

PROPERTY INSPECTION REPORT



Inspector: Tina Kirkpatrick
TK Contracting & Consulting Inc.

0000 Near me, Neverland CA 94000
Inspection Prepared For: Smith Sam
Agent: Not Applicable -

Date of Inspection: 9/24/2026
Age: 23 - Size: 2274
NACHI24041526 / CLSB #1158251

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Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Good/Satisfactory - This item was inspected and is in good or satisfactory condition for it's age and use.



Maintenance/Repair/Monitor - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Not Inspected/Deferred - Items with this rating were not able to be fully inspected because access was blocked off or covered, were not on the scope of the inspection or hi-tech systems.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

This report contains the findings of a visual inspection of the readily accessible components of the property at the time of inspection. The purpose of the inspection is to identify material defects, safety concerns, and items that may require repair, replacement, monitoring, or further evaluation. While many components appeared functional, no home is without maintenance needs. Clients are encouraged to review the entire report, including photographs and recommendations, and consult qualified specialists as needed prior to the close of escrow. This summary is provided as a convenience and should not be considered a substitute for reviewing the complete inspection report. In some of the narratives, we can suggest standard repair and maintenance tips.

Safety/Item of Concern		
Main & Sub Panel		
Page 34 Item: 7	AFCI & GFCI Protection	<ul style="list-style-type: none"> • AFCI BREAKER FAILED TEST: An AFCI-protected circuit breaker at the electrical panel did not respond when tested using the manufacturer's built-in test button. This may indicate that the AFCI protection is not functioning properly. It is recommended that a qualified electrical contractor evaluate the affected circuit and repair or replace the AFCI breaker as necessary for proper protection.
Interior Areas		
Page 60 Item: 11	Carbon Monoxide	<ul style="list-style-type: none"> • MISSING CARBON MONOXIDE DETECTOR – TOP OF STAIRS: A carbon monoxide detector was not observed at the top of the stairway. A properly located carbon monoxide detector should be installed in this area for improved occupant safety and in accordance with applicable requirements. • MISSING CARBON MONOXIDE DETECTOR – BEDROOM HALLWAY: A carbon monoxide detector was not observed in the hallway serving the bedrooms. It is recommended that an appropriate carbon monoxide detector be installed in the hallway outside the sleeping areas for improved occupant safety. • MISSING CARBON MONOXIDE DETECTOR – HALLWAY OFF GARAGE: A carbon monoxide detector was not observed in the hallway adjacent to the door communicating with the garage. It is recommended that an appropriate carbon monoxide detector be installed in this area for improved occupant safety. • RESIDENTIAL CO DETECTOR REQUIREMENTS

Maintenance/Repair/Preventive/Monitor

Exterior Areas

Page 14 Item: 6	Fence Condition	<ul style="list-style-type: none"> • LOOSE FENCE COMPONENTS: Fence posts, panels, boards, or other fencing components were observed to be loose. Continued movement may contribute to progressive deterioration or instability. It is recommended that the affected components be properly secured, repaired, or replaced as necessary.
Page 15 Item: 7	Gate Condition	<ul style="list-style-type: none"> • MINOR SERVICE: TThe gate at the side of the property exhibited minor operational or maintenance-related deficiencies. It is recommended that the gate be serviced or adjusted as necessary to maintain proper operation and help prevent further deterioration.

Gas Meter

Page 35 Item: 2	Seismic Futures	<ul style="list-style-type: none"> • GAS SHUT-OFF WRENCH: Having a wrench available near the gas main will facilitate a faster emergency shut down of the gas supply. These devices are inexpensive and can be zip tied to the gas line.
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Main Water

Page 37 Item: 2	Exterior Faucet and Bibs	<ul style="list-style-type: none"> • MISSING ANTI-BACKFLOW DEVICES: Consider installing anti-backflow devices on all exterior hose bibs. These inexpensive and easily installed devices help protect the potable water supply by preventing the backflow of contaminated water, debris, or bacteria into the plumbing system.
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Heat/AC

Page 43 Item: 7	Filters	<ul style="list-style-type: none"> • MISSING HVAC RETURN AIR FILTER: The filter at the return air vent was missing. Operating the HVAC system without a filter can allow dust, debris, and other airborne particles to accumulate within the equipment and ductwork, potentially reducing system efficiency and contributing to premature equipment deterioration. It is recommended that a properly sized filter be installed before continued operation of the HVAC system.
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Water Heater

Page 48 Item: 5	Drip Pan	<ul style="list-style-type: none"> • WATER HEATER DRIP PAN – MISSING DRAIN LINE: The water heater was equipped with a drip pan; however, the pan did not have a drain line routed to an appropriate exterior or approved drainage location. A properly installed drain line helps direct water away from the interior if the water heater or associated connections leak, reducing the potential for water damage. It is recommended that a qualified plumbing contractor install an appropriate drain line as a preventive measure.
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Interior Areas		
Page 52 Item: 2	Floor	<ul style="list-style-type: none"> • DISCOLORATION AT WOOD FLOORING NEAR SLIDING DOOR: Discoloration was observed at the wood flooring near the sliding door. The condition appeared consistent with prolonged exposure to sunlight. Refinishing or other cosmetic correction may be considered as desired, and the area should be monitored for changes.
Page 54 Item: 5	Window Condition	<ul style="list-style-type: none"> • FAILED THERMO-PANE SEAL: Fogging or condensation was observed between the panes of one or more insulated windows. This condition indicates failure of the seal between the glass panes, allowing moisture to enter the insulated glass unit and reducing its insulating performance. It is recommended that the affected glass units be evaluated and repaired or replaced as necessary.
Page 58 Item: 9	Lights & Switches	<ul style="list-style-type: none"> • LIGHT FIXTURE NOT FUNCTIONAL: A light fixture did not respond when tested in the primary bathroom. The condition may be due to a burned-out or missing bulb or another electrical deficiency. It is recommended that the bulb be replaced and the fixture retested. If the fixture remains inoperable, evaluation and repair by a qualified electrician is recommended.
Hall Bathroom		
Page 64 Item: 3	Tub-Showers	<ul style="list-style-type: none"> • SHOWER DIVERTER VALVE NOT SEALING PROPERLY: The shower diverter valve did not seal properly when operated, allowing water to continue flowing from the unintended outlet. This condition may reduce shower performance and waste water. It is recommended that the diverter valve be serviced, repaired, or replaced as necessary for proper operation.
Kitchen		
Page 76 Item: 7	Vent Condition	<ul style="list-style-type: none"> • NOISY KITCHEN EXHAUST FAN: The kitchen exhaust fan was functional but produced excessive or unusual noise during operation, which may indicate wear or deterioration of the motor or other components. The unit may have a limited remaining service life. It is recommended that the fan be monitored and serviced or replaced as necessary. • VENT HOOD LIGHT NOT FUNCTIONAL: A light at the kitchen vent hood did not respond during testing. It is recommended that the bulb be replaced and the light retested. If the light remains nonfunctional, the fixture or associated components should be serviced or repaired as necessary.
Garage		
Page 87 Item: 8	Wall & Ceiling	<ul style="list-style-type: none"> • WATER STAINS AT GARAGE CEILING: Water stains or other evidence of moisture intrusion were observed at portions of the garage ceiling. The staining appeared older or inactive at the time of the inspection; however, the source and current activity could not be conclusively determined. Monitor the affected areas during and after rainfall or plumbing use for evidence of recurring moisture. If moisture reappears, identify and correct the source and repair damaged materials as necessary.

Page 89 Item: 10	Floor Condition	<ul style="list-style-type: none"> • COMMON CONCRETE CRACKS: Common cracks were observed in the garage slab. This type of cracking is frequently associated with normal concrete shrinkage, settlement, expansion, or minor movement. Monitor the cracks for widening, displacement, or additional movement and seal or repair them as necessary.
Page 90 Item: 12	Ventilation	<ul style="list-style-type: none"> • LIMITED GARAGE VENTILATION: Limited ventilation provisions were observed within the garage for dispersing vehicle exhaust fumes. Vehicle engines should never be left running inside an enclosed or inadequately ventilated garage, as exhaust gases can accumulate and create a serious carbon monoxide poisoning hazard. Always open the garage vehicle door before starting a vehicle and move the vehicle outdoors promptly.

Not Inspected/Deferred

Inspection Details

Page 10 Item: 6	Environmental	<ul style="list-style-type: none"> • TERMITE & PEST CONTROL: Your property inspector is not a termite or pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. If you have not had the residence evaluated by a pest control inspector, we recommend having this done as soon as possible. • MOLD INSPECTIONS: Your inspector did not perform a mold inspection of the Property. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. We can offer this service upon request. https://www.tkccinspectionsservices.com/
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Exterior Areas

Page 16 Item: 9	Sprinklers	<ul style="list-style-type: none"> • SPRINKLER / IRRIGATION SYSTEM: The property is equipped with a landscape sprinkler/irrigation system. These systems are beyond the scope of a standard property inspection because much of the piping and associated components are concealed or below grade. Any observations regarding the system are provided as a courtesy only and do not represent a complete evaluation. It is recommended that the system be evaluated and tested by an appropriately qualified irrigation specialist prior to use.
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Interior Areas		
Page 52 Item: 2	Floor	• CARPETING – NOT INSPECTED: Evaluation of carpeting is outside the scope of this inspection unless a readily visible condition presents a potential health or safety concern. If concerns exist regarding the condition of the carpeting, it is recommended that a qualified flooring or carpet professional evaluate it before the close of the transaction.
Additions to the property		
Page 93 Item: 1	Electric Vehicle Charger	• ELECTRIC VEHICLE CHARGER: The electrical system includes an electric vehicle charger (EVC) located in the garage. The EVC appears to be functional but falls outside the scope of our inspection and this report. We recommend an appropriately qualified specialist evaluate the EVC and its components for safe and proper function.
Page 93 Item: 2	Security System	• WI-FI SECURITY SYSTEM – NOT INSPECTED: The property is equipped with a removable Wi-Fi camera/security system. Evaluation and functional testing of security systems are outside the scope of a home inspection and were not performed. It is recommended that the seller be consulted to determine whether the system will remain with the property and, if so, to provide information regarding its operation, functionality, account transfer, and associated equipment.



Inspection Details

1. Inspection Scope

Informational:

• Scope of Inspection

This inspection was performed in accordance with the InterNACHI Residential Standards of Practice and is a limited, visual examination of the readily accessible systems and components of the property at the time of the inspection. The purpose of the inspection is to identify and report material defects observed on the day of the inspection.

The inspection includes the visual evaluation of the home's structural components, exterior, roofing, plumbing, electrical, heating, cooling, insulation, ventilation, interior, doors, windows, fireplaces, built-in appliances, and other readily accessible systems and components. The inspection is non-invasive and does not include dismantling, destructive testing, moving personal belongings, furniture, equipment, insulation, vegetation, soil, snow, ice, or any other items that may obstruct access or visibility.

The inspection is not technically exhaustive and does not determine future performance, remaining life expectancy, compliance with current building codes, ordinances, regulations, manufacturer specifications, insurability, market value, or suitability for any particular use. Concealed, latent, or hidden defects are outside the scope of the inspection and may exist that were not visible at the time of the inspection.

The inspection is not a warranty, guarantee, insurance policy, or prediction of future conditions. Environmental hazards and specialized testing, including but not limited to mold, asbestos, radon, lead paint, water quality, pests, engineering analysis, geological conditions, and underground utilities, are excluded unless specifically contracted as additional services.

Clients are encouraged to obtain evaluations and cost estimates from qualified licensed contractors for any deficiencies or concerns identified in this report. Regular maintenance and periodic evaluations of all home systems are recommended to help ensure continued performance and safety.

This report reflects the condition of the property only at the time and date of the inspection.

2. Attendance

In Attendance:

- Client present**
- The Inspector present**
- Buyer Agent present**

3. Home Type

Home Type: Single Family Home with attached garage

4. Occupancy

Occupancy:

- Vacant - Furnished or Staged**

5. Weather Condition

Weather Conditions:: Sunny and warm

Inspection Details (continued)

6. Environmental

Note:

• **TERMITE & PEST CONTROL:** Your property inspector is not a termite or pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. If you have not had the residence evaluated by a pest control inspector, we recommend having this done as soon as possible.

