exterior Components		
Page 39 Item: 1	Siding Condition	1.2. Observed multiple cosmetic based defects at the exterior area. See photos. Recommend correction as needed



Separation



Paint needed





Deterioration



Stucco needed

Garage		
Page 42 Item: 1	Common Observations	1.2. Observed staining in the garage area. Unable to determine cause however there is a water source above. Recommend further evaluation as needed.
A photograph of a white garage wall with two yellow arrows pointing to vertical water stains. One arrow points to a stain near the ceiling, and the other points to a lower stain. A photograph of a garage ceiling and wall corner. A yellow arrow points to a stain on the ceiling, and another yellow arrow points to a stain on the wall near a metal pipe.		
A photograph showing a hand holding a digital moisture meter against a white wall. The meter's screen displays '00.1'. No active moisture		
Page 45 Item: 2	Garage Door Condition	2.2. The front garage door is damaged. Observed the garage door Dented. Conditions are susceptible to further damage and failure. Seek a qualified license garage door contractor for further evaluations and repairs.



Page 46 Item: 4	Exterior Door	4.1. Trim damage observed. Recommend correction
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Page 46 Item: 5	Fire Door	5.1. The house entry door is not fully self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. Recommend replacement of proper hinge to spring closed
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Page 47 Item: 8	Garage Door Parts	8.1. Vibration/noise observed at chain drive. Lubrication is more than likely the solution. Recommend correction
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Water Heater		
Page 52 Item: 8	Plumbing	8.1. There are signs of oxidation and corrosion located at the cold copper water pipe installed onto the gas water heater. This is susceptible to water leaking. Seek a licensed plumbing contractor for further evaluation and repairs.



Heat/AC		
Page 58 Item: 8	Refrigerant Lines	8.1. Missing insulation in areas around refrigerant line. Seek a licensed HVAC contractor for further evaluations and repairs.



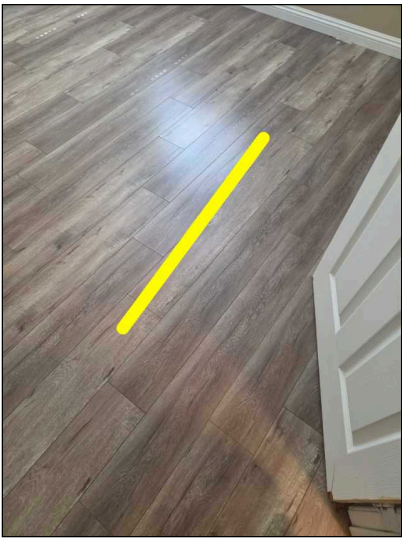
Interior Areas		
Page 67 Item: 7	Stairs & Handrail	7.1. Carpet on stairs approaching end of life. Recommend correction and cleaning



Page 68 Item: 9	Fireplace	9.4. Missing glass doors on the fireplace. Recommend correction 9.5. The fireplace did not function with the switch or components within. This does not mean they are broken however it takes a particular professional to get up and running. Recommend correction
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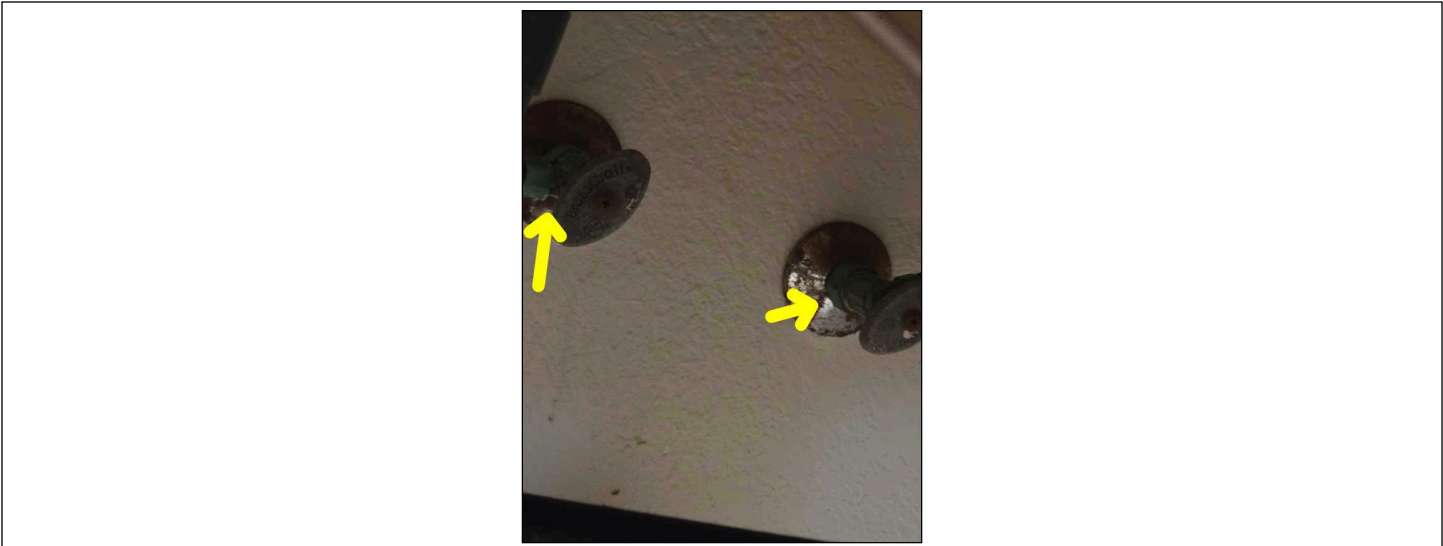


Bedrooms		
Page 73 Item: 2	Floor Condition	2.2. Unlevel area observed in 1 of the rooms and hallway area. Unable to determine cause. Monitor or correct as needed.



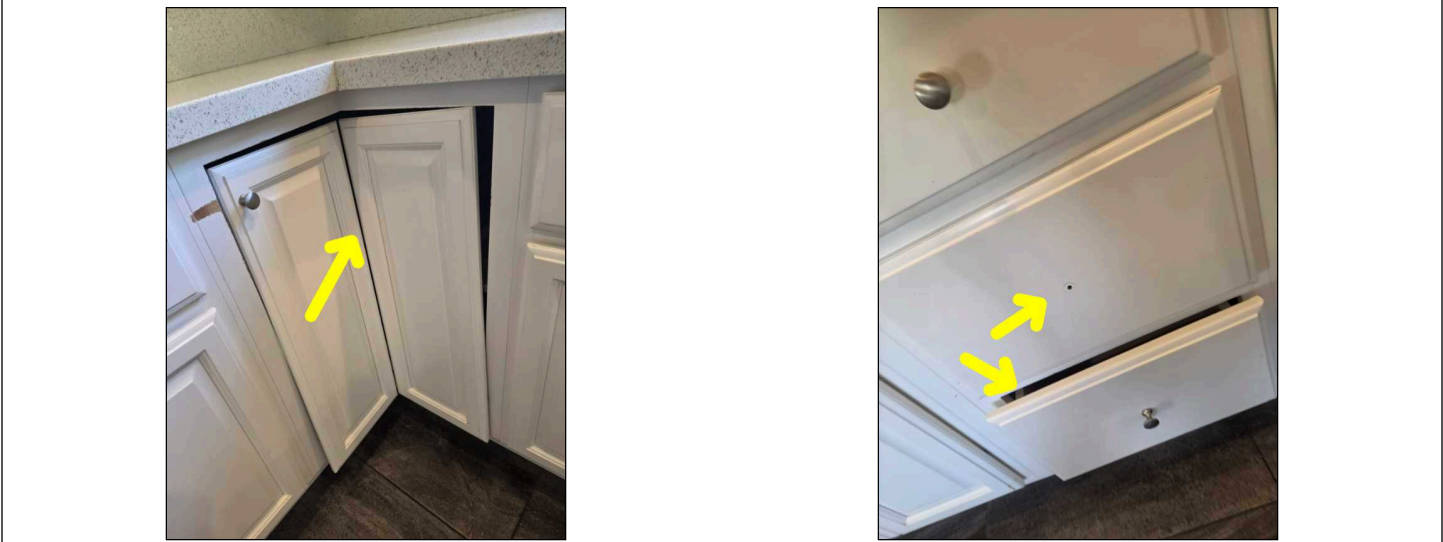
Unlevel

Page 74 Item: 6	Doors	6.1. Damage observed. Recommend correction
		
Bathroom		
Page 83 Item: 3	Plumbing	3.2. Supply lines show signs of corrosion in various locations under the sinks and toilets. This is susceptible to water leaks and moisture intrusion. Refer to a licensed plumbing contractor for repairs.



Kitchen

Page 87 Item: 3 Cabinets/Pantry 3.1. Service needed in multiple places.



Page 87 Item: 4 Sinks 4.2. Caulking and sealants recommended around the sink perimeter and at all seam joints to prevent moisture intrusion.

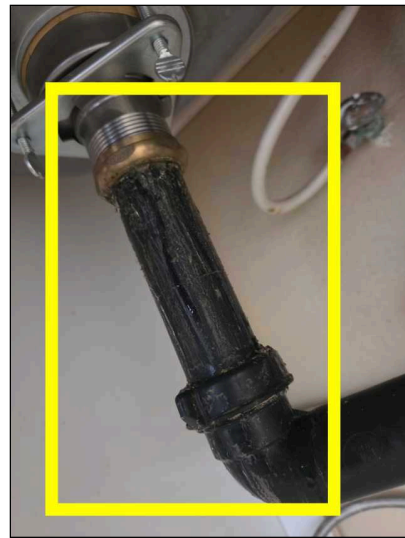


Page 88 Item: 5

Plumbing

5.1. Observed signs of oxidation at one or more plumbing fixtures underneath the sink area. This is indicative of a previous leak that has sealed itself. Recommend replacing these valves to prevent future leaks using a licensed plumber.

5.2. Active leaking noted at the water line just below the faucet below the sink areas. Advise further evaluation and repair by a licensed plumber or qualified professional.





leak

Page 89 Item: 7

Cook top
condition

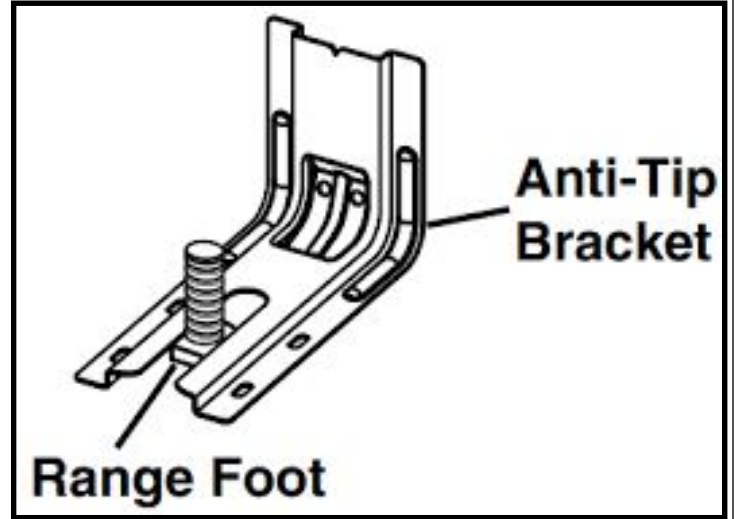
7.1. 1 oven burner did not fully ignite during time of inspection. Refer to the sellers to advise and seek further evaluations and repairs by a licensed appliance contractor.



Page 90 Item: 8

Oven & Range

8.2. CAUTION: The oven/range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.



Page 90 Item: 9 Microwave

9.1. Observed damage to the outside of the microwave.
Correction or repair recommended.



Attic/Crawlspace

Page 95 Item: 3 Structure

3.1. There is an area on the roof where the various level transition appears to have been previously repaired. From inside the attic space there has been visual moisture intrusion and daylight shining through. Recommend further evaluation by a licensed roofing contractor



Evidence of moisture intrusion



Open area

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

Buyer Agent present

2. Property Type

Single Family Home

Two levels

3. Occupancy

Vacant

Roof

1. Roof Condition

We evaluated the roof and its components from walking on its surface.

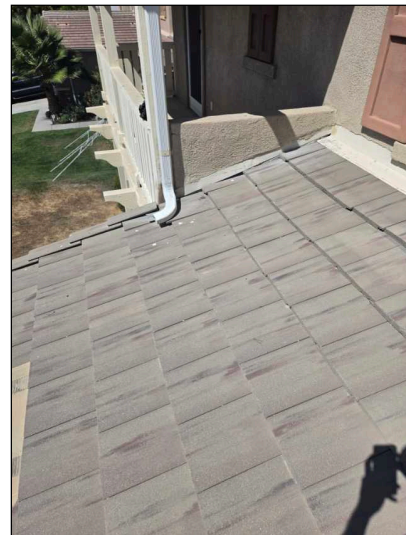
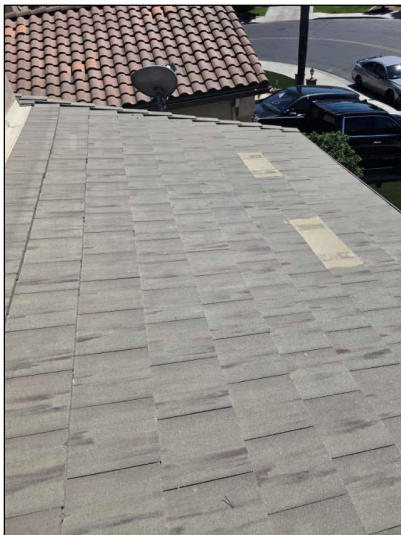
Materials:

The main house roof is a concrete tile roof. Concrete & Clay tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

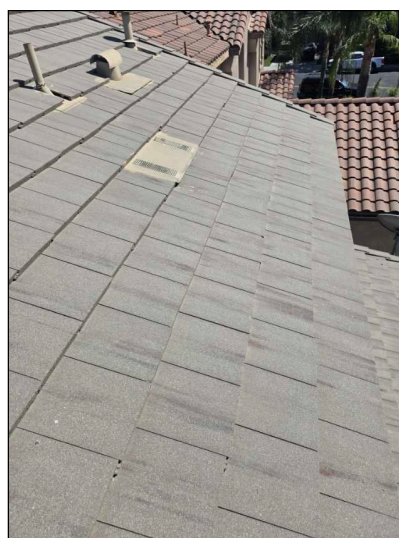
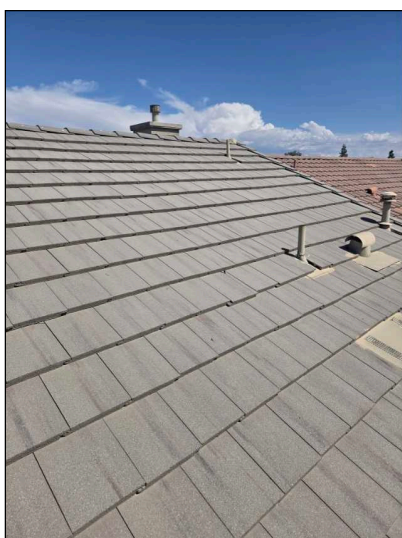
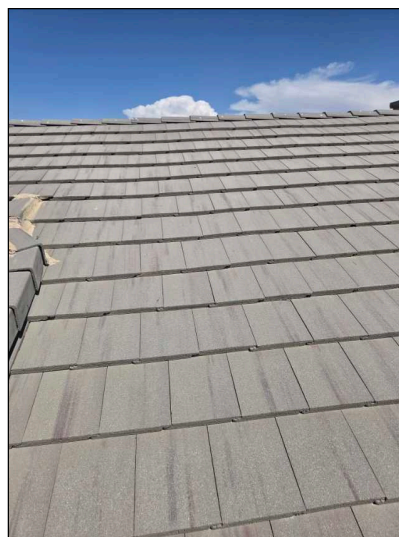
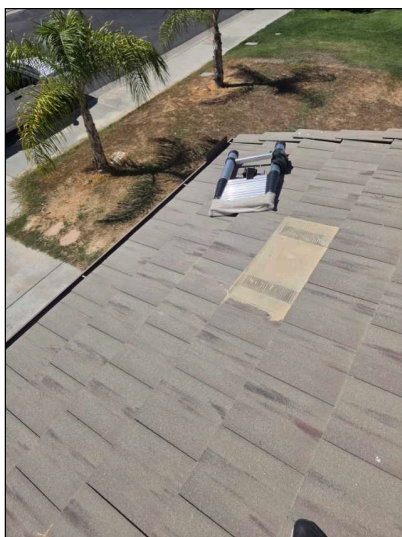
Observations:

1.1. The roof is in acceptable condition, but this is not a guarantee against leaks. This is purely a visual observation of the roof. We do not remove shingles to inspect the underlayment or sheeting. For a guarantee, you would need to have a licensed roofing company inspect and perform a water-test and issue a roof certification.

1.2. 1 cracked and slipped tiles observed on the roof system. Recommend correction by a licensed roofing contractor

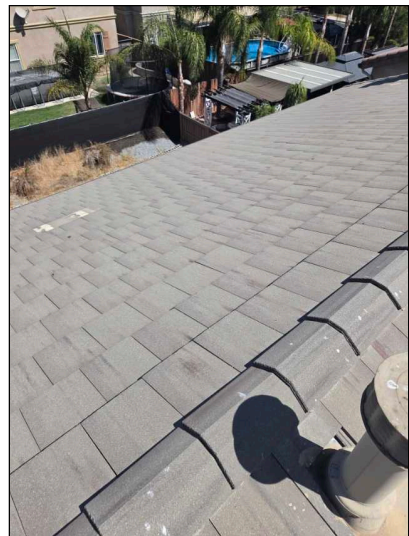
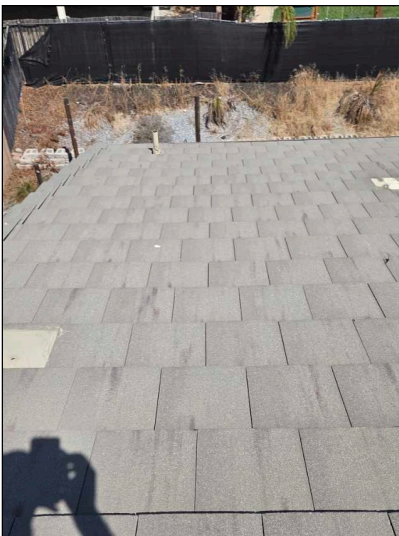
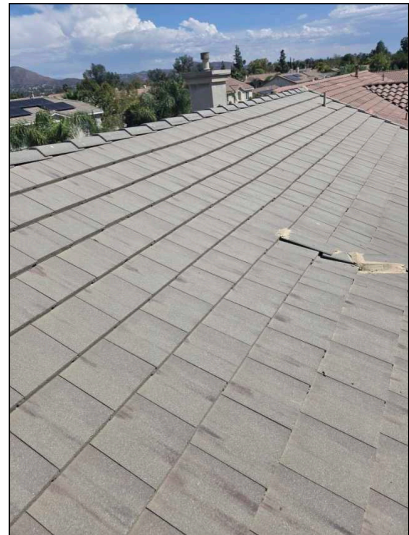
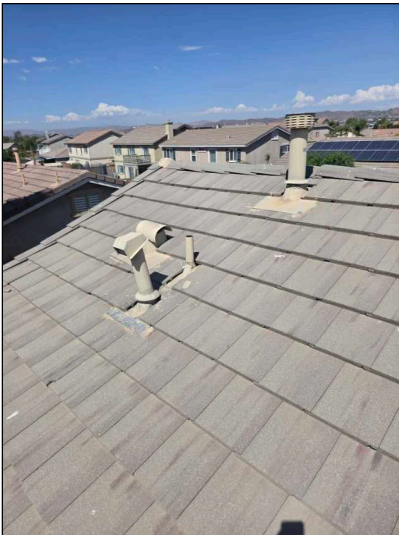
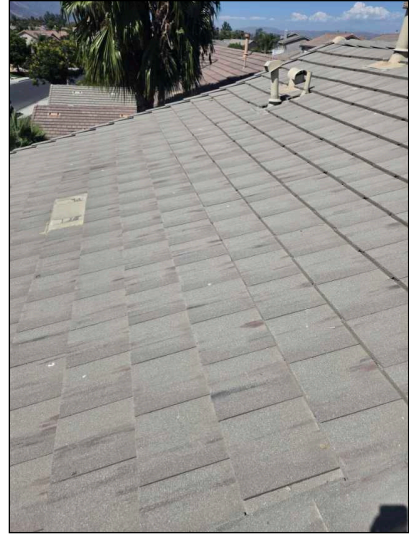
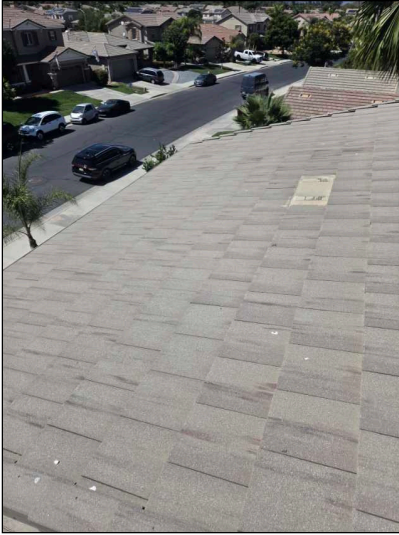


Roof (continued)

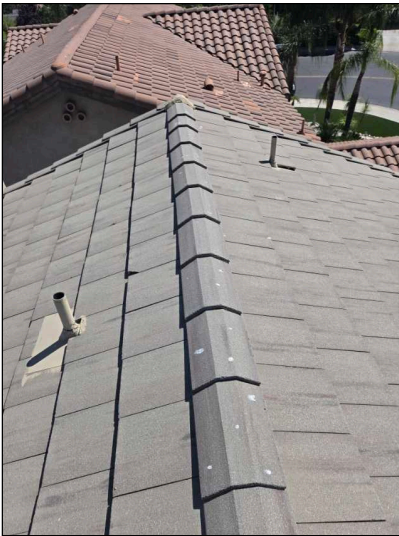
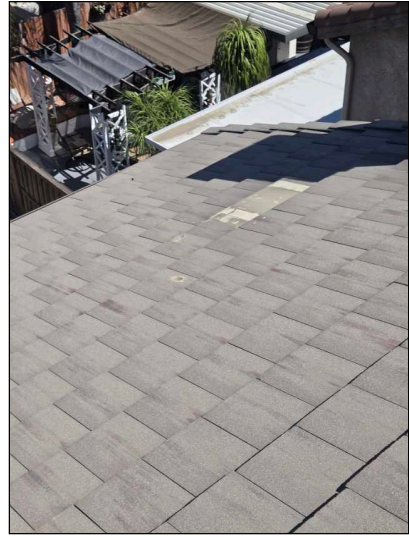
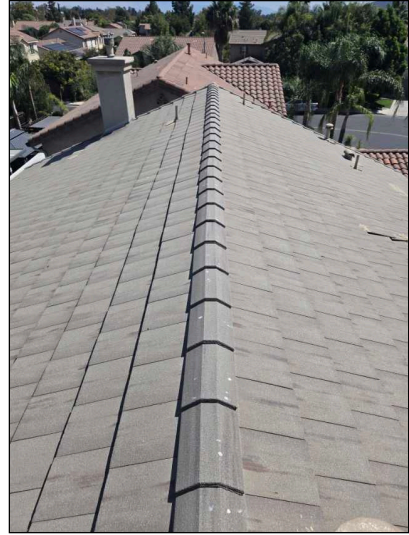
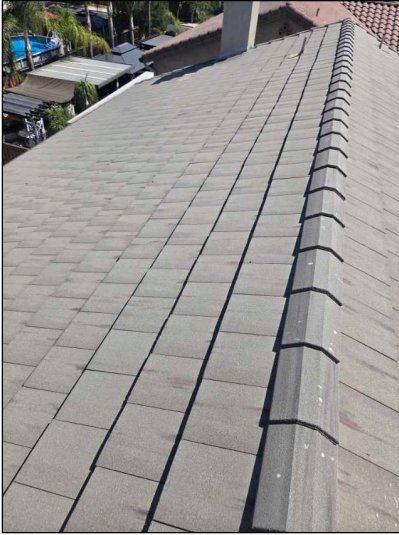


Slipped

Roof (continued)



Roof (continued)



Roof (continued)

2. Plumbing Vents

Observations:

2.1. Recommend re-sealing all through the roof vents, flashings, and roof projections as a part of routine maintenance. Cracking around plumbing vents observed.



Grounds

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

Grounds (continued)

1. Grounds & Informational Comments

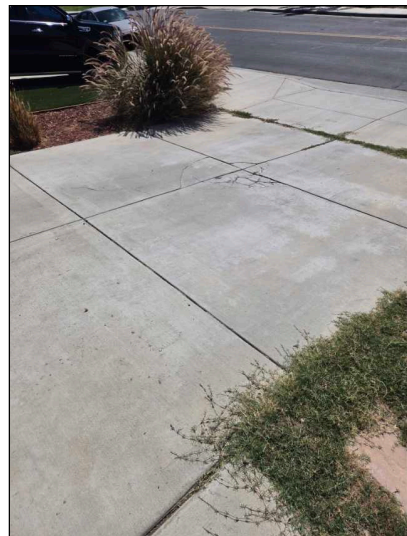
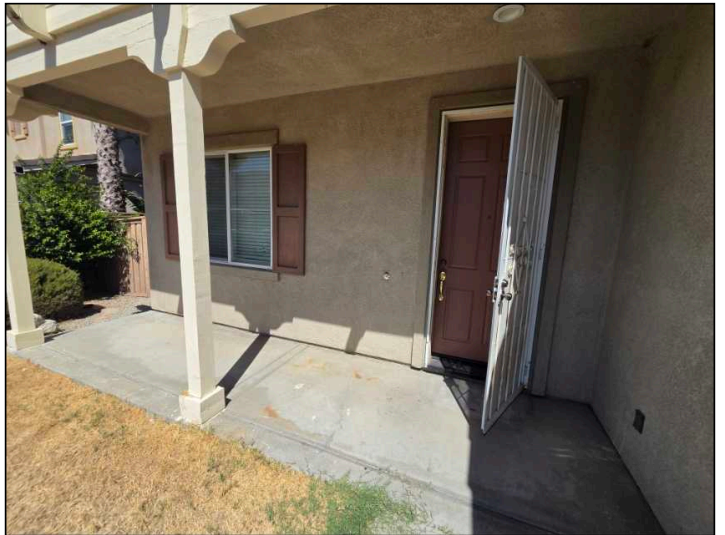
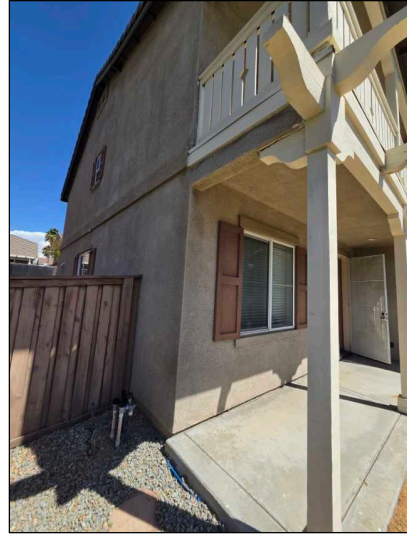
Observations:

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. If the windows are original to the home they should be closely monitored for condensation. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

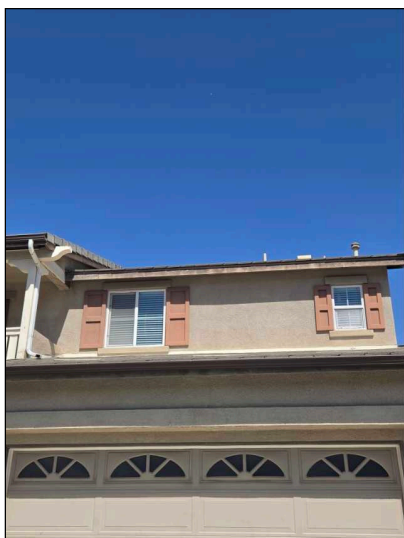
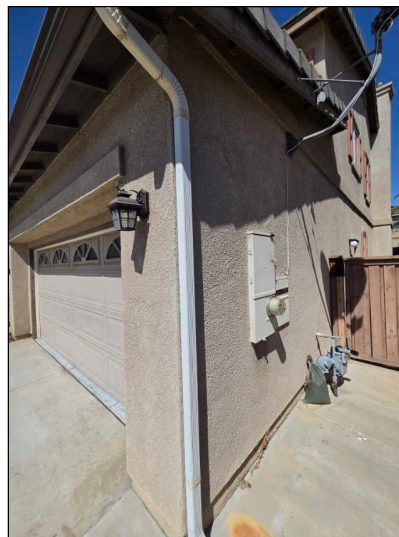
1.2. With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, 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. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.