• **MOLD INSPECTIONS:** Your inspector did not perform a mold inspection of the Property. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. We can offer this service upon request. <https://www.tkccinspectionsservices.com/>



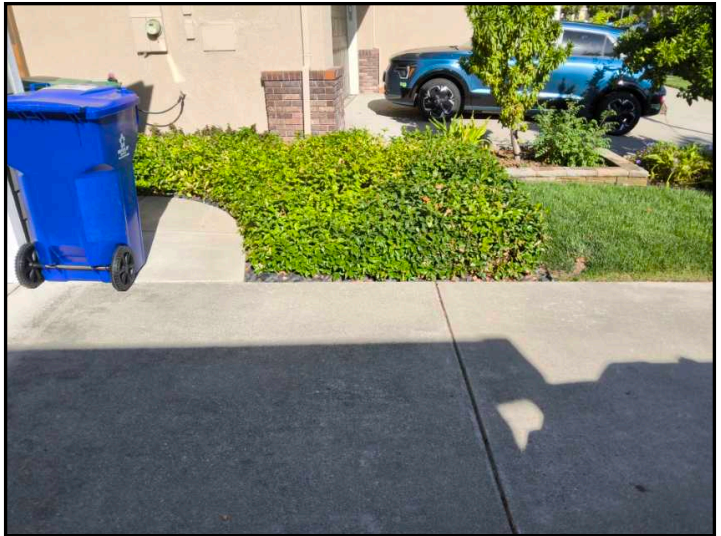
Exterior Areas

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

1. Vegetation Observations

Observations:

- Vegetation was noted on the property at the time of the inspection. No major system safety or functional concerns was noted at time of inspection.

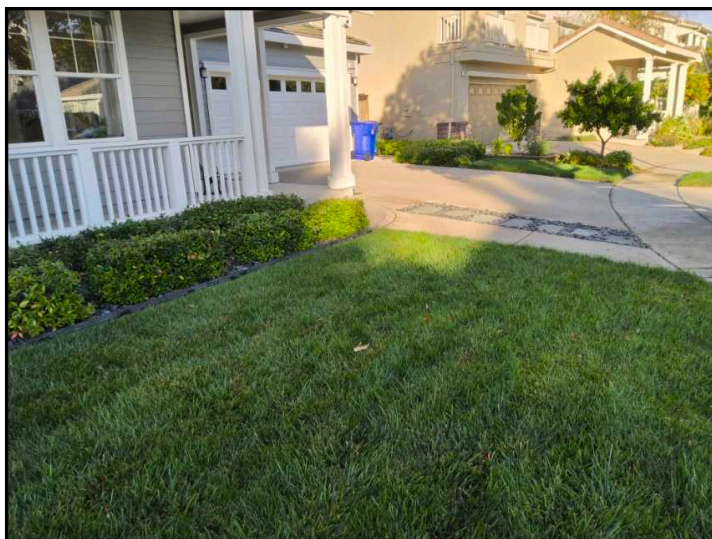
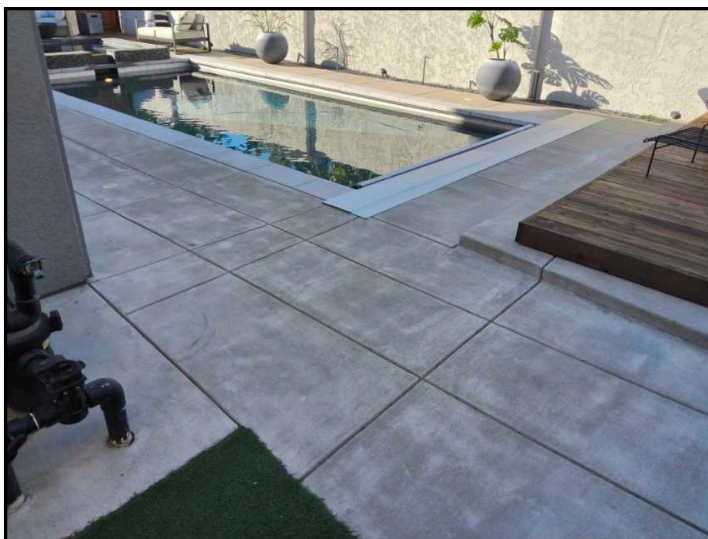


2. Grading/Drainage/Elevation

Observations:

- Grading drainage and elevation. No major system safety or function concerns were noted at time of inspection.
- The drainage and water handling systems may appear serviceable at the time of inspection. It is important to notice that the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- **DRAINS:** There are area drains on the property. The drain lines should be maintained and tested annually and the drain covers evaluated regularly for damage. Because dirt and/or debris can block the pipes, they should be tested (flushed through) to ensure the drain lines are functional. Area drains are not filled or tested by your home inspector.

Exterior Areas (continued)



3. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway and walkway are in good shape for age and wear. No major system safety or function concerns noted at time of inspection.

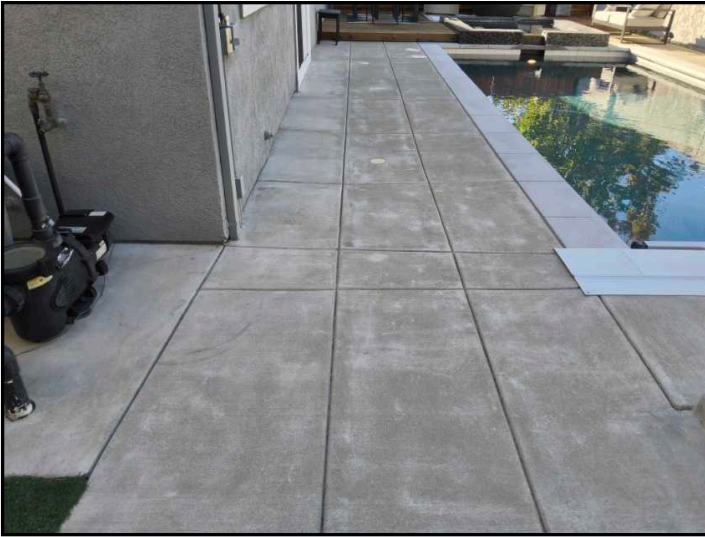
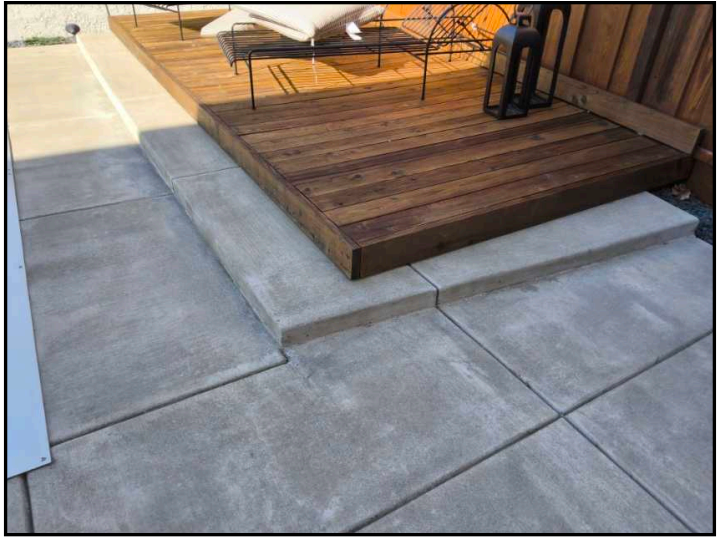
Exterior Areas (continued)



4. Patio & Cover Condition

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Porch & Cover Condition

Observations:

- The porch appeared functional and serviceable at the time of the inspection. No significant visible deficiencies were observed. Routine maintenance is recommended to help preserve its condition.
- The porch cover appeared functional and serviceable at the time of the inspection. No significant visible deficiencies were observed. Routine maintenance is recommended to help preserve its condition.

Exterior Areas (continued)



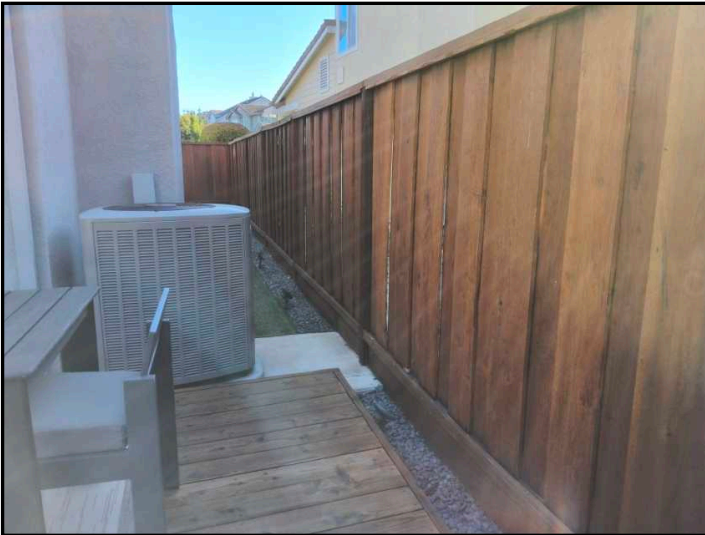
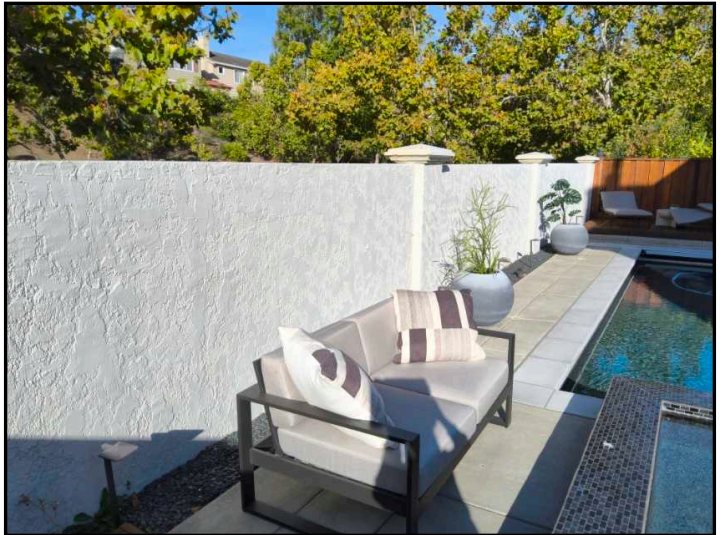
6. Fence Condition

Materials: Wood • Concrete Block

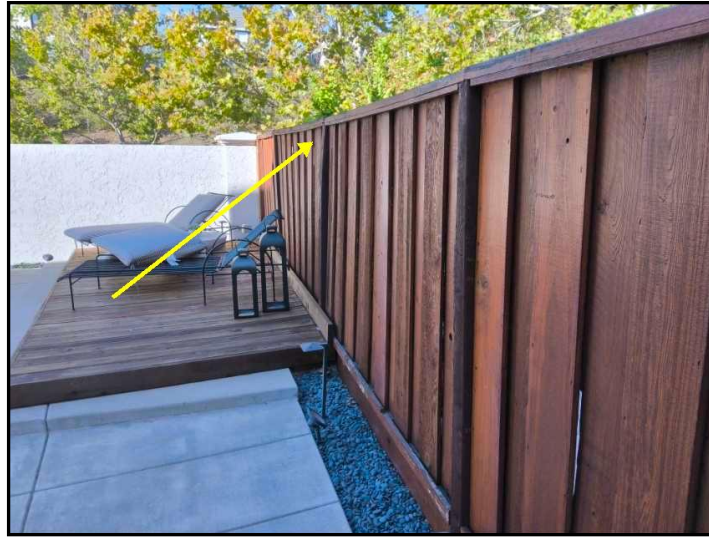
Observations:

• The fencing around the property appeared functional and serviceable at the time of the inspection. No significant visible deficiencies were observed. Routine maintenance is recommended to help preserve its condition.

• **LOOSE FENCE COMPONENTS:** Fence posts, panels, boards, or other fencing components were observed to be loose. Continued movement may contribute to progressive deterioration or instability. It is recommended that the affected components be properly secured, repaired, or replaced as necessary.