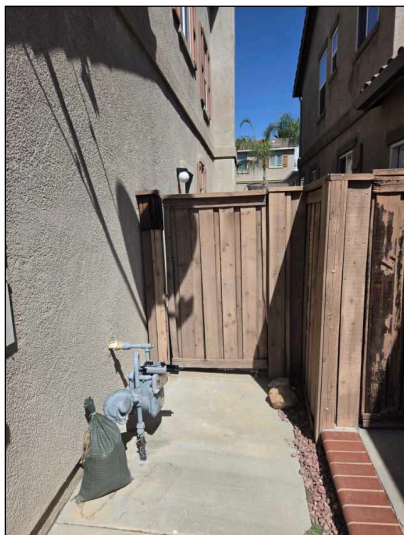
Grounds (continued)



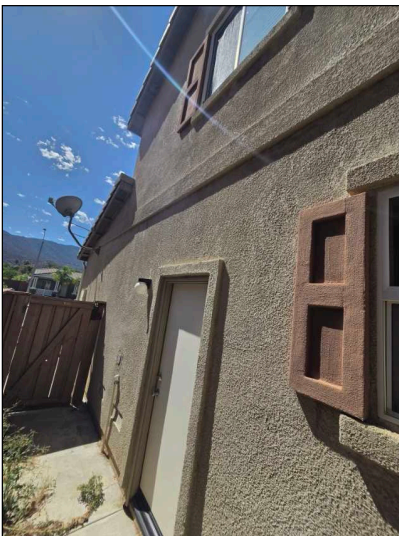
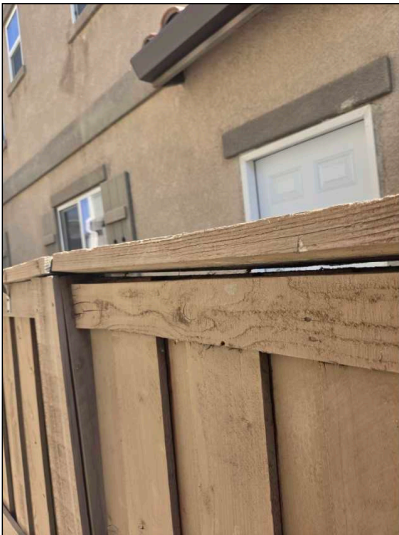
Grounds (continued)



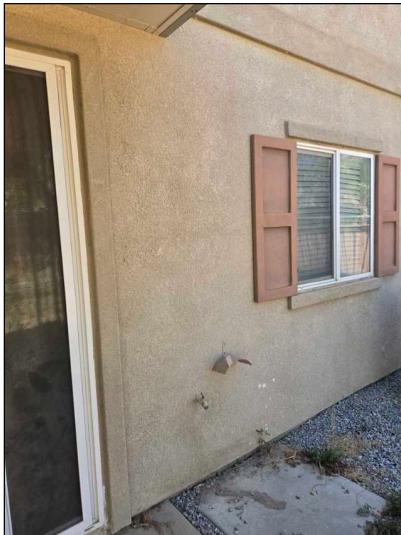
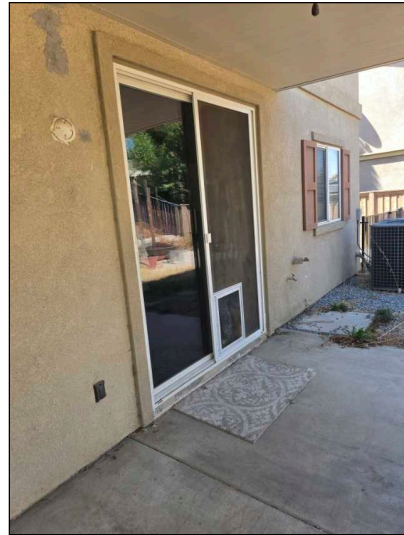
Minor deterioration



Grounds (continued)



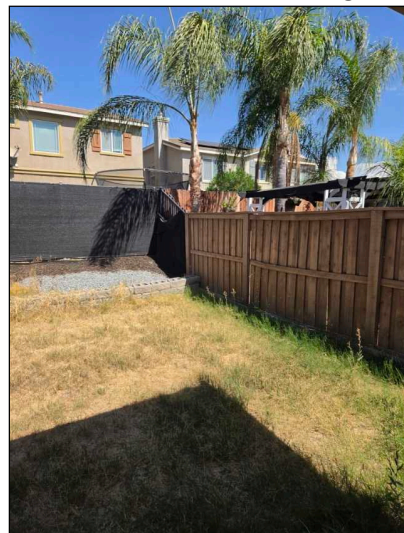
Grounds (continued)



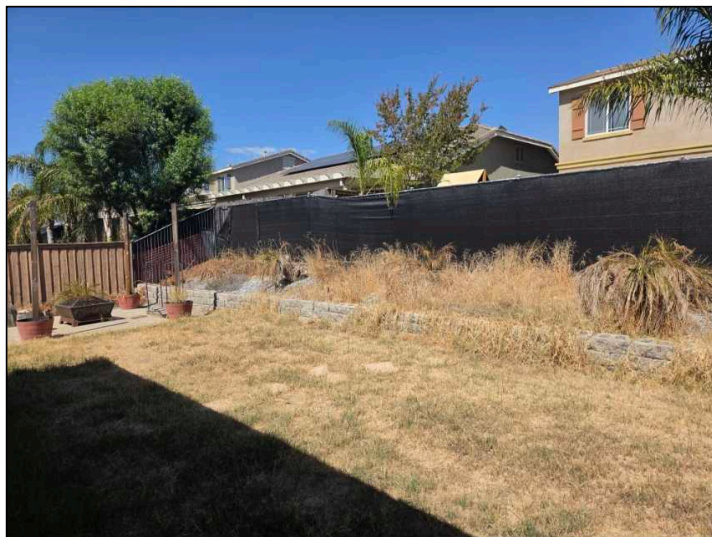
Not accurate reading



Potential for ponding water



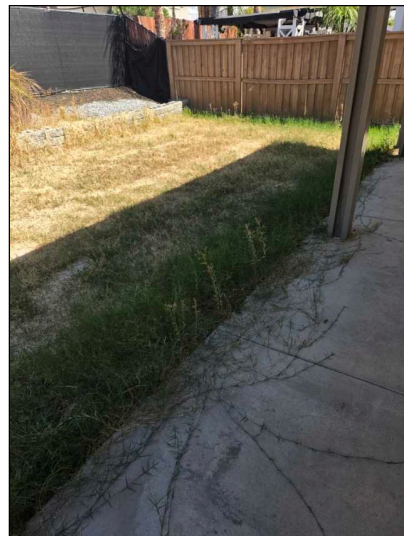
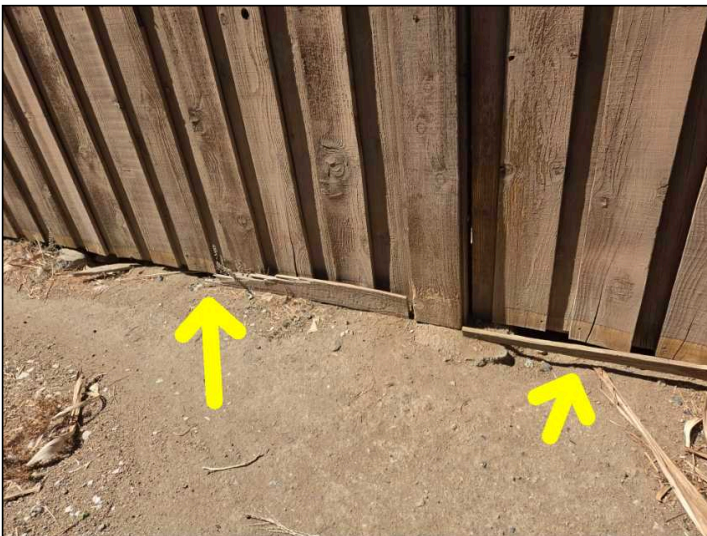
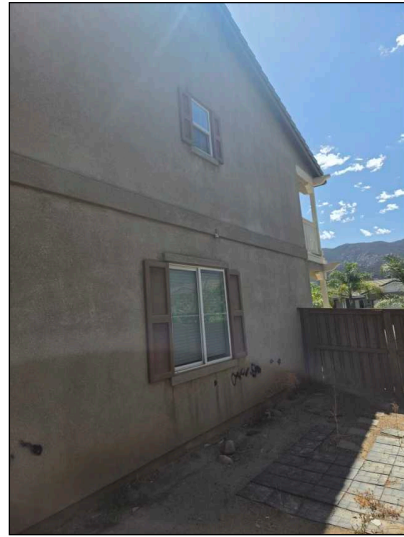
Grounds (continued)



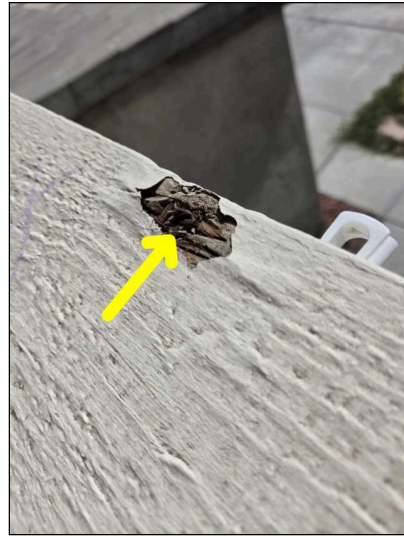
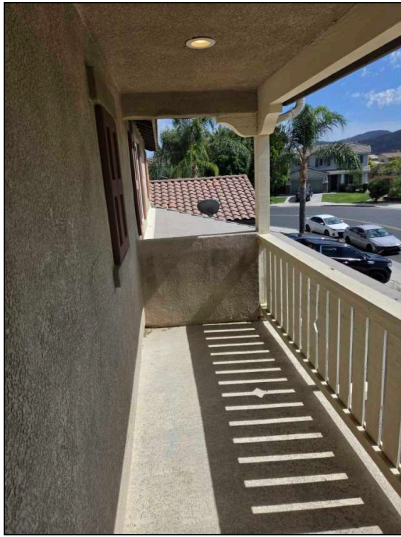
No cap pieces



Grounds (continued)



Grounds (continued)



2. Plumbing

Materials: Aquapex piping noted.

Observations:

2.1. The main water shut off are located at the front exterior of the home near the street.

2.2. The secondary water shut off is located inside the garage.

3. Water Pressure

Observations:

3.1. Unable to verify the water pressure at the time of inspection. Observed occupied hose bibs that were not able to be removed.

4. Pressure Regulator

Observations:

4.1. A functional pressure regulator is in place on the plumbing system.

Grounds (continued)

5. Main gas Valve Condition

Location: The main gas meter is located at the exterior of the building.

Observations:

5.1. The main gas meter appears to be in acceptable condition.

6. Driveway/Walkway/Patio Condition

Observations:

6.1. Cracks and damage observed. Repair and / or monitor for expansion and development of trip hazards.



Grounds (continued)

7. Grading

7.1. Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

7.2. Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the **cellulose** material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

7.3. Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

8. Gate Condition

Observations:

8.1. Damaged gate observed. Not fully functional. Recommend repair or replacement.



Grounds (continued)

9. Fence/Wall Condition

Materials: Wood fences. • Metal fences.

Observations:

9.1. The fences appeared serviceable at time of inspection.

10. Lighting Condition

Observations:

10.1. Exterior lighting appears to be in serviceable condition, during the time of inspection.

11. Grounds Electrical

Observations:

11.1. One or more exterior outlet receptacles/light switches must be protected and in a waterproof cover.



12. GFCI

Observations:

12.1. Some exterior outdoor **GFCI** outlet receptacles did not respond when tested with electrical outlet tester. Specifically the patio cover one. pose a potential safety shock hazard. Seek a licensed electrical contractor for further evaluation and repairs.

Grounds (continued)



13. Balcony

Observations:

13.1. Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

14. Patio Enclosure

Observations:

14.1. The patio enclosure appears in satisfactory condition.

14.2. One ceiling fan was not functional. Recommend correction by a licensed contractor



15. Exterior Faucet Condition

Observations:

Broken faucet handle. Recommend correction

Grounds (continued)



16. Sprinklers

16.1. We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Foundation

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

Foundation (continued)

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend 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, and we would be happy to refer one.

1.2. We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

2.1. There are areas around the property that impede the inspectors full view of the concrete stem wall due to stucco, exterior decking, exterior paving and/or grading and vegetation covering the slab. Monitor conditions.

Foundation (continued)

3. Foundation Plumbing

Observations:

3.1. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

3.2. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

3.3. **ABS** waste plumbing noted.

3.4. PEX contained within the home. PEX plumbing is a type of plastic tubing made from high-density polyethylene. Apart from being the newest player in the water supply line game, PEX is also used for radiant floor heating tubing.

Exterior Components

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

1. Siding Condition

Materials:

The exterior house walls are finished with stucco.

Observations:

1.1. There are cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist or patched by a licensed contractor.

1.2. Observed multiple cosmetic based defects at the exterior area. See photos. Recommend correction as needed

Exterior Components (continued)



Separation



Minor gapping



Rust



Exterior Components (continued)



Paint needed



Exterior Components (continued)



Deterioration



Stucco needed

Garage

1. Common Observations

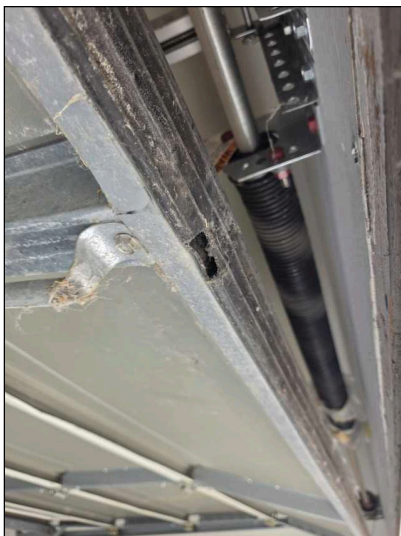
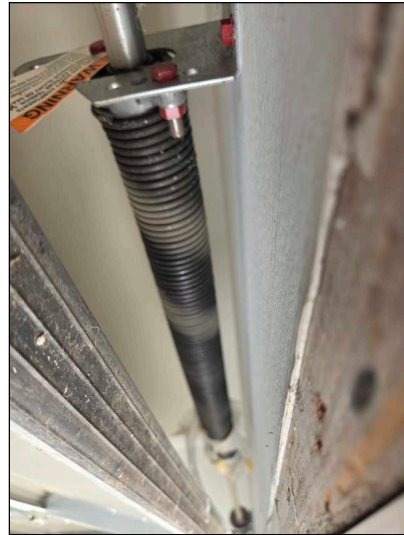
Observations:

1.1. The garage area was in satisfactory condition at the time of inspection.

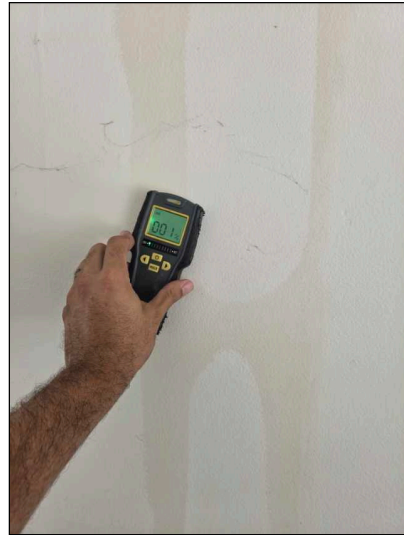
1.2. Observed staining in the garage area. Unable to determine cause however there is a water source above. Recommend further evaluation as needed.



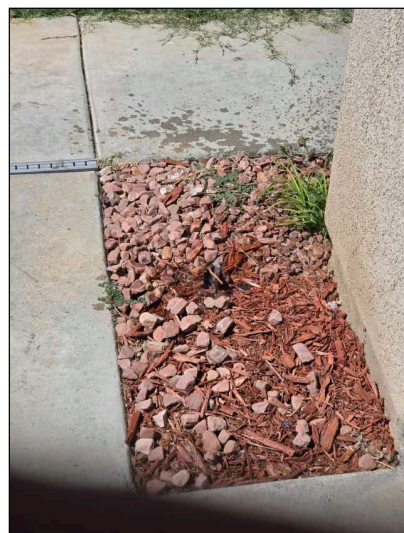
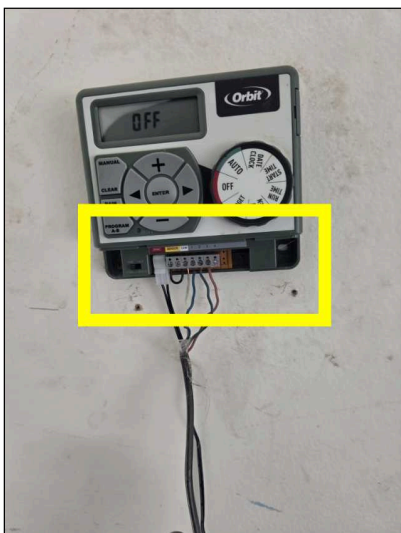
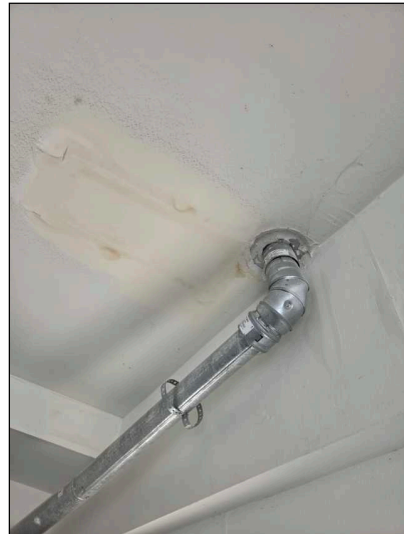
Garage (continued)



Garage (continued)



No active moisture



Garage (continued)



Weird vibration noise at water meter and secondary



2. Garage Door Condition

Materials: 2 car garage noted. • Power roll-up door noted.

Observations:

2.1. The garage doors were in acceptable condition at time of inspection.

2.2. The front garage door is damaged. Observed the garage door Dented. Conditions are susceptible to further damage and failure. Seek a qualified license garage door contractor for further evaluations and repairs.



Garage (continued)

3. Floor Condition

Materials: The garage floors are bare concrete floors.

Observations:

3.1. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

4. Exterior Door

Observations:

4.1. Trim damage observed. Recommend correction



5. Fire Door

Observations:

5.1. The house entry door is not fully self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. Recommend replacement of proper hinge to spring closed

Garage (continued)



6. Garage Opener Status

Observations:

6.1. The garage door opener and its components were functional at the time of inspection.

7. Garage Door's Reverse Status

Observations:

7.1. The main Garage vehicle door auto-reverse impact feature and eye beam system was functional at the time of inspection.

7.2. The Eye-beam system was present and functional.

8. Garage Door Parts

Observations:

8.1. Vibration/noise observed at chain drive. Lubrication is more than likely the solution.
Recommend correction



Garage (continued)

9. Electrical

Observations:

9.1. The outlets that were tested are functional, and include ground-fault protection.

Electrical

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

1. General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. They should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

2. Electrical Panel

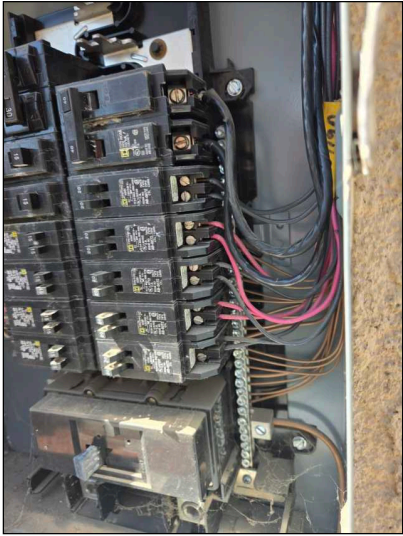
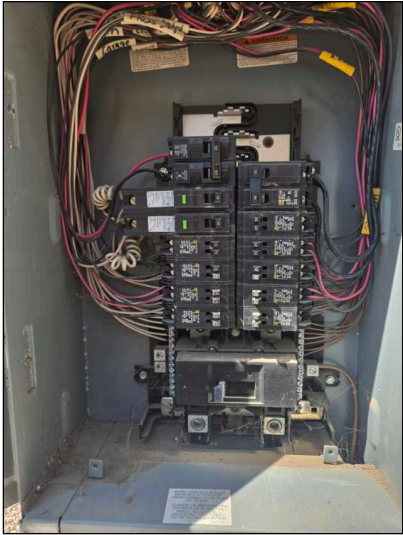
Location:

The main electrical panel is located at the exterior of the home.

Observations:

2.1. The main panel appears to be in good visual condition.

Electrical (continued)



Electrical (continued)

3. Cable Feeds

Observations:

3.1. The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

4. Breakers

Materials: The residence is wired predominantly with a modern vinyl conduit known as non-metallic sheathing (Romex).

Observations:

4.1. All of the circuit breakers appeared serviceable.

5. Wiring Observations

Observations:

5.1. The visible portions of the wiring has no visible deficiencies.

6. Grounding

Observations:

6.1. Limited review during the time of inspection due to restrictive clearances. Grounding potentially attached behind a wall area making it unable to verify. Advise verification before the close of escrow by a licensed electrician.

Water Heater

1. General Comments

1.1. There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of much water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Water Heater (continued)

2. Water Heater Condition

Heater Type:

Gas

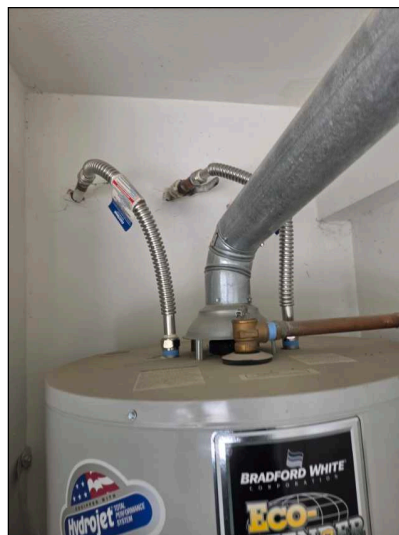
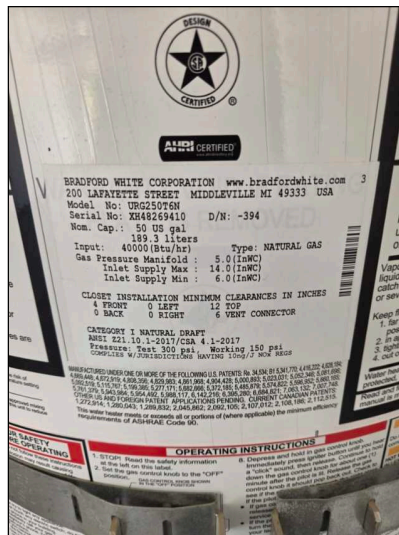
Age-2021

Location:

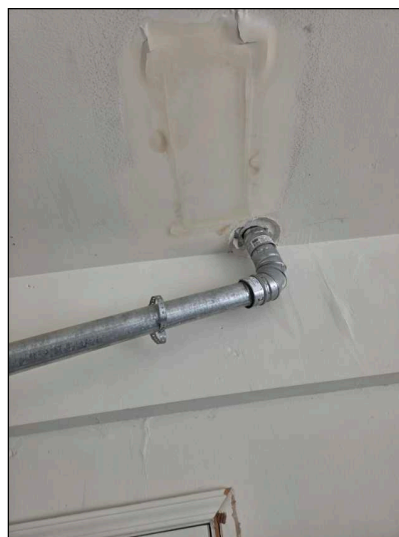
The water heater is located in the garage.

Observations:

2.1. The water heater is functional.



Water Heater (continued)



3. Combustion

Observations:

3.1. The combustion chamber appears to be in functional condition.

4. Venting

Observations:

4.1. Appears functional during the time of inspection.

5. TPRV

Observations:

5.1. The gas water heater temperature relieve valve is present and in satisfactory condition.

6. Strapping

Observations:

6.1. The water heater appears to have the approved / correct seismic strapping at the top and bottom 1/3 section of water heater tank.

7. Gas Valve

Observations:

7.1. Appears functional.

8. Plumbing

Observations:

8.1. There are signs of oxidation and corrosion located at the cold copper water pipe installed onto the gas water heater. This is susceptible to water leaking. Seek a licensed plumbing contractor for further evaluation and repairs.

Water Heater (continued)



9. Overflow Condition

Observations:

9.1. We recommend that the overflow line extend to the exterior of the enclosure.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Furnace is located in the attic.

Materials:

Gas fired forced hot air.

Age-2005

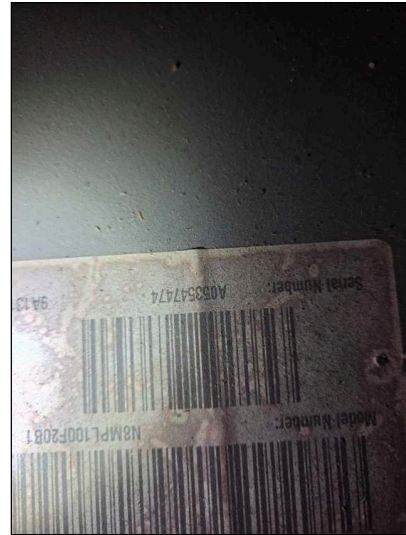
Observations:

1.1. The heating units are functional at the time of the inspection.

Heat/AC (continued)



Heat/AC (continued)



2. Thermostats

Observations:

2.1. Functional at the time of inspection.

3. Venting

Observations:

3.1. The visible portions of the vent pipes appeared functional.

4. Gas Valves

Observations:

4.1. Gas shut off valves were present and functional.

4.2. The furnaces are not equipped with a sediment trap drip leg. This may not have been required when the furnace was installed but current standards require a drip leg at the gas connection. Seek licensed plumbing contractor for repairs.