Exterior Areas (continued)



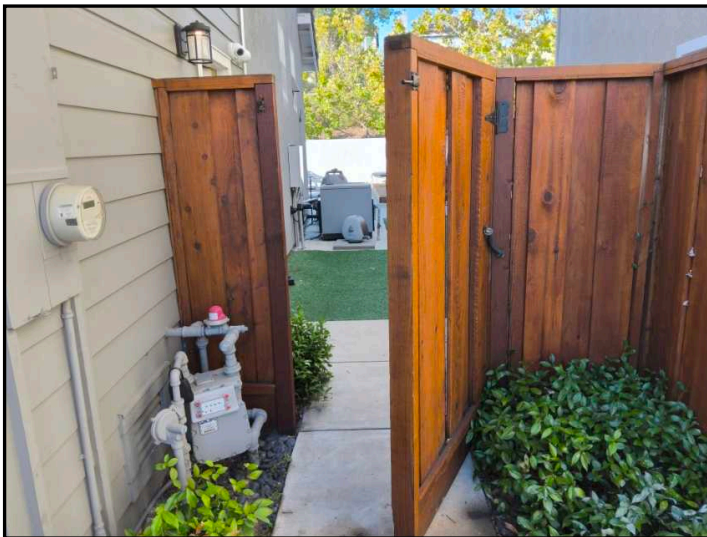
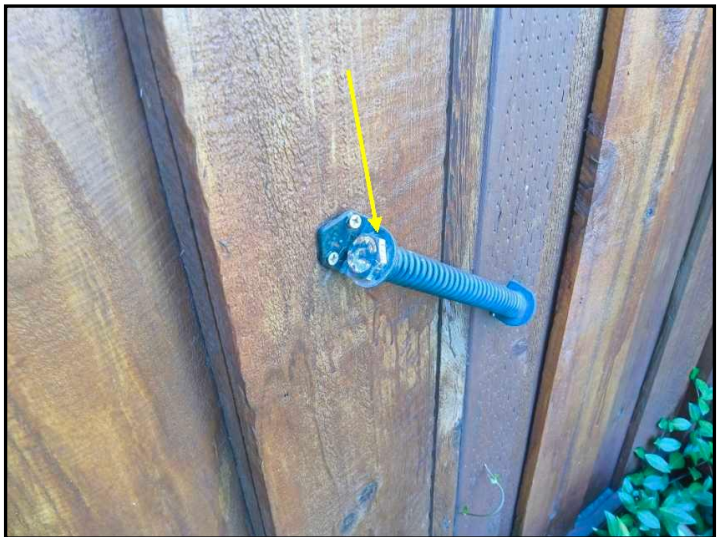
LOOSE FENCE COMPONENTS: Fence posts, panels, boards, or other fencing components were observed to be loose.

7. Gate Condition

Materials: Wood

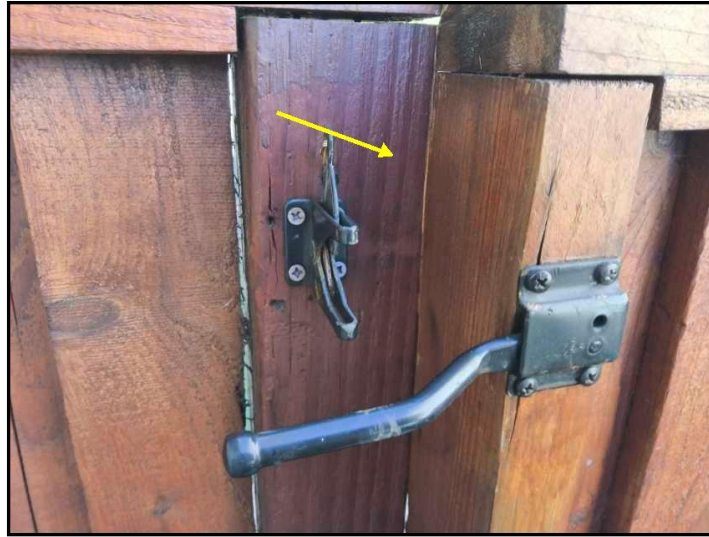
Observations:

- The gates appeared functional and serviceable at the time of the inspection. No significant visible deficiencies were observed. Routine maintenance is recommended to help preserve their condition.
- **MINOR SERVICE:** TThe gate at the side of the property exhibited minor operational or maintenance-related deficiencies. It is recommended that the gate be serviced or adjusted as necessary to maintain proper operation and help prevent further deterioration.



MINOR SERVICE: TThe gate at the side of the property exhibited minor operational or maintenance-related deficiencies.

Exterior Areas (continued)

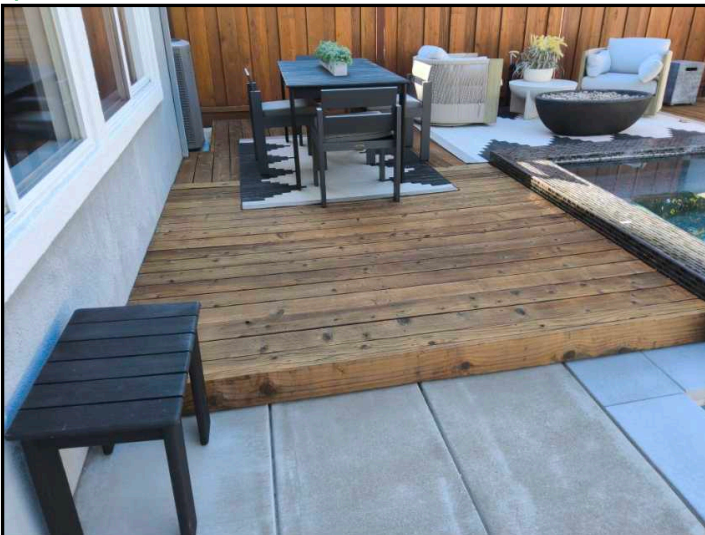
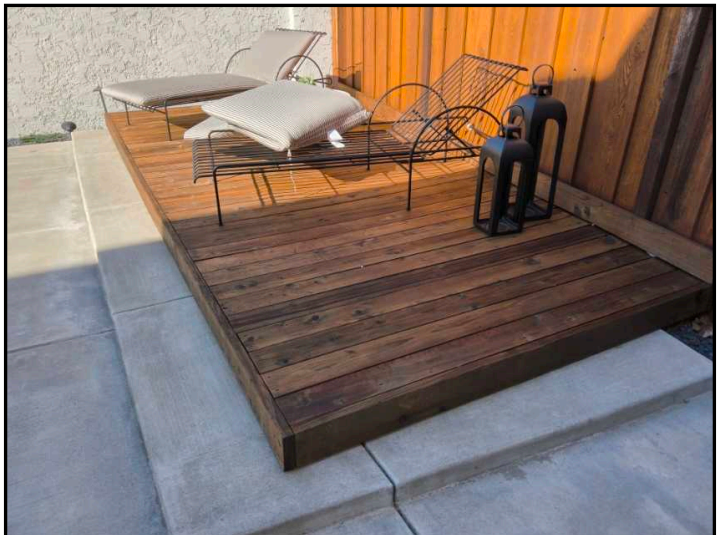


MINOR SERVICE: TThe gate at the side of the property exhibited minor operational or maintenance-related deficiencies.

8. Deck Condition

Observations:

- The deck appeared functional and in satisfactory condition at the time of the inspection. No significant visible deficiencies were observed. Routine maintenance is recommended to help preserve its condition.



9. Sprinklers

Observations:

- **SPRINKLER / IRRIGATION SYSTEM:** The property is equipped with a landscape sprinkler/irrigation system. These systems are beyond the scope of a standard property inspection because much of the piping and associated components are concealed or below grade. Any observations regarding the system are provided as a courtesy only and do not represent a complete evaluation. It is recommended that the system be evaluated and tested by an appropriately qualified irrigation specialist prior to use.

Exterior Areas (continued)



SPRINKLER / IRRIGATION SYSTEM: The property is equipped with a landscape sprinkler/irrigation system.



SPRINKLER / IRRIGATION SYSTEM: The property is equipped with a landscape sprinkler/irrigation system.

10. Grounds Electrical

Observations:

- All exterior lights tested at the time of the inspection appeared functional unless otherwise noted in this report. No significant operational deficiencies were observed during the limited testing performed.
- All exterior receptacles tested at the time of the inspection appeared functional unless otherwise noted in this report. No significant operational deficiencies were observed during the limited testing performed.



Exterior Areas (continued)



11. GFCI

Observations:

- **GFCI**-protected receptacles tested responded properly and appeared to be functioning as intended at the time of the inspection.



Building Exteriors

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: Wood siding noted. • Stucco veneer noted.

Observations:

- The visible exterior siding appeared to be in satisfactory and serviceable condition at the time of the inspection, unless otherwise noted in this report. No significant visible deficiencies were observed.
- **FRESHLY PAINTED SIDING:** Fresh paint was observed at portions of the exterior siding. Although fresh paint improves appearance and provides weather protection, it may conceal previous staining, repairs, cracking, deterioration, or other conditions that were not visible at the time of the inspection.
- **EXTERIOR SEALANT / CAULKING – GUIDELINES:** Maintain exterior sealants and caulking at material transitions, penetrations, windows, doors, utility openings, and other appropriate joints. Deteriorated or missing sealant should be repaired or replaced with compatible exterior-grade materials to help limit moisture intrusion.



Building Exteriors (continued)

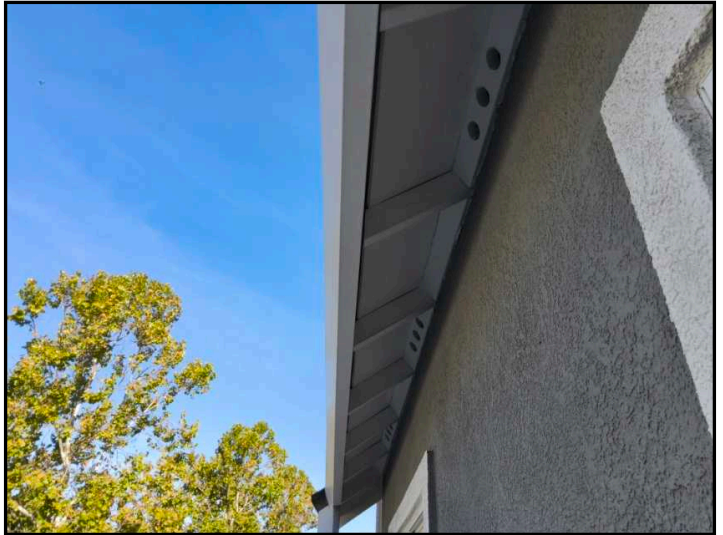


EXTERIOR SEALANT / CAULKING – GUIDELINES: Maintain exterior sealants and caulking at material transitions, penetrations, windows, doors, utility openings, and other appropriate joints.

2. Trim & Fascia/Eaves & Soffits

Observations:

- The fascia boards, exterior trim, eaves, and soffits appeared to be in good condition at the time of the inspection. No significant deterioration, moisture-related damage, or other major deficiencies were observed within the visible and accessible areas. Routine exterior maintenance is recommended to preserve their condition and protect against weather exposure.

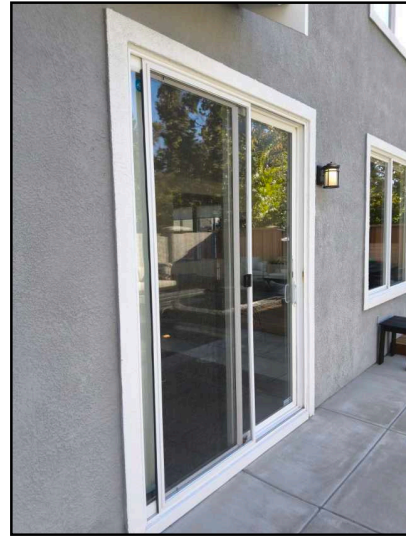


3. Doors

Observations:

- The exterior doors appeared to be in satisfactory condition at the time of the inspection. No major functional deficiencies were observed within the visible and accessible components. Routine maintenance is recommended to preserve proper operation and weather resistance.

Building Exteriors (continued)



4. Window Condition

Observations:

- All inspected windows exteriors were found to be in satisfactory condition at the time of the inspection.

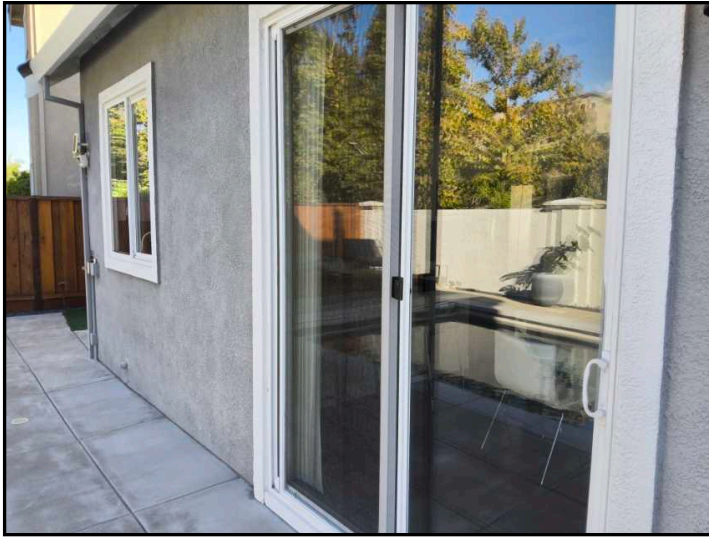


5. Screens

Observations:

- The provided door screens are functional.
- **SCREENS REMOVED FOR STAGING – INFORMATIONAL:** The window and/or door screens were removed for staging purposes and were not installed at the time of the inspection. It is recommended that all screens be properly reinstalled and checked for fit, condition, and function prior to occupancy.