Heat/AC (continued)



5. Registers

Observations:

5.1. The air supply registers are functional and supplying adequate Cold and Hot air signatures.



Heat/AC (continued)



Heat/AC (continued)



6. Condensate Drain Pipe

Observations:

6.1. The condensate pipe discharges in the bathroom sink drain.

7. AC Compress Condition

Compressor Type: Electric • Age-2006

Location: The compressors are located at the exterior grounds.

Observations:

7.1. Appeared functional at the time of inspection.

8. Refrigerant Lines

Observations:

8.1. Missing insulation in areas around refrigerant line. Seek a licensed HVAC contractor for further evaluations and repairs.



Indoor Health/Safety

1. Informational Comments

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

We also do not operate shut off valves, angle stops, under sink water supply components or gas related shut off valves that do not operate under normal reasonable pressure. We do not force these items on and off for fear of damage or generating leaks. Be advised.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

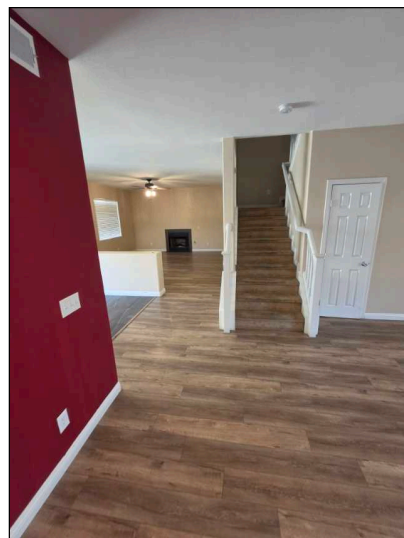
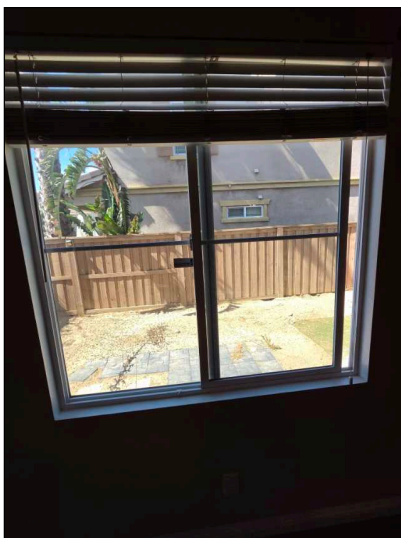
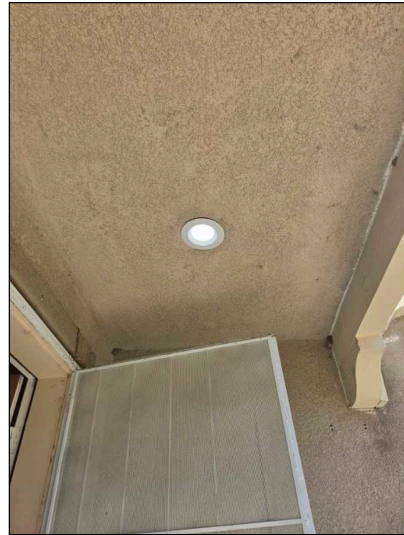
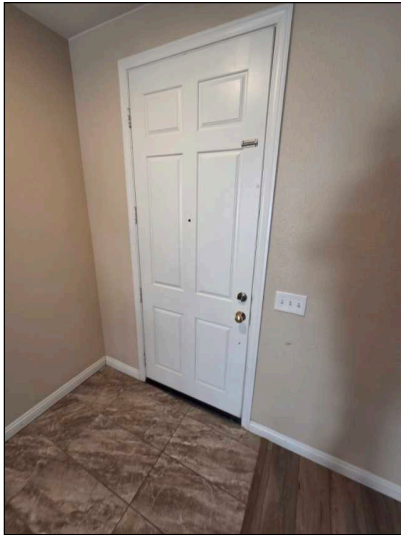
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Observations

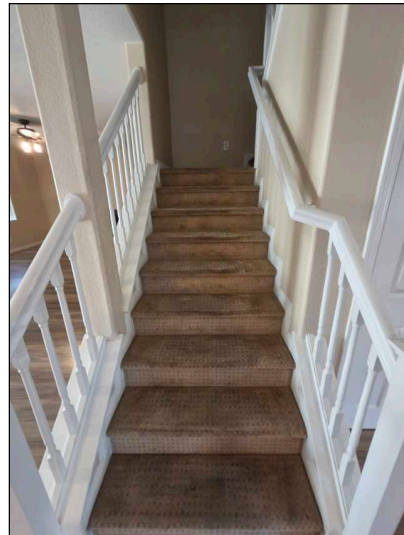
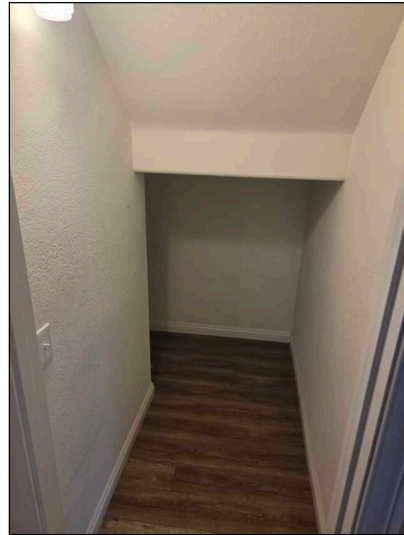
Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.

Interior Areas (continued)



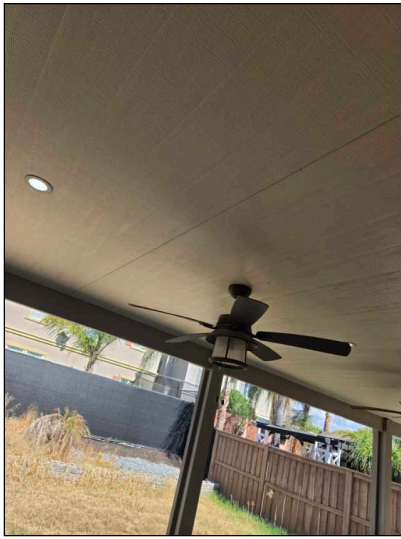
Interior Areas (continued)



Recommend cleaning



Interior Areas (continued)



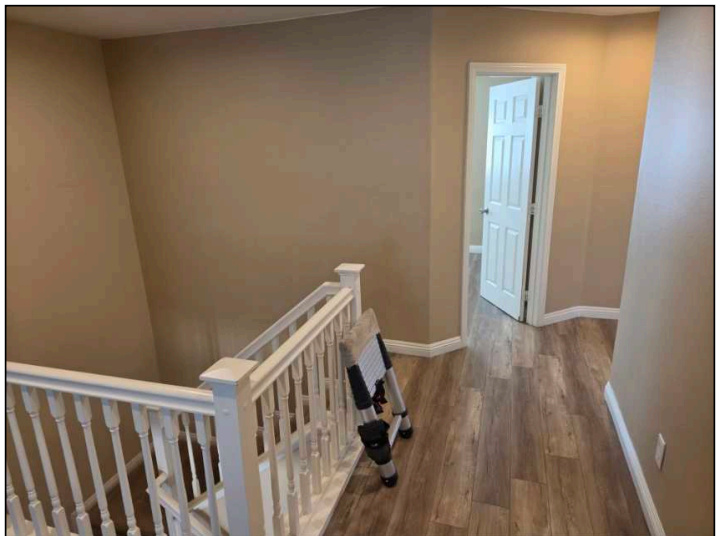
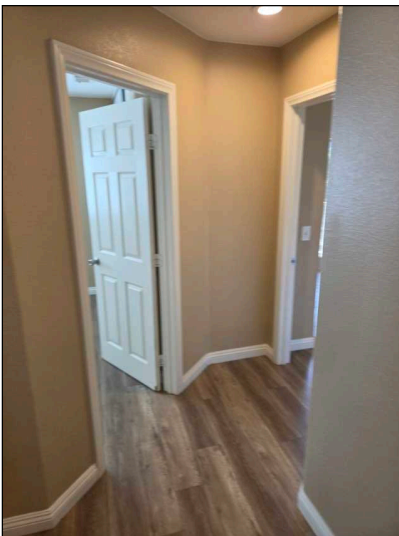
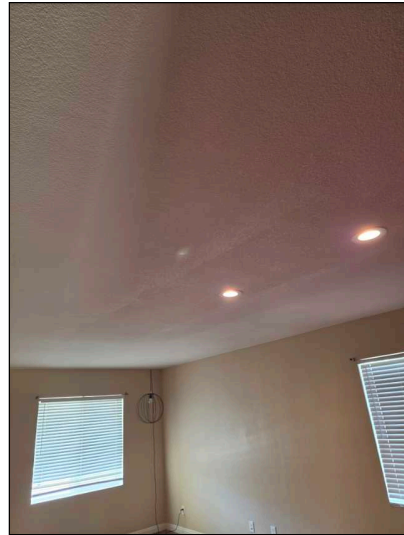
Interior Areas (continued)



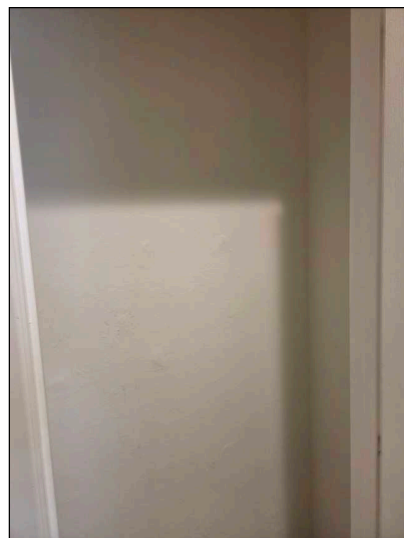
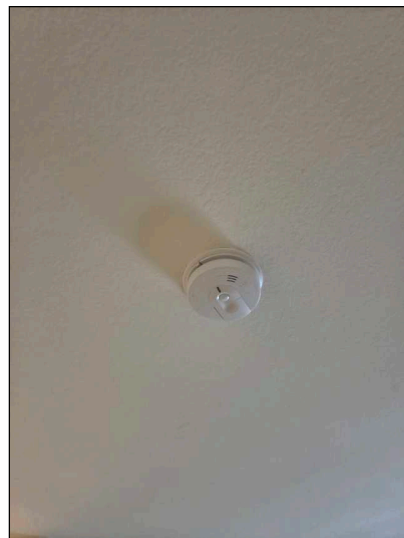
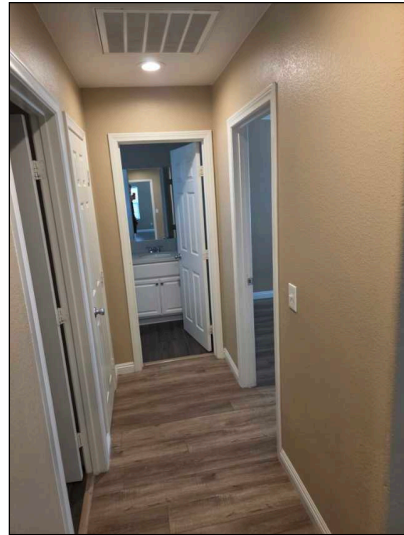
Torn screens



Interior Areas (continued)



Interior Areas (continued)



Interior Areas (continued)



2. Doors

Observations:

2.1. The main entry door was functional.

3. Smoke Detectors

Observations:

3.1. Smoke detector is present during time of inspection.

3.2. Carbon Monoxide detector is present in all required areas during time of inspection.

3.3. We do not evaluate or test smoke detectors and carbon monoxide detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant

4. Floors Condition

Observations:

4.1. The interior floors are in acceptable condition.

5. Window Condition

Observations:

5.1. A variety of windows that were unrestricted by stored items and furniture were opened and closed for performance.

5.2. We do not inspect window blinds. Blinds are considered an additional aesthetic and is beyond the scope of a home inspector.

5.3. We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Interior Areas (continued)

6. Closets

Observations:

6.1. The closet is in serviceable condition.

7. Stairs & Handrail

Observations:

7.1. Carpet on stairs approaching end of life. Recommend correction and cleaning



8. Patio Doors

Observations:

8.1. The sliding patio door was functional during the inspection.

Interior Areas (continued)

9. Fireplace

Materials:

Prefabricated fireplace noted.

Observations:

9.1. There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

9.2. A complete view of the chimney flue is not possible, and you may wish to have it video scanned. Refer to a licensed chimney contractor for further evaluations.