Building Exteriors (continued)



SCREENS REMOVED FOR STAGING –
INFORMATIONAL: The window and/or door
screens were removed for staging purposes and
were not installed at the time of the inspection.



Structure and Framing Type

1. Roof

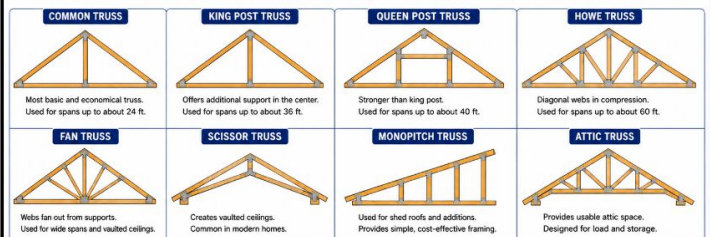
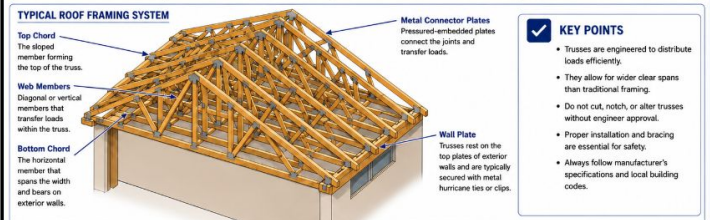
Observations:

- The roof structure appeared to be in functional condition, showing no visible signs of damage or structural concern at the time of inspection.
- TRUSSES: The ceiling and roof structure are framed with prefabricated wood trusses. This construction method allows for efficient framing and can provide strong, stable support for the roof. Regular inspections are recommended to ensure the integrity of the trusses and overall structural safety.



ROOF TRUSSES – TYPES OF FRAMING

Engineered wood trusses are designed to support roof loads efficiently over wide spans.

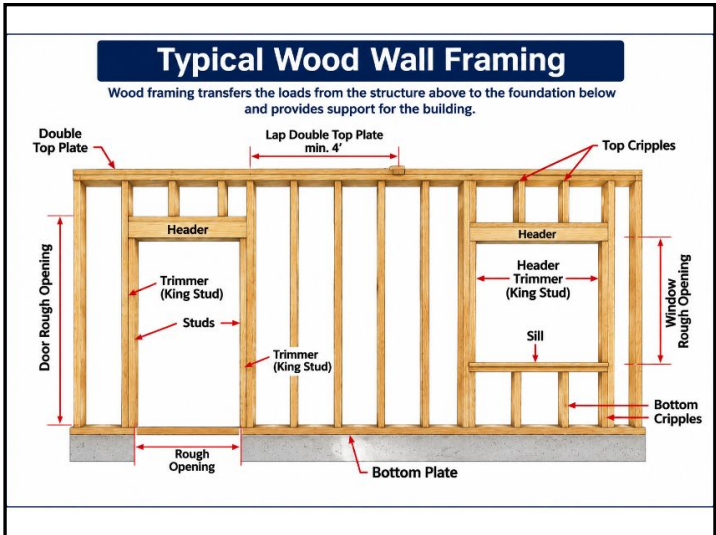


2. Wall

Observations:

- The visible wall structural components appeared functional and serviceable at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.
- WOOD STUD: The walls of the property appeared to be conventionally framed with wood studs. This type of structure provides standard structural support for the wall assemblies. Regular inspections and maintenance are recommended to ensure continued stability and integrity.

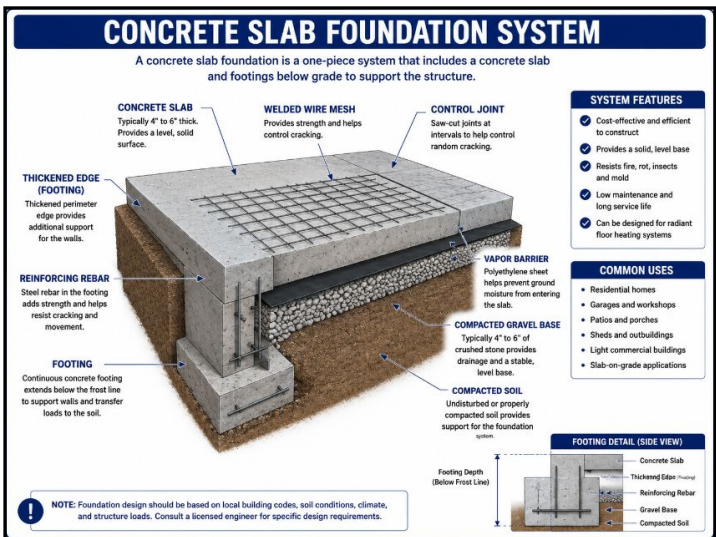
Structure and Framing Type (continued)



3. Floor

Observations:

- The concrete slab floor structure appeared functional at the time of inspection. This type of system is designed to provide stable and durable support for the structure. No adverse conditions were observed.
- **CONCRETE SLAB:** The structure utilizes a poured concrete slab-on-grade foundation with perimeter footings. This type of system is widely used for its durability and ability to provide consistent, stable support for the structure. No adverse conditions were observed at the time of inspection.





Roof

The roof is a critical component of the home and should be inspected and maintained regularly to help preserve its performance and service life. This report provides a visual assessment of the roofing system and its readily observable components using drone-assisted inspection methods. The inspection is limited to visible conditions observed at the time of the inspection and is not technically exhaustive. No destructive testing was performed, and concealed defects may exist. Roof drainage components were visually inspected when visible but were not flood-tested or otherwise performance-tested.

The findings in this report are intended to identify visible deficiencies and assist in determining maintenance, repair, or further evaluation needs.

1. General

Observations:

- You will receive a separate roof report that details the condition of the roof, the roof drainage system, and the estimated remaining lifespan of both systems. This comprehensive evaluation will help inform maintenance and future decision-making for roof-related needs. Your inspector is not a roofing contractor, and we can not give roof estimate cost repairs.



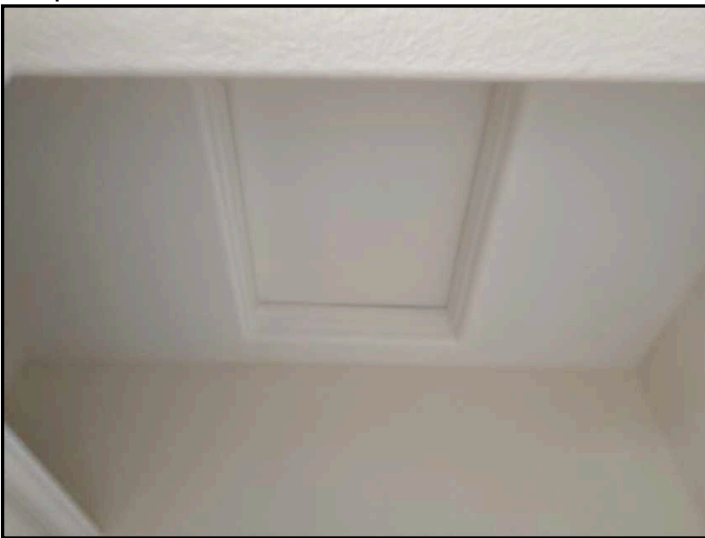


Attic

1. Access

Observations:

- Access at hallway ceiling.
- Bedroom ceiling.
- The access was readily accessible and allowed inspection of the visible and accessible portions of the attic interior components at the time of the inspection.
- **Informational:** For safety reasons and to avoid damaging ceiling finishes, insulation, wiring, ductwork, or framing components, the inspector does not traverse attic spaces unless a safe and adequate walking platform is installed. Attic inspections are generally limited to areas that are readily accessible and visible from the attic access opening or from designated walkways. Conditions may exist in concealed or inaccessible areas that were not visible at the time of the inspection.



2. Insulation Condition

Observations:

- The visible attic insulation appeared to be adequately and relatively evenly distributed at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.

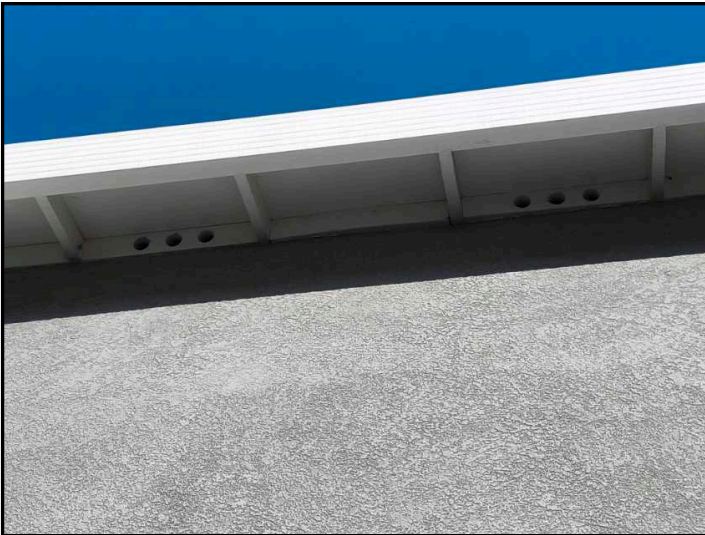
Attic (continued)



3. Ventilation

Observations:

- The visible attic ventilation provisions appeared adequate at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.





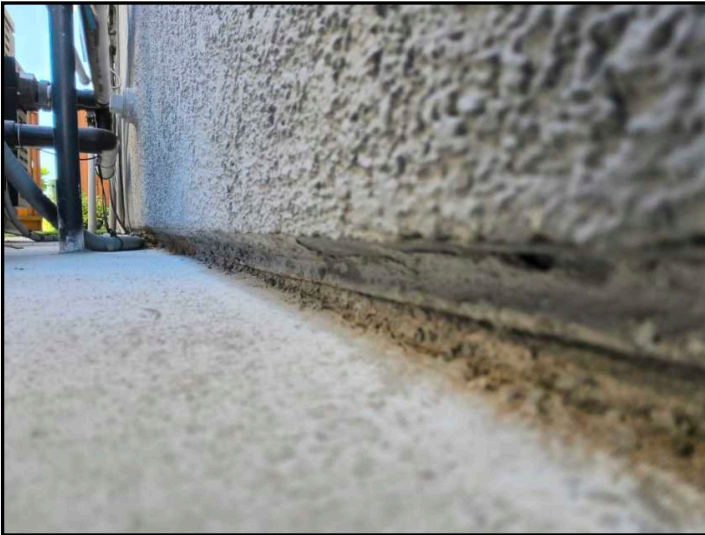
Foundation

We inspect readily accessible and visible foundation components for evidence of cracking, settlement, displacement, moisture intrusion, deterioration, and other notable conditions. The inspection is visual and non-invasive and is intended to provide a general assessment of the foundation's condition at the time of inspection. Concealed, obstructed, or inaccessible areas are excluded.

1. Slab Foundation

Observations:

- **CONCRETE SLAB FOUNDATION – GUIDELINES:** Concrete slab foundations are commonly concealed by finished flooring, limiting direct visual evaluation of the slab. The inspection is therefore based on readily visible and exposed portions of the foundation, along with observable conditions at the finished flooring, walls, doors, and other accessible components that may indicate significant settlement, displacement, cracking, or irregularities. Concealed cracks or other conditions beneath the finished flooring cannot be directly observed. However, significant slab irregularities or movement may sometimes be indicated by noticeable changes in floor elevation, slopes, unevenness, or other conditions detected while walking across the finished floor surfaces.
- The visible perimeter of the concrete floor structure appeared to be functional, demonstrating stability and integrity. Where accessible, no abnormalities were observed in the first-floor during the inspection. The floor appeared reasonably level and structurally sound.



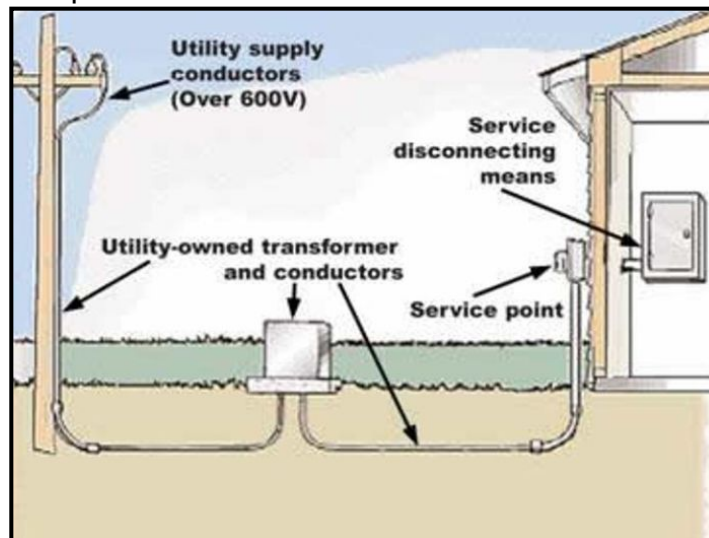


Electrical Service Entrance

1. Service Entrance

Observations:

• **UNDERGROUND:** The electrical service to the property is delivered via an underground service entrance. This method is generally considered more aesthetically pleasing and less susceptible to damage from wind, weather, and falling tree limbs than overhead service. Because the service conductors are underground, their condition cannot be fully evaluated without excavation, which is beyond the scope of this inspection. Property owners are generally responsible for protecting the service entrance area from damage caused by excavation, landscaping, construction activities, or ground movement. Before performing any digging or excavation, contact the appropriate utility locating service to identify underground utilities. Regular monitoring of the service entrance location for signs of settlement, exposed conduits, or other visible concerns is recommended to help ensure continued safe and reliable operation.





Main & Sub Panel

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 building, 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. Electrical Panel

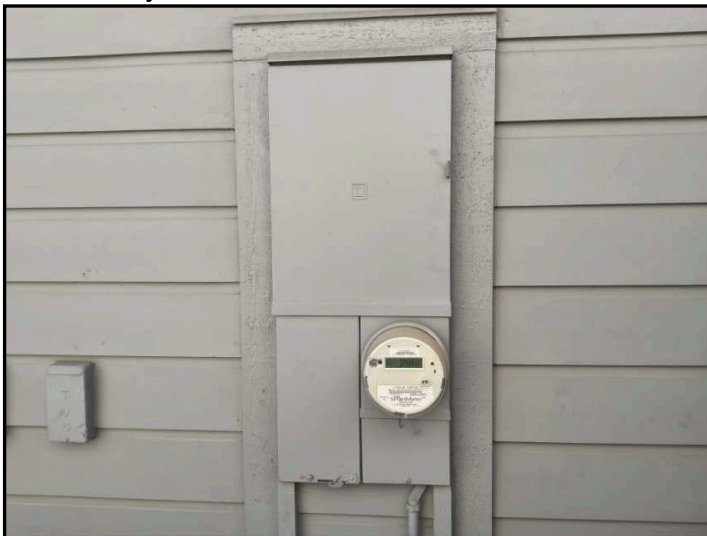
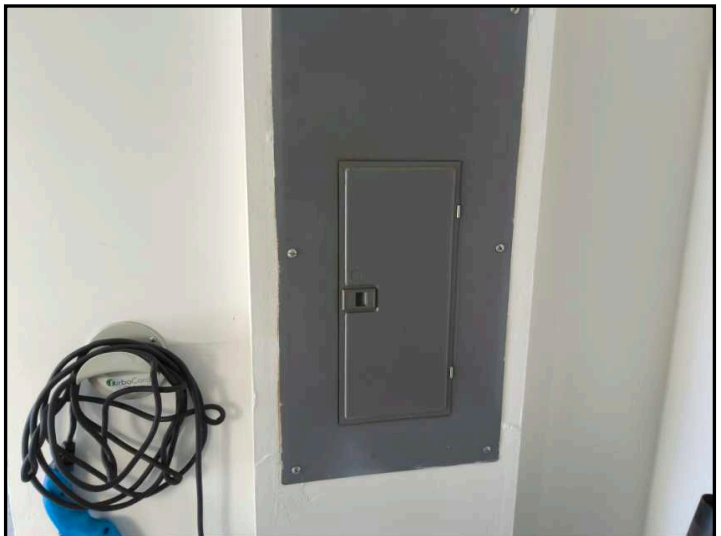
Main Panel Location: Exterior of the garage.

Sub Panel Location: In the garage.

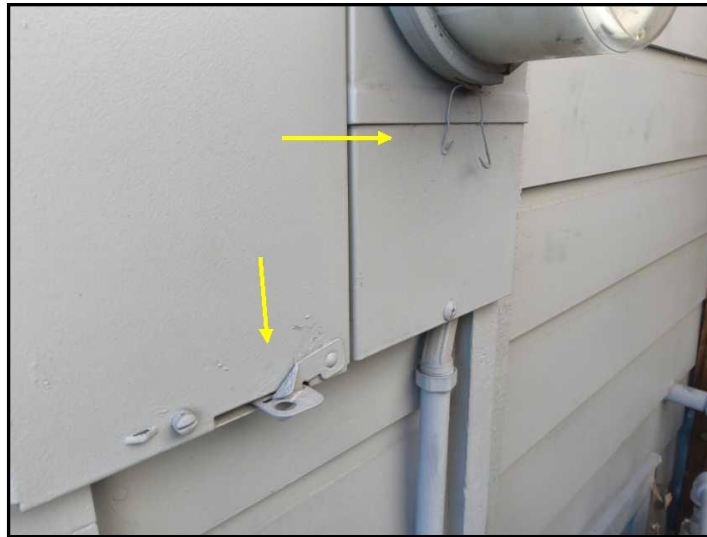
Observations:

- The electrical panels appeared functional and serviceable at the time of the inspection. No major visible safety or operational deficiencies were observed unless otherwise noted in this report.

- **MISSING UTILITY METER SEAL - INFORMATIONAL:** The utility company seal was observed to be missing from the electrical meter. This condition does not typically affect electrical service; however, the seal is generally installed and maintained by the utility provider. A missing electric meter seal in California can lead to utility investigations, heavy fines, service disconnection, and criminal charges if the utility suspects tampering or theft of service. It is recommended that the serving utility company be notified to evaluate the meter and install a replacement seal as necessary.



Main & Sub Panel (continued)

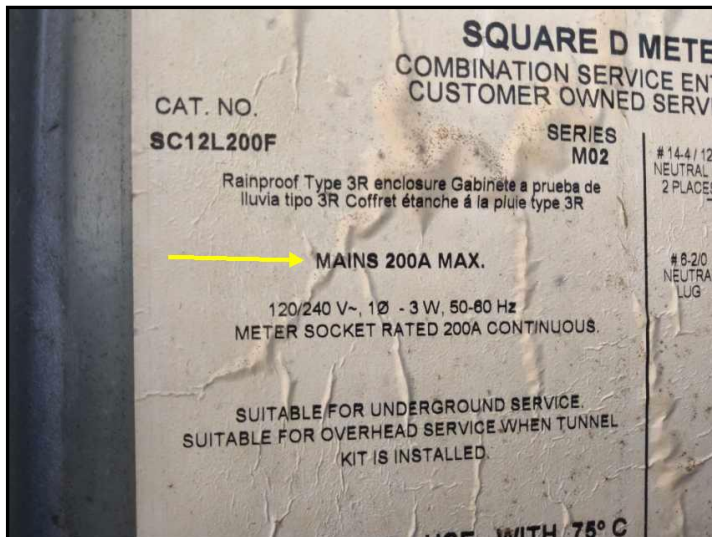
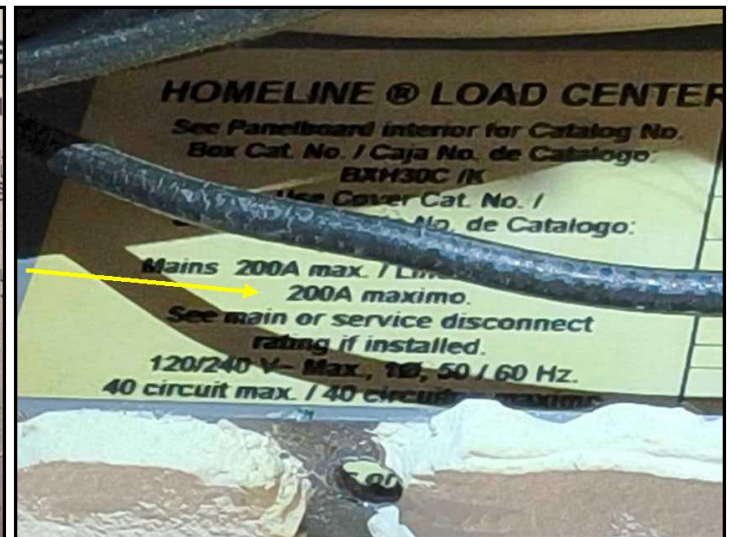


MISSING UTILITY METER SEAL - INFORMATIONAL: The utility company seal was observed to be missing from the electrical meter.

2. Panels Amp Rate Capacity

Amp Rating By Label: 200 amp

Amp Rating By Label: 200 amp

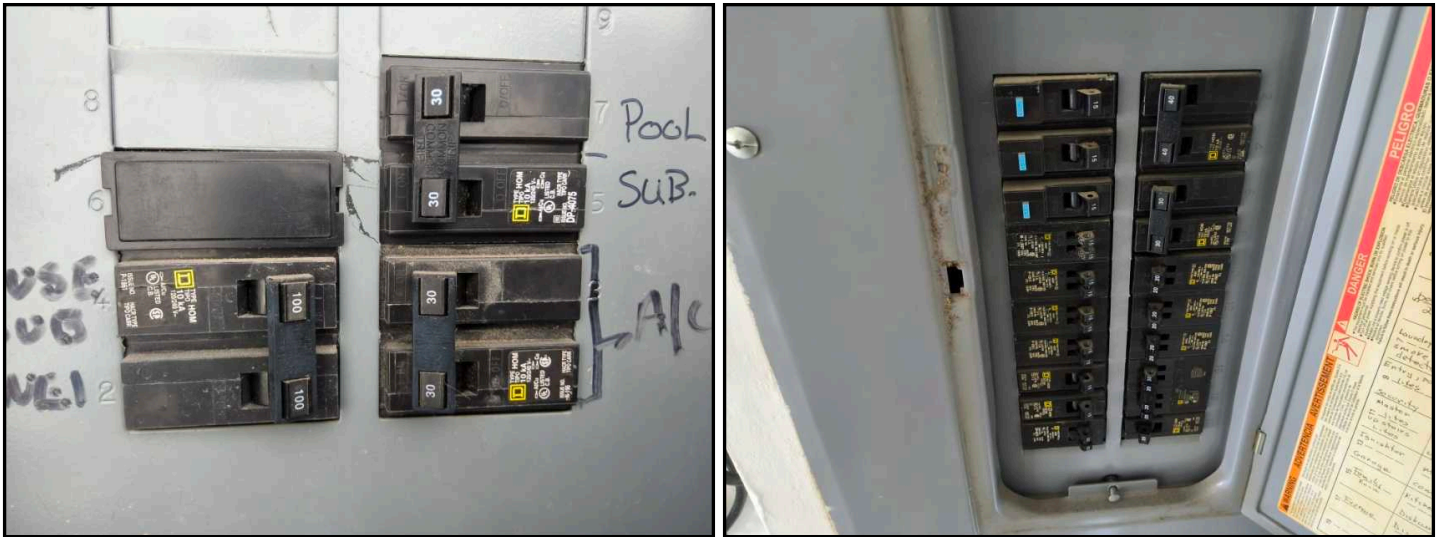


3. Breakers

Observations:

- The visible circuit breakers appeared to be in satisfactory and serviceable condition at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.

Main & Sub Panel (continued)



4. Electrical Disconnect

Amp Rate: 100 amp

Observations:

- No main electrical disconnect was observed at the panel. This configuration is permitted when six or fewer breakers are present. No adverse conditions were observed at the time of inspection.