9.3. Hearth should extend 16 inches. Only 12 observed. Be advised

9.4. Missing glass doors on the fireplace. Recommend correction

9.5. The fireplace did not function with the switch or components within. This does not mean they are broken however it takes a particular professional to get up and running. Recommend correction



Interior Areas (continued)



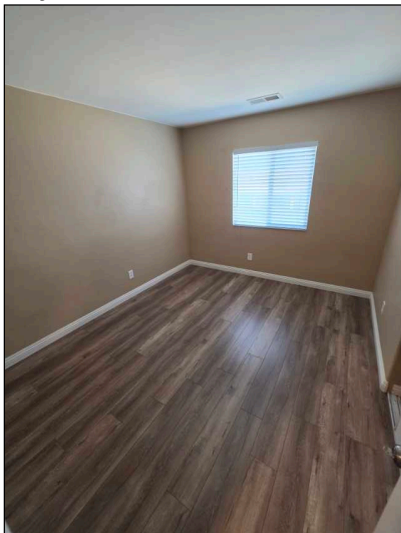
Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

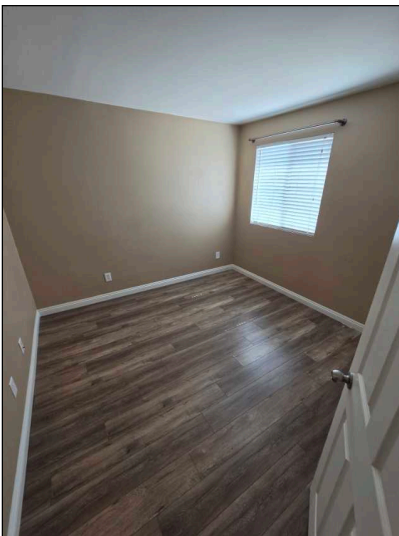
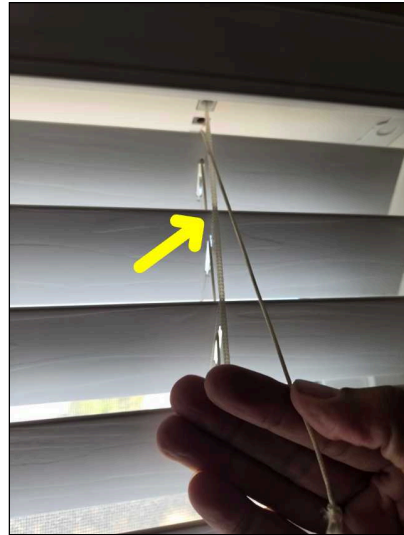
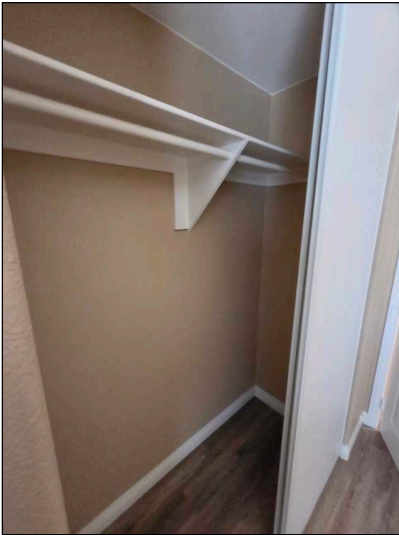
1. General Comments/Observations

Observations:

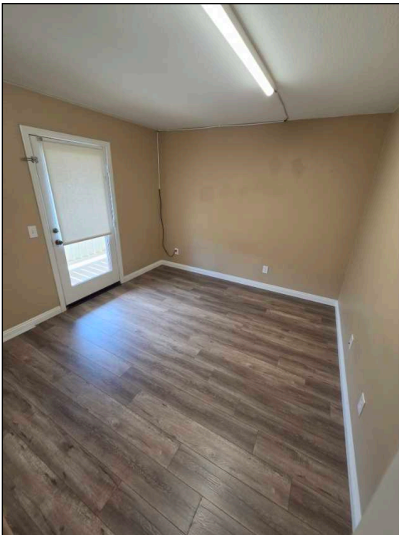
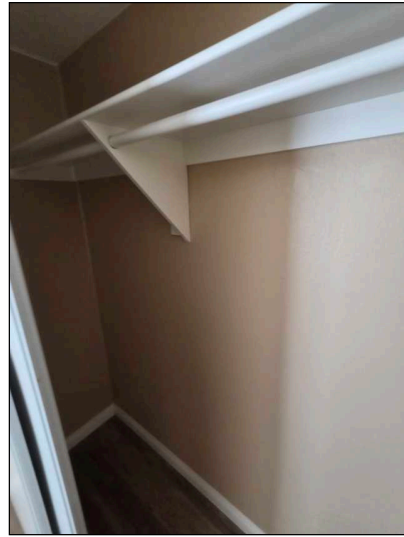
1.1. The general condition of the bedroom floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.



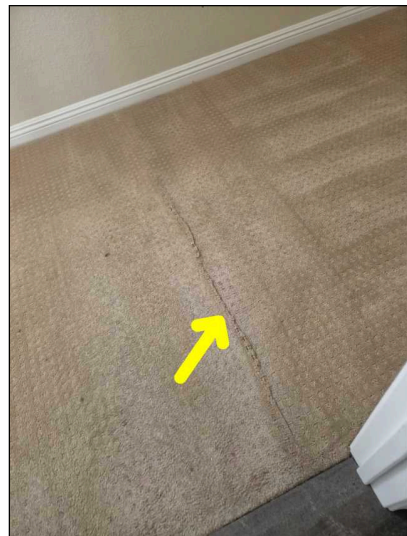
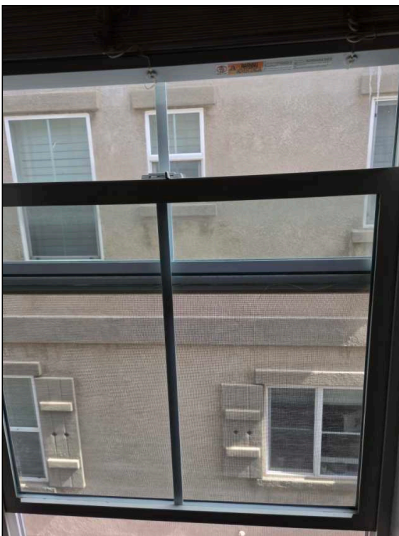
Bedrooms (continued)



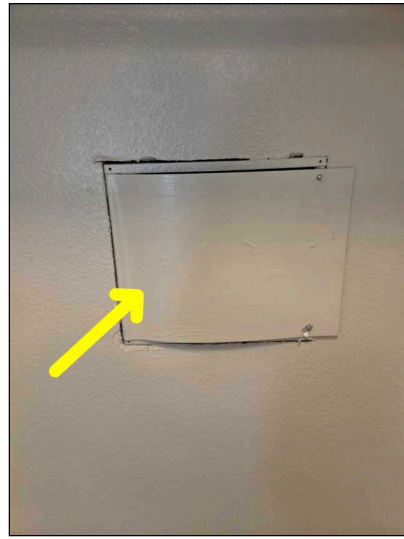
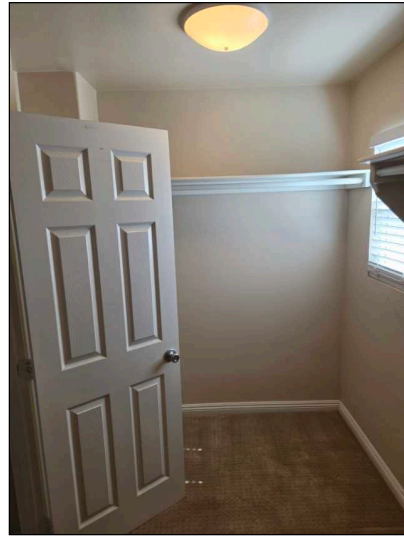
Bedrooms (continued)



Bedrooms (continued)



Bedrooms (continued)



Proper cover recommended

2. Floor Condition

Observations:

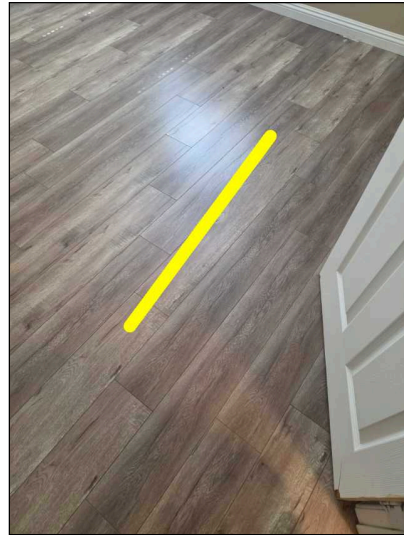
2.1. The floor has no significant defects.

2.2. Unlevel area observed in 1 of the rooms and hallway area. Unable to determine cause. Monitor or correct as needed.

Bedrooms (continued)



Unlevel



3. Smoke Detectors

Observations:

3.1. Smoke detectors present during time of inspection.

4. Window Condition

Observations:

4.1. The bedroom windows that were not obstructed were opened and closed and functional at the time of inspection.

5. Closets

Observations:

5.1. The bedroom closets are in serviceable condition.

6. Doors

Observations:

6.1. Damage observed. Recommend correction

Bedrooms (continued)



Bathroom

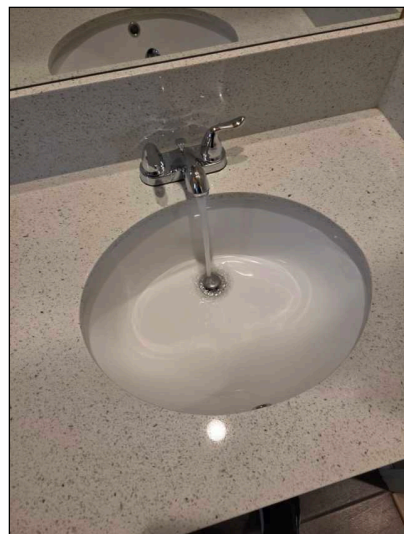
Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will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

1. General Condition/Observations

Observations:

1.1. The general condition of the bathroom floor, walls, ceiling, windows, outlets etc, are functional and in satisfactory condition.

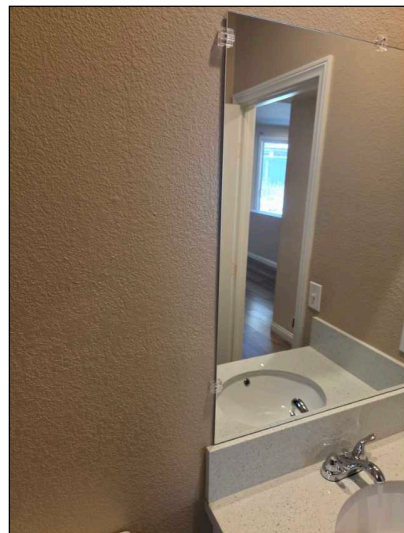
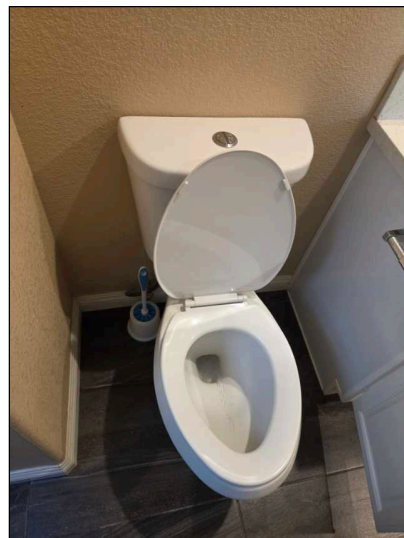
1.2. Minor cosmetic related items observed. See photos with arrows. Recommend correction



Bathroom (continued)

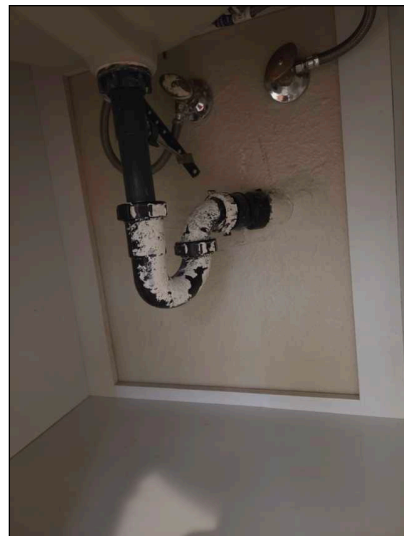
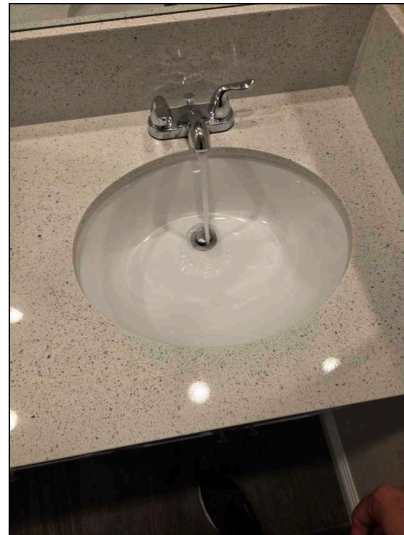
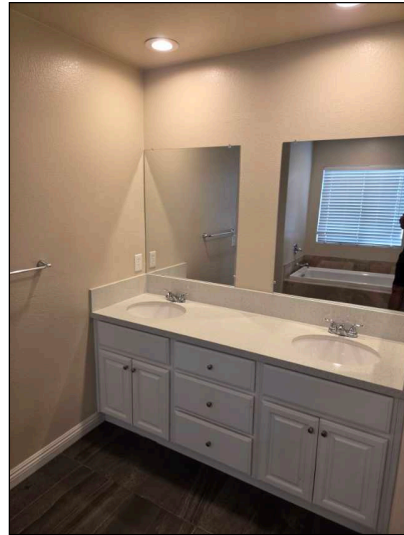