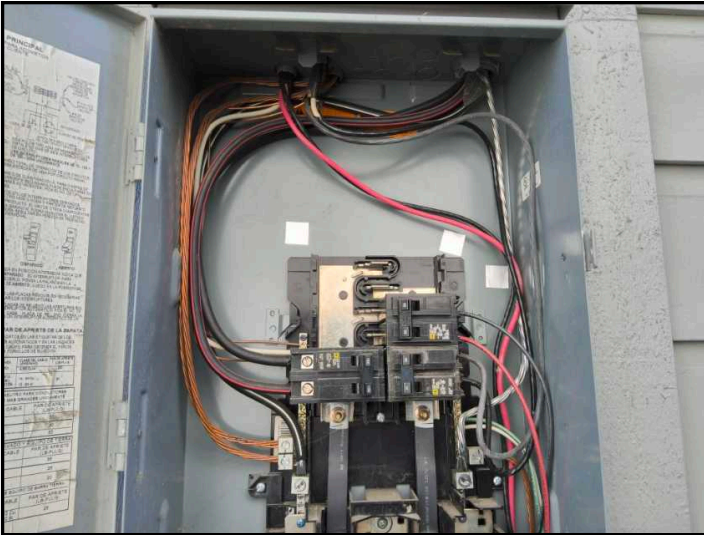
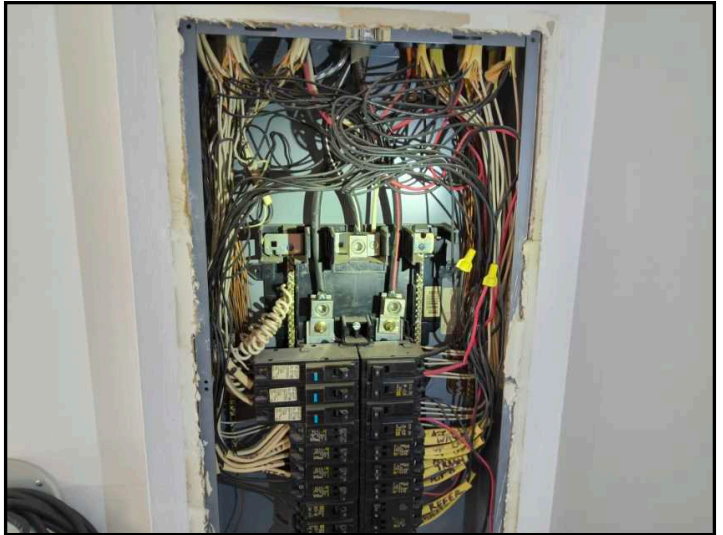
100 Amp

5. Wiring

Observations:

- No significant visible deficiencies were observed with the readily visible and accessible interior and exterior branch-circuit wiring at the time of the inspection, unless otherwise noted in this report.

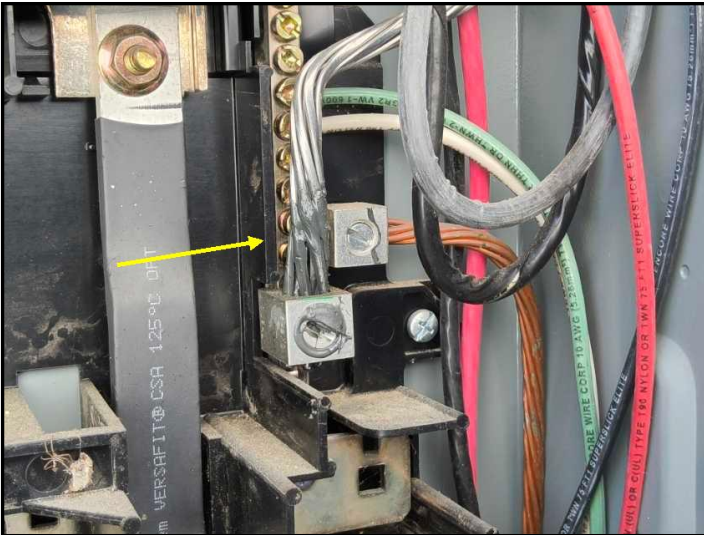
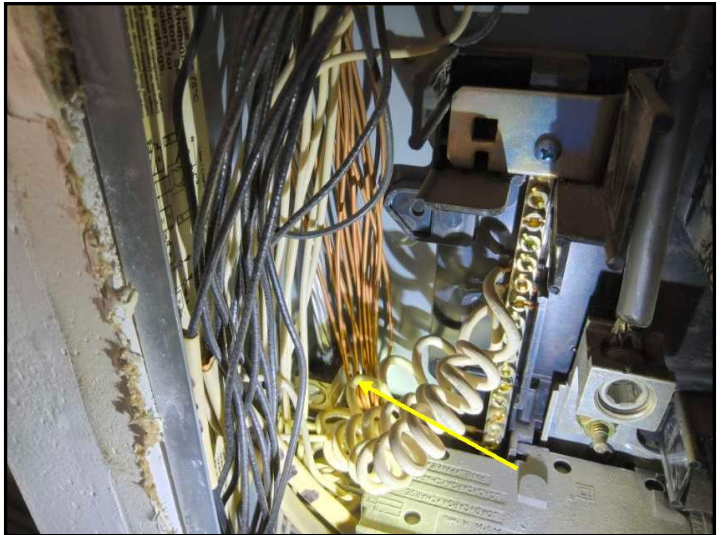
Main & Sub Panel (continued)



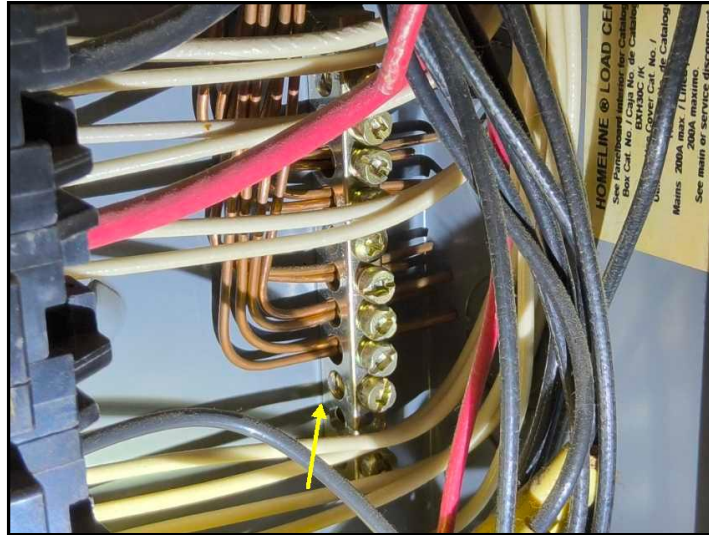
6. Grounding System

Observations:

- The grounding and bonding system appeared functional and satisfactory at the time of inspection based on visible and readily accessible components. The grounding wire is usually clamped to an active water supply pipe or driven rod, or both.



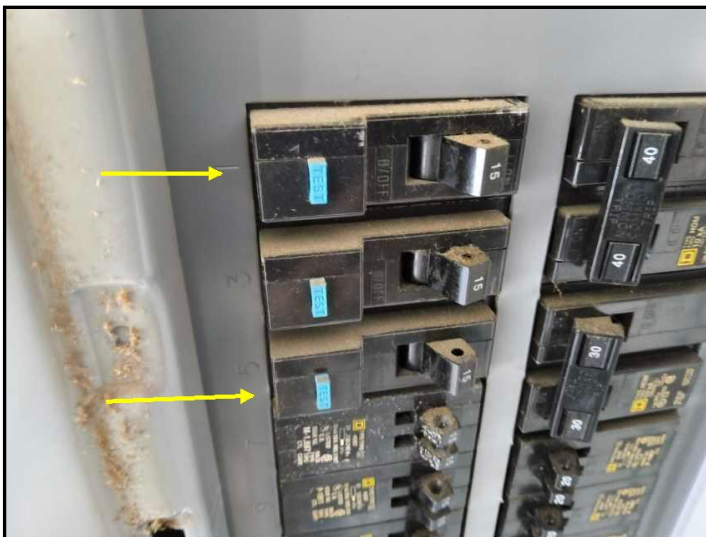
Main & Sub Panel (continued)



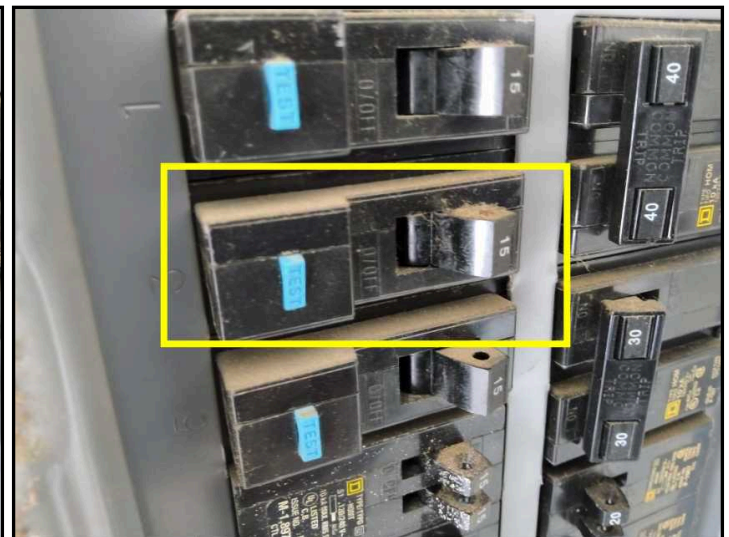
7. AFCI & GFCI Protection

Observations:

- The majority of the **AFCI** protected circuit breakers at the sub panel responded correctly when tested using the built-in test buttons.
- **AFCI BREAKER FAILED TEST:** An AFCI-protected circuit breaker at the electrical panel did not respond when tested using the manufacturer's built-in test button. This may indicate that the AFCI protection is not functioning properly. It is recommended that a qualified electrical contractor evaluate the affected circuit and repair or replace the AFCI breaker as necessary for proper protection.



The majority of the AFCI protected circuit breakers at the sub panel responded correctly when tested using the built-in test buttons.



AFCI BREAKER FAILED TEST: An AFCI-protected circuit breaker at the electrical panel did not respond when tested using the manufacturer's built-in test button.

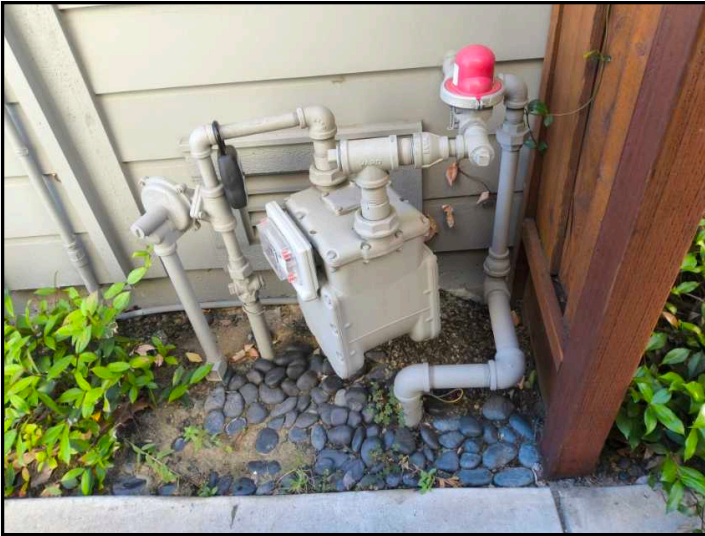
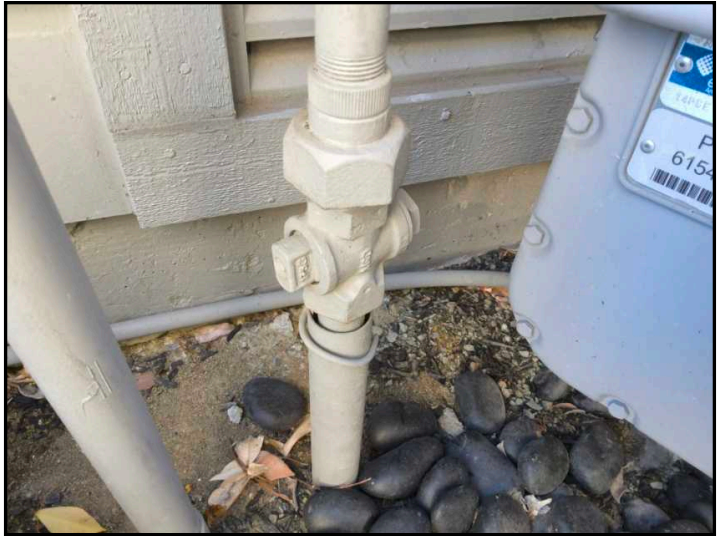
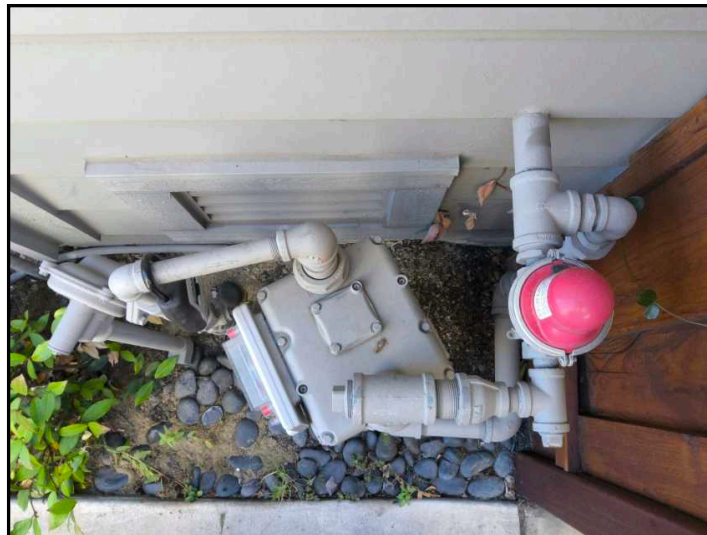


Gas Meter

1. Main Gas Components

Observations:

- Meter located at exterior. The gas meter appeared to be in satisfactory condition.
- The manual gas shut-off valve is located under the stairs at the front.
- Gas line were visible. The visible portions of the gas supply lines appear to be in satisfactory condition.