Rust

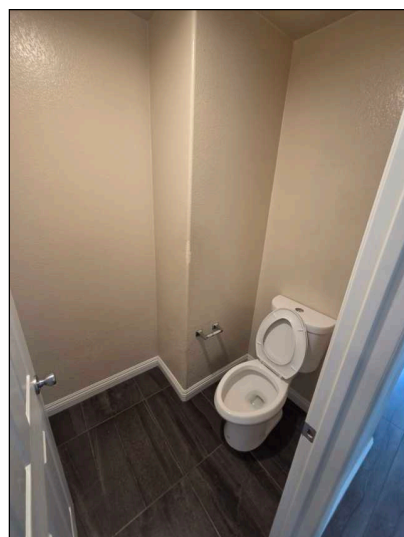
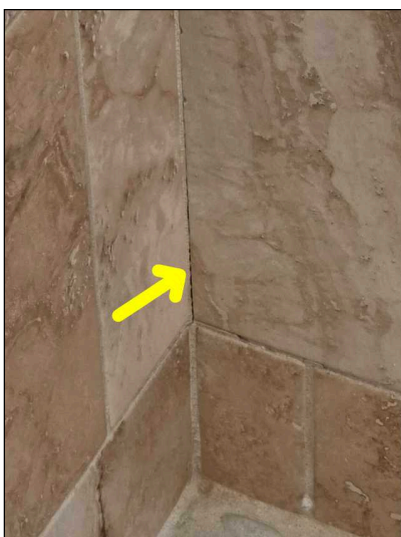
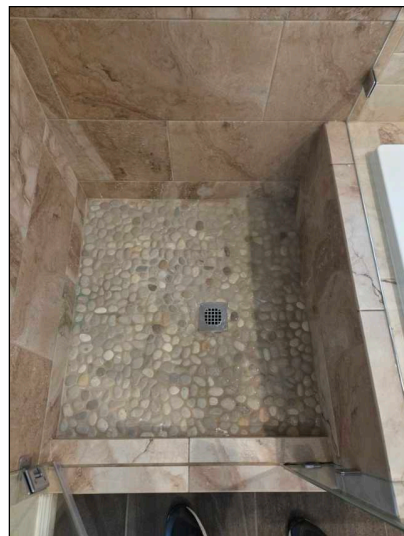
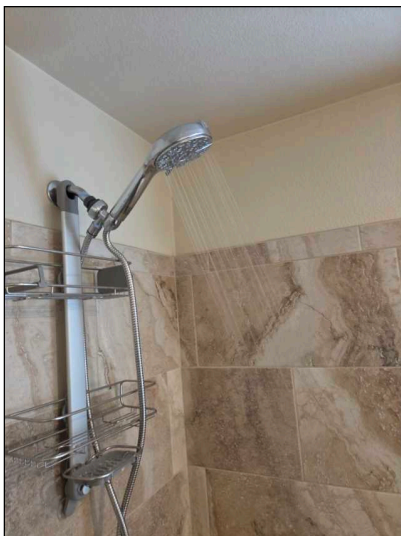
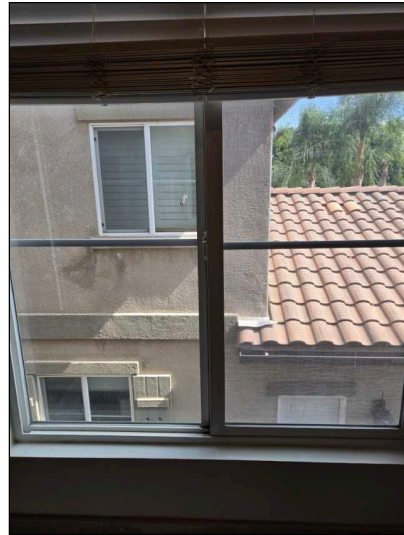


Plumbing knock

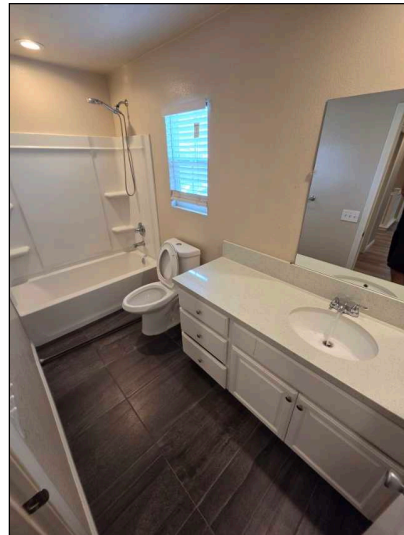
Bathroom (continued)



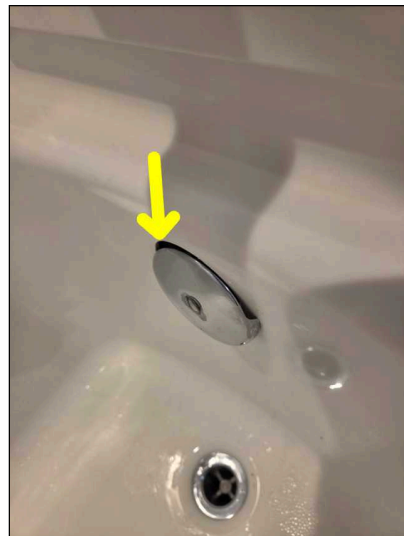
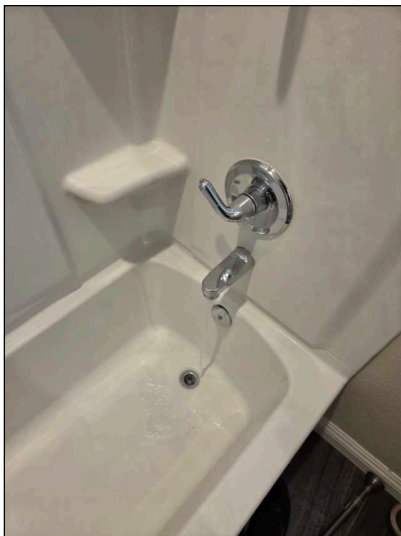
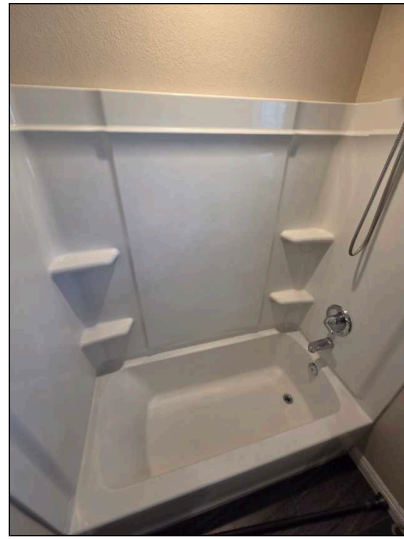
Bathroom (continued)



Bathroom (continued)

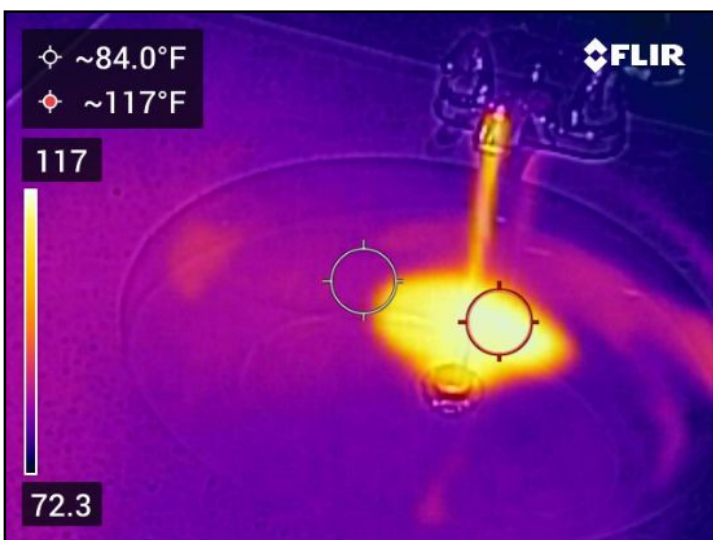
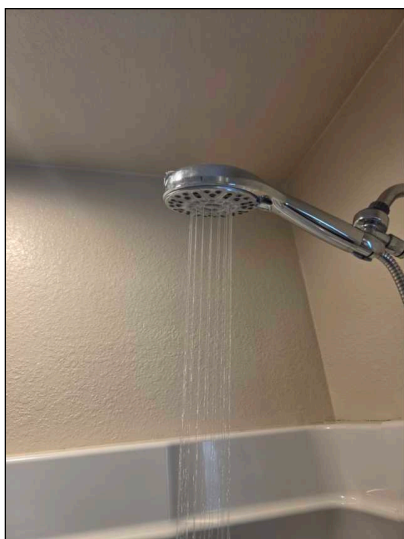


Bathroom (continued)

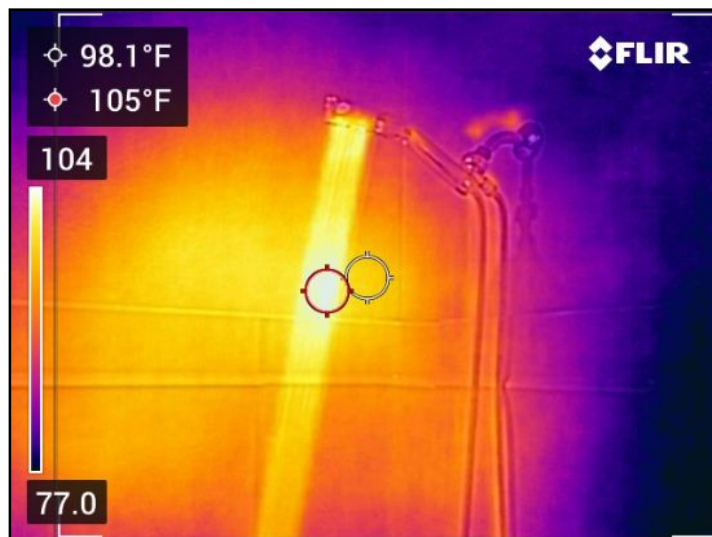
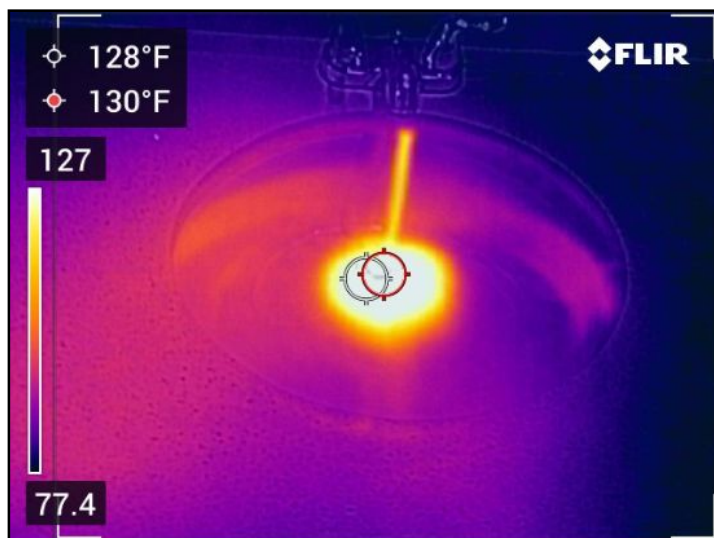


Improperly installed

Bathroom (continued)



Bathroom (continued)



Bathroom (continued)

2. Sinks

Observations:

2.1. The majority of the bathroom sink and its components were functional.

3. Plumbing

Observations:

3.1. The sink drain P- trap and drain are functional.

3.2. Supply lines show signs of corrosion in various locations under the sinks and toilets. This is susceptible to water leaks and moisture intrusion. Refer to a licensed plumbing contractor for repairs.



4. Toilets

Observations:

4.1. Toilets are functional and in good visual condition.

5. Bath Tubs/Shower Pan

Observations:

5.1. The bathroom tubs are functional.

6. Showers

Observations:

6.1. The bathroom showers were functional.

7. Shower Walls

Observations:

7.1. The bathroom shower walls were in acceptable visual condition.

Bathroom (continued)

8. Exhaust Fan

Observations:

8.1. The bathroom exhaust fan operated when tested at the time of inspection.

9. GFCI

Observations:

9.1. GFCI in place and operational.

10. Window Condition

Observations:

10.1. The bathroom(s) windows were functional at the time of the inspection.

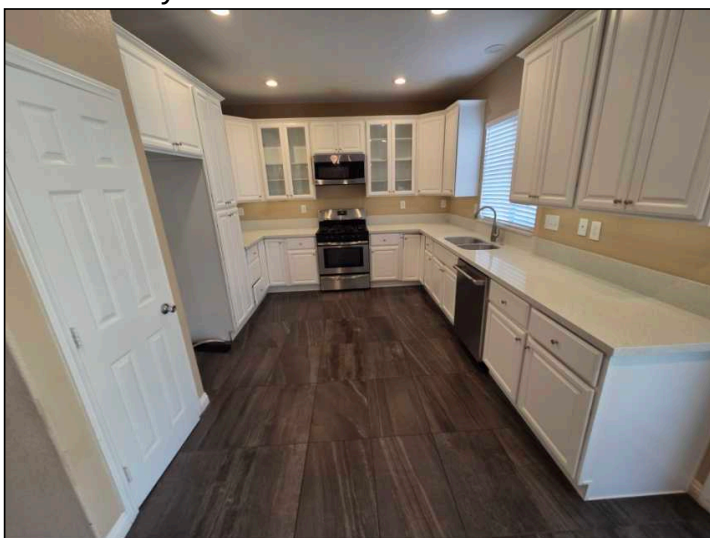
Kitchen

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

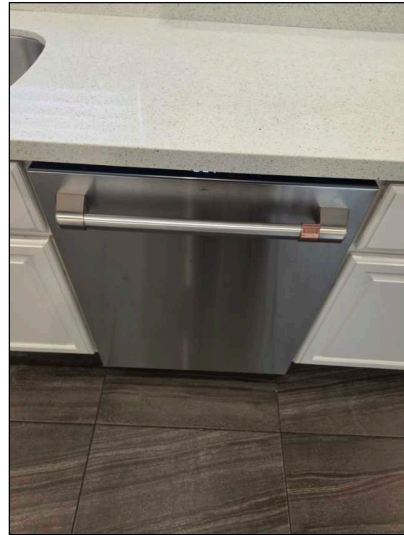
1. Kitchen Observations

Observations:

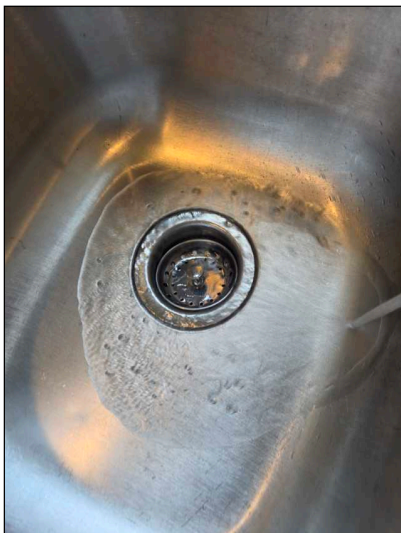
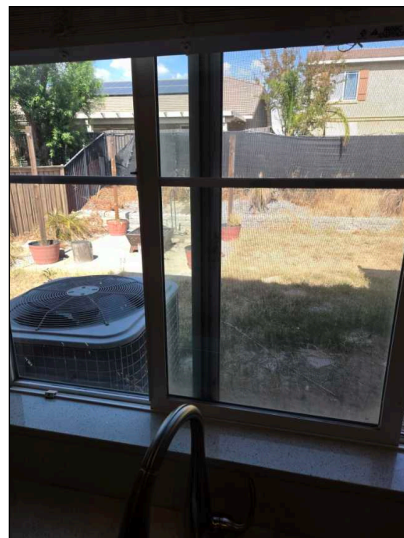
1.1. The general condition of the kitchen floors, walls, ceiling, windows, functional and in satisfactory condition.