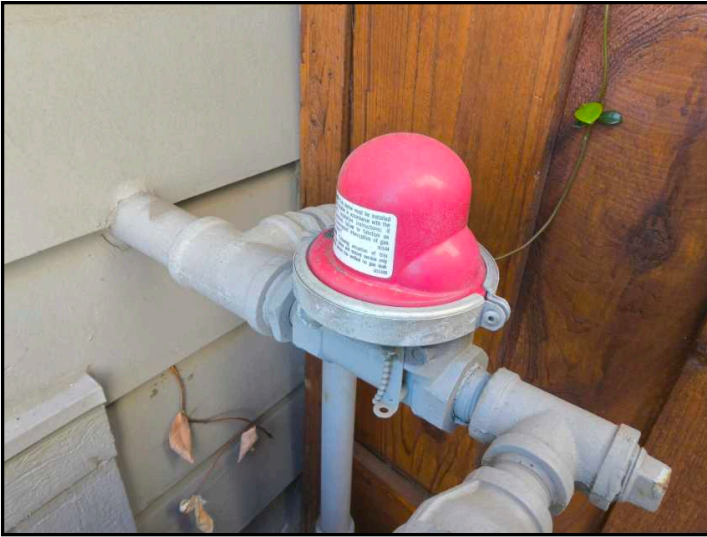


2. Seismic Futures

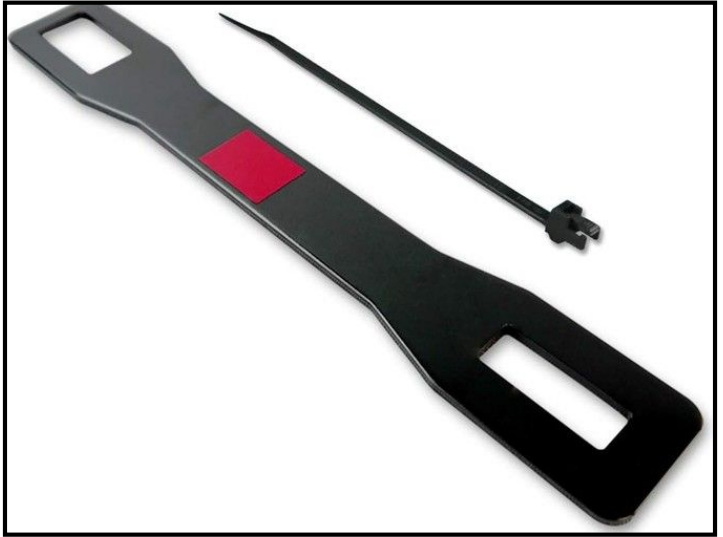
Observations:

- The gas main is equipped with a seismic shut-off valve. This type of valve is designed to automatically shut off gas in the event of an earthquake.
- **GAS SHUT-OFF WRENCH:** Having a wrench available near the gas main will facilitate a faster emergency shut down of the gas supply. These devices are inexpensive and can be zip tied to the gas line.

Gas Meter (continued)



The gas main is equipped with a seismic shut-off valve.



GAS SHUT-OFF WRENCH



Main Water

1. Water Supply Components

Materials: The water main entering the property is a 1-1/4" copper line. The supply line enters at the front of the property.

Observations:

- **WATER LINE:** The potable water pipes, where visible, appeared to be in satisfactory condition.
- **SHUT OFF VALVE:** The main water shut-off valve handle was in satisfactory condition.
- **WATER FLOW:** The water flow at the plumbing fixtures appeared functional and satisfactory at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.



2. Exterior Faucet and Bibs

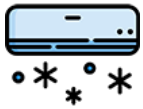
Observations:

- The hose bibs appeared functional at the time of inspection. No adverse conditions were observed.
- **MISSING ANTI-BACKFLOW DEVICES:** Consider installing anti-backflow devices on all exterior hose bibs. These inexpensive and easily installed devices help protect the potable water supply by preventing the backflow of contaminated water, debris, or bacteria into the plumbing system.

Main Water (continued)



ANTI-BACKFLOW DEVICE



Heat/AC

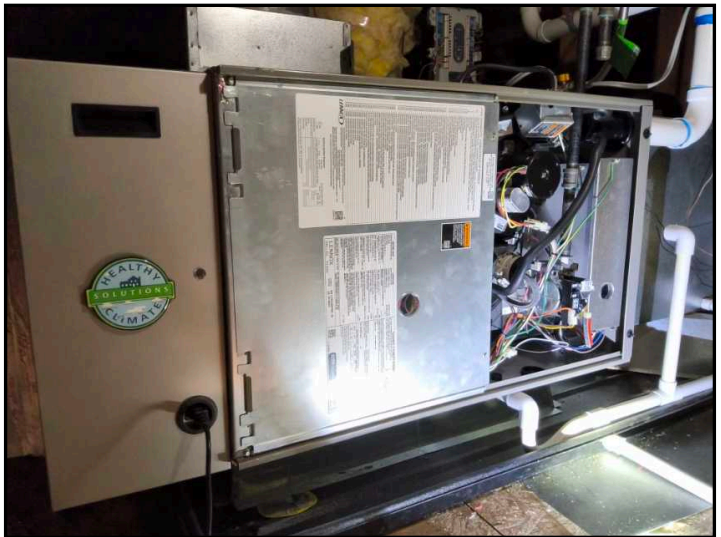
1. Heater Condition

Location: The furnace is located in the attic

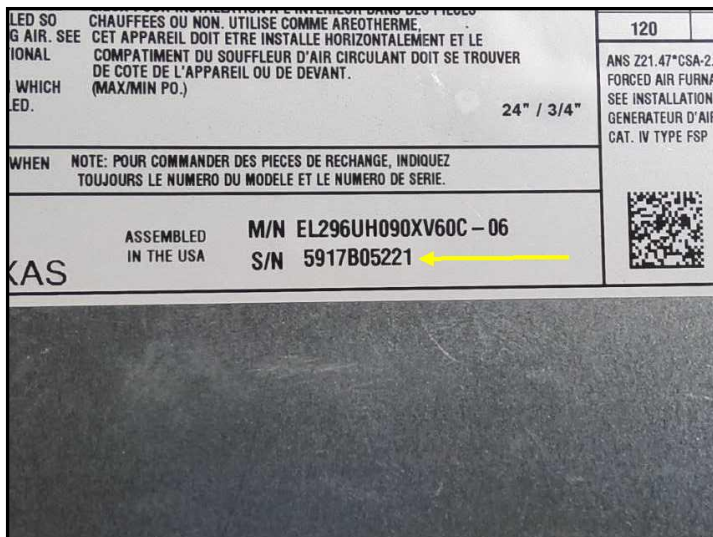
Type: The property has a Forced air furnace system.

Observations:

- All forced air heating system components appeared satisfactory unless otherwise noted. These components include the vent pipe and vent cap, the gas valve and connector, the **combustion air** supply, the air filter, and the return air compartment and distribution system.
- There is a 9-years old furnace.
- The furnace responded to normal user controls.
- The differential temperature split between the air entering the system return and that coming out of the registers is satisfactory. The average differential temperature split is approximately between 10 and 15 degree Fahrenheit, indicating efficient heating and cooling system performance. Regular maintenance is recommended to ensure continued effectiveness.
- **ZONED HVAC SYSTEM – INFORMATIONAL:** This home utilizes a zoned HVAC system. The system uses multiple thermostats and motorized dampers within the ductwork to independently control heating and cooling in different areas or zones of the home. The thermostats communicate with a central zone control panel, which operates the HVAC equipment and adjusts the dampers according to the temperature demand in each zone. This configuration can improve occupant comfort and energy efficiency by allowing different areas of the home to be maintained at different temperatures.



Heat/AC (continued)

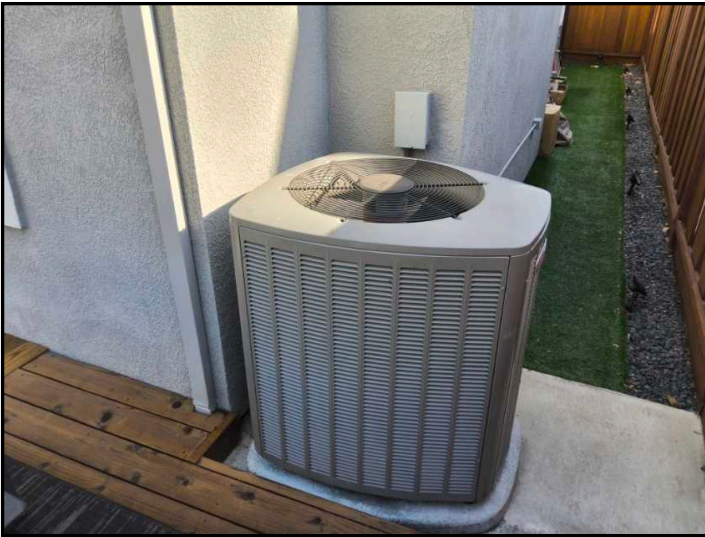
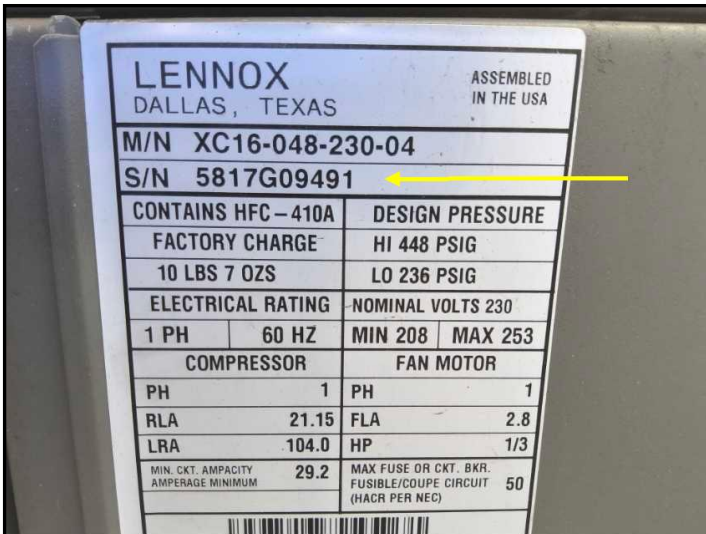


Heat/AC (continued)