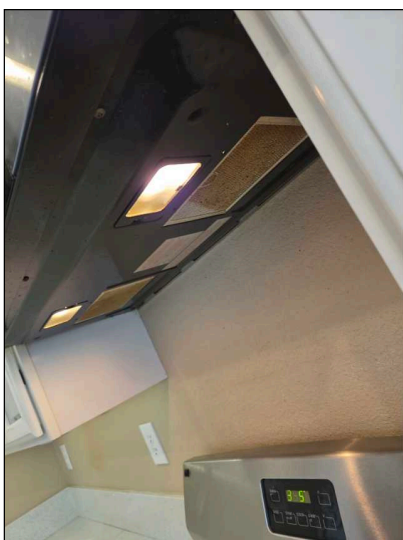
Kitchen (continued)



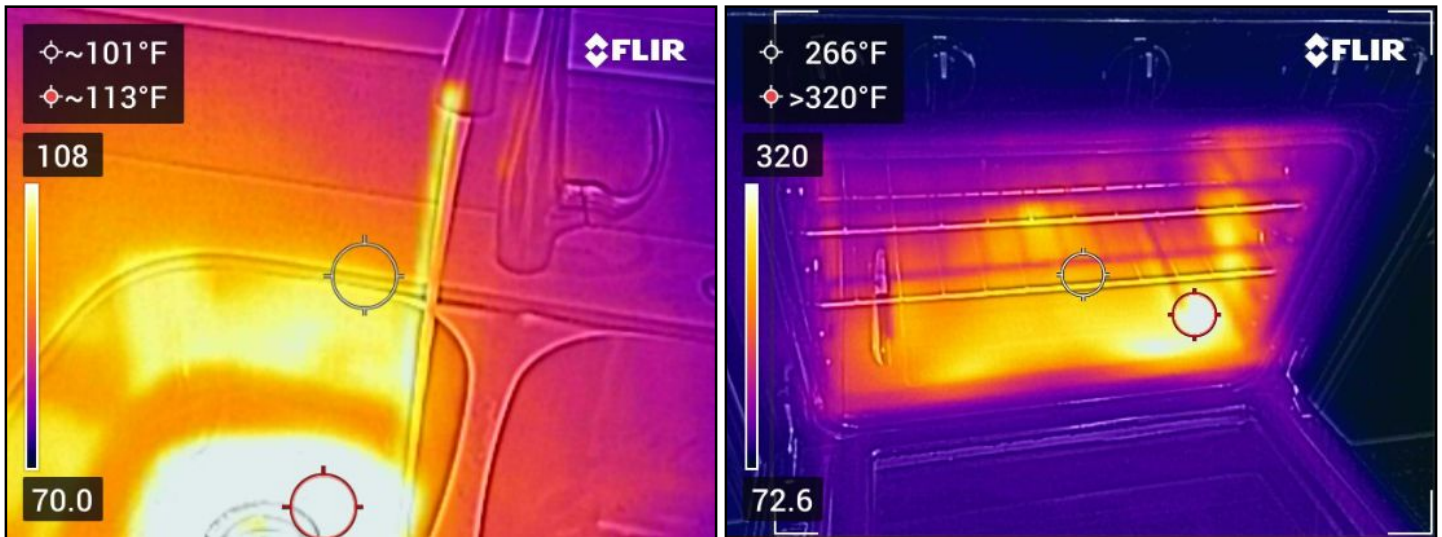
Touches counter



Kitchen (continued)



Kitchen (continued)



2. Counters

Observations:

2.1. The kitchen counter tops are in acceptable condition.

3. Cabinets/Pantry

Observations:

3.1. Service needed in multiple places.



4. Sinks

Observations:

4.1. The kitchen sink valves and connector were functional at the time of inspection.

4.2. Caulking and sealants recommended around the sink perimeter and at all seam joints to prevent moisture intrusion.

Kitchen (continued)

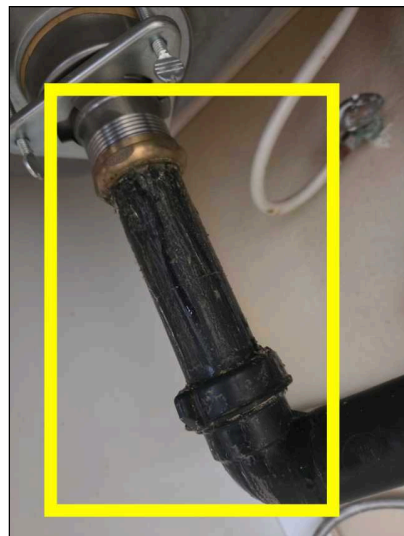


5. Plumbing

Observations:

5.1. Observed signs of oxidation at one or more plumbing fixtures underneath the sink area. This is indicative of a previous leak that has sealed itself. Recommend replacing these valves to prevent future leaks using a licensed plumber.

5.2. Active leaking noted at the water line just below the faucet below the sink areas. Advise further evaluation and repair by a licensed plumber or qualified professional.



Kitchen (continued)



leak

6. Dishwasher

Observations:

6.1. The dishwasher turned on and was functional.

6.2. Missing **air gap** overflow observed at the dishwasher drain line. Air gap overflow devices help prevent outgoing water from re-entering the dishwasher. Recommend correcting and advise repair by a licensed professional. Look into high loop options



7. Cook top condition

Observations:

7.1. 1 oven burner did not fully ignite during time of inspection. Refer to the sellers to advise and seek further evaluations and repairs by a licensed appliance contractor.

Kitchen (continued)

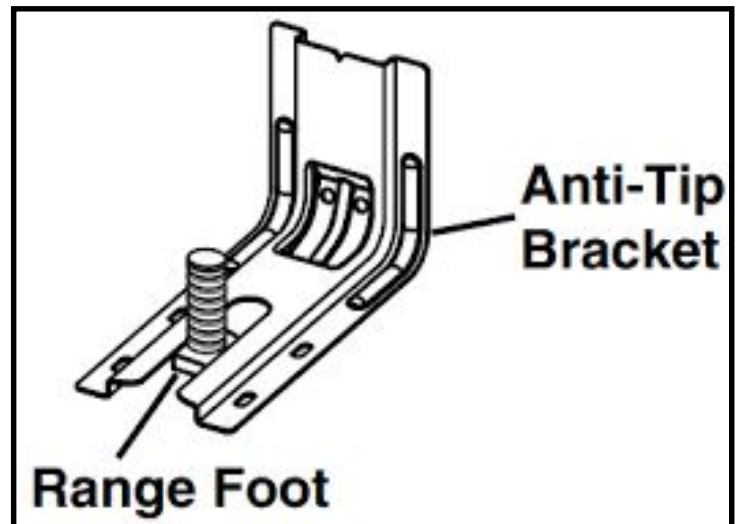


8. Oven & Range

Observations:

8.1. Oven(s) operated when tested.

8.2. CAUTION: The oven/range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.



9. Microwave

Observations:

9.1. Observed damage to the outside of the microwave. Correction or repair recommended.

Kitchen (continued)



10. Vent Condition

Materials: Recirculating

Observations:

10.1. The exhaust fan and lighting was functional at the time of inspection.

11. GFCI

Observations:

11.1. GFCI in place and operational at some outlets.

12. Garbage Disposal

Observations:

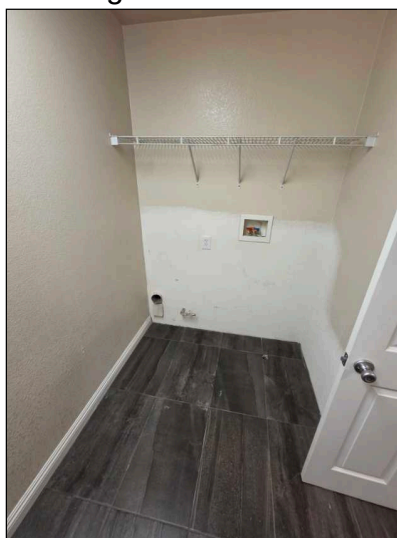
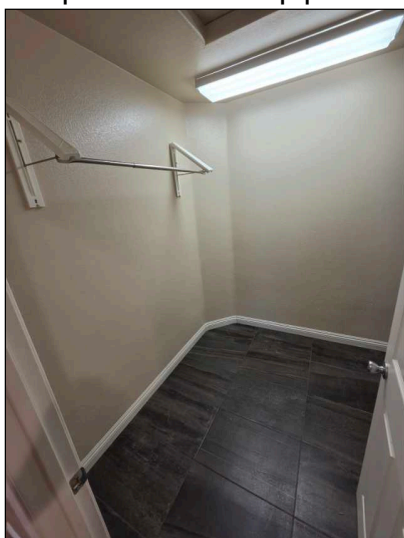
12.1. The garbage disposal operated and appeared functional at time of inspection.

Laundry

1. Comments/Observations

1.1. Our inspection did not include the laundry room and/or appliance. We do not remove / pull appliance away from the wall surface this can cause moisture damages. Also we do not test or evaluate the 240-volt electrical outlet and gas connections. Refer to the sellers disclosure to advise.

1.2. In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.



Unfinished

Laundry (continued)

2. Exhaust Fan

Observations:

- The laundry room fan exhaust covers are dirty and need to be cleaned.

Attic/Crawlspace

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

1. Access

Observations:

- 1.1. We evaluated the attic from inside the attic space. Visibility and accessibility was limited due to duct work, framing and plumbing.

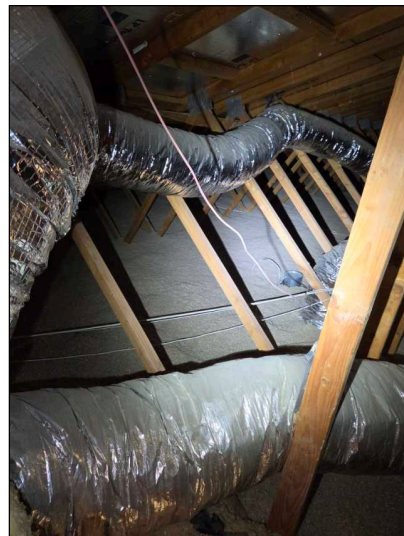
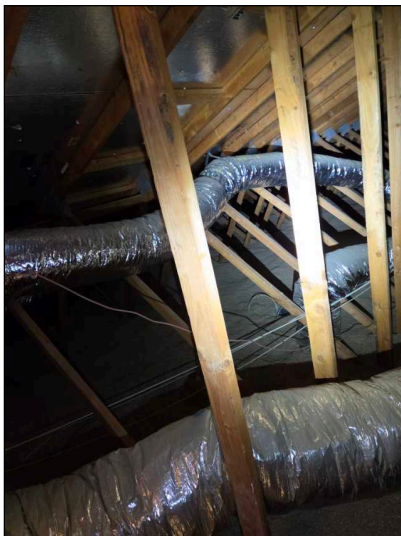
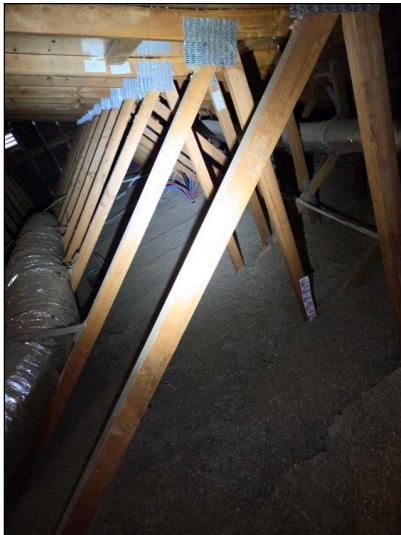
2. Common Observations

Observations:

- 2.1. The Attic space was observed in acceptable condition.



Attic/Crawlspace (continued)



Attic/Crawlspace (continued)

3. Structure

Observations:

3.1. There is an area on the roof where the various level transition appears to have been previously repaired. From inside the attic space there has been visual moisture intrusion and daylight shining through. Recommend further evaluation by a licensed roofing contractor



Evidence of moisture intrusion



Open area

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.