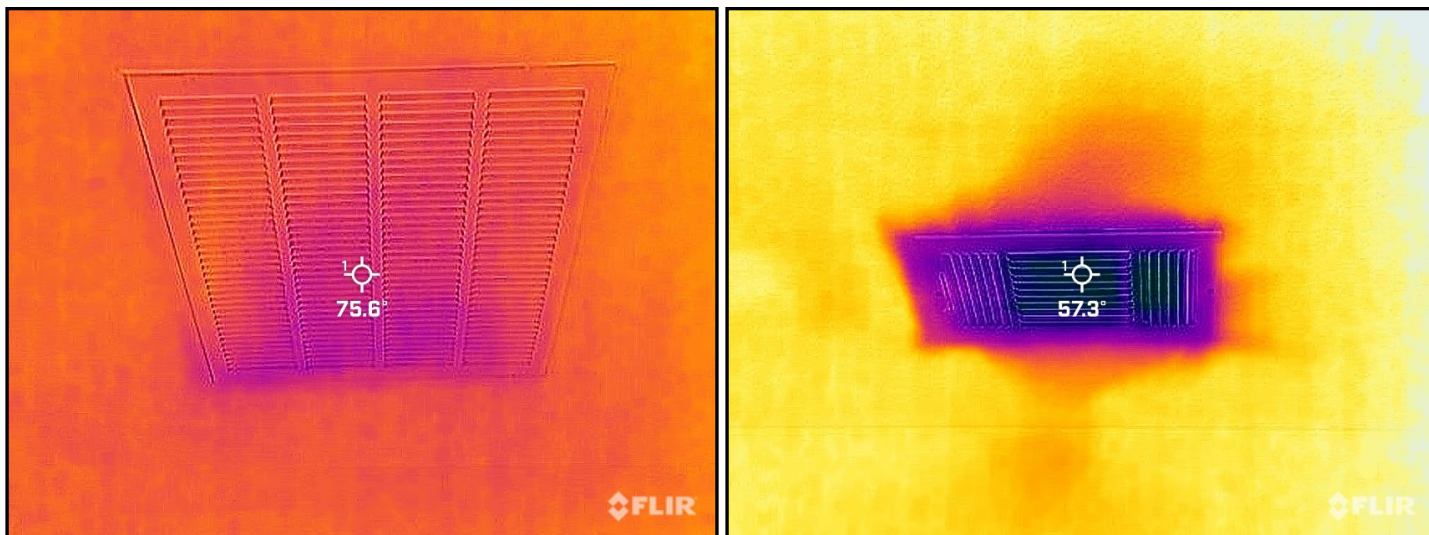
2. Split System

Observations:

- All secondary condenser system components appeared to be functional and in satisfactory condition. These components include the controls, evaporator coil, condensate drain lines, drip pan, refrigerant lines and the electrical disconnect at the condenser.
- There is a 9-years old split system located at the exterior of the property.
- The split-system central cooling system responded to normal user controls.
- The differential temperature split between the air entering the system return and that coming out of the registers is satisfactory. The average differential temperature split is approximately between 10 and 15 degree Fahrenheit, indicating efficient heating and cooling system performance. Regular maintenance is recommended to ensure continued effectiveness.



Heat/AC (continued)



3. Combustion Air

Observations:

- The combustion-air supply for the gas furnace appeared adequate.

4. Venting

Observations:

- The furnace venting system components appear satisfactory.

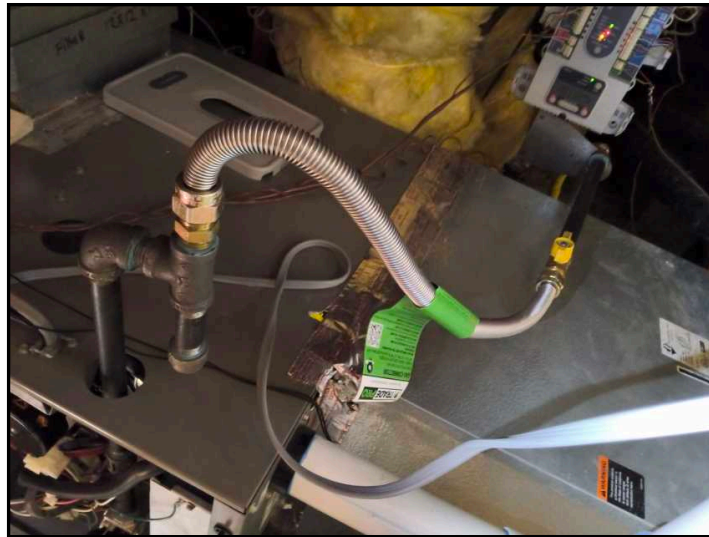


5. Gas Valves

Observations:

- Gas shut off valves were present and functional.

Heat/AC (continued)



6. Return Air Supply

Observations:

- The return air compartment appeared to be in satisfactory condition.



7. Filters

Observations:

- Size 20X20X1

• **FURNACE AIR FILTER – GUIDELINES:** Depending on the filter type and furnace usage, the air filter should generally be replaced or cleaned every two to three months, or as recommended by the manufacturer. Regular filter maintenance helps maintain proper airflow and reduces the accumulation of dust and debris within the HVAC system and ductwork. Neglected filters may contribute to duct contamination, reduced system efficiency, and increased cleaning or repair costs.

• **MISSING HVAC RETURN AIR FILTER:** The filter at the return air vent was missing. Operating the HVAC system without a filter can allow dust, debris, and other airborne particles to accumulate within the equipment and ductwork, potentially reducing system efficiency and contributing to premature equipment deterioration. It is recommended that a properly sized filter be installed before continued operation of the HVAC system.

Heat/AC (continued)

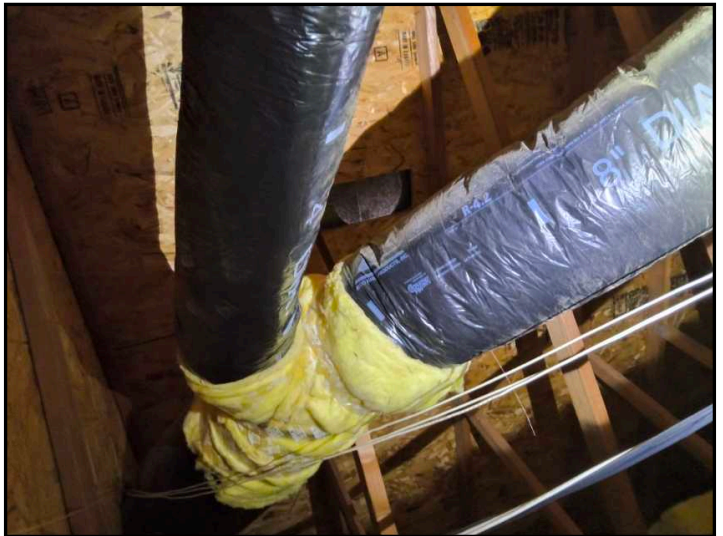


MISSING HVAC RETURN AIR FILTER: The filter at the return air vent was missing.

8. Distribution System/Registers

Observations:

- The distribution supply system appears to be functional.

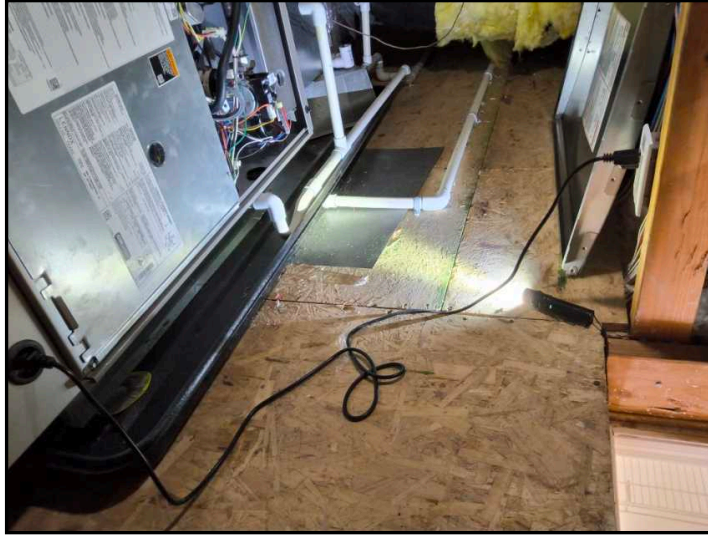


9. Service Condition

Observations:

- The working platform and service light provided at the attic furnace appeared satisfactory at the time of the inspection. The platform and access path should remain clear of stored items and other obstructions to provide safe and adequate access for inspection, maintenance, and servicing of the furnace.
- The furnace work light was functional.

Heat/AC (continued)





Water Heater

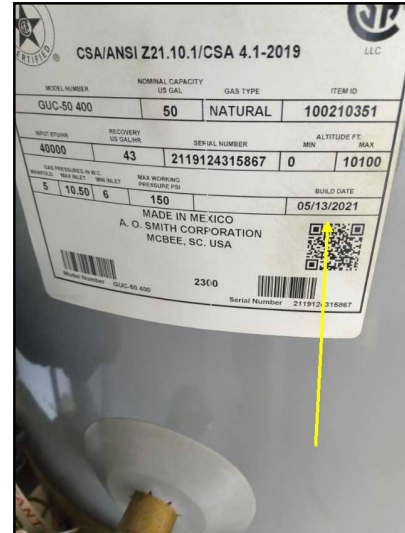
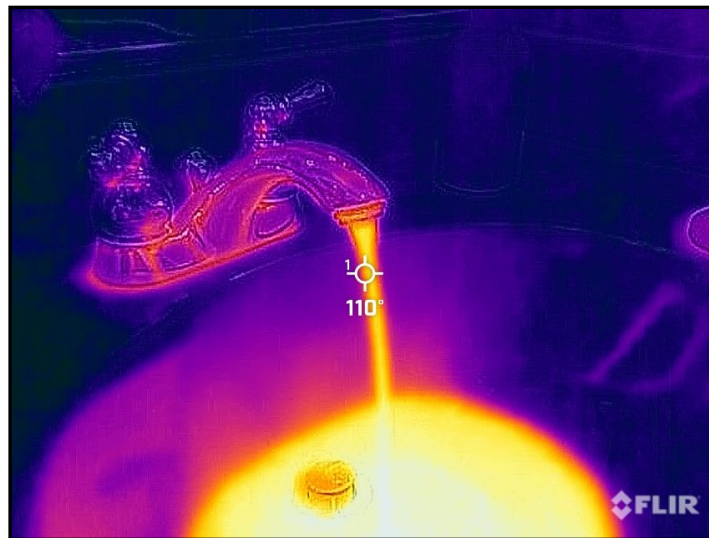
1. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- There is a 5- years old, 50-gallon, natural gas water heater serving the property.
- The water heater was functioning satisfactorily. At the time of the inspection, no evidence of prior or active leakage was observed.



2. Combustion Chamber/Combustion Air

Observations:

- The combustion chamber appears to be in functional condition.
- The water heater appears to have an adequate combustion-air supply.

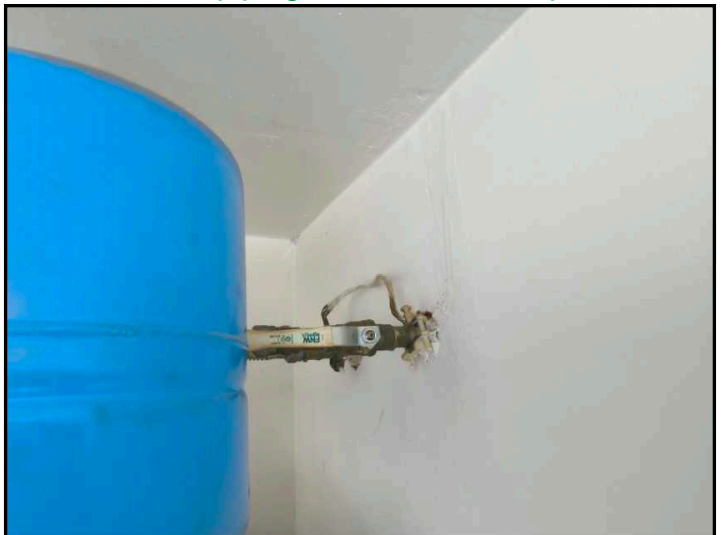
Water Heater (continued)



3. Plumbing

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- The shut-off valve and water line connectors on the water heater appeared functional. To avoid possible leakage, our evaluation does not include turning or testing of the shut-off valve.
- The supply lines at the water heater are properly bonded. The bonding wire can redirect a small electrical current that passes through the copper piping to the steel fittings of the water heater. This process is thought to prevent electrolysis and corrosion, which can extend the service life of the water heater and prevent leaking.
- WATER HEATER **EXPANSION TANK**: An expansion tank was observed at the water heater. This component is designed to accommodate thermal expansion and help manage pressure fluctuations within the plumbing system, reducing stress on the water heater, piping, and related components.



Water Heater (continued)



4. TPRV

Observations:

- A temperature and pressure relief (TPR) valve was installed at the water heater as required.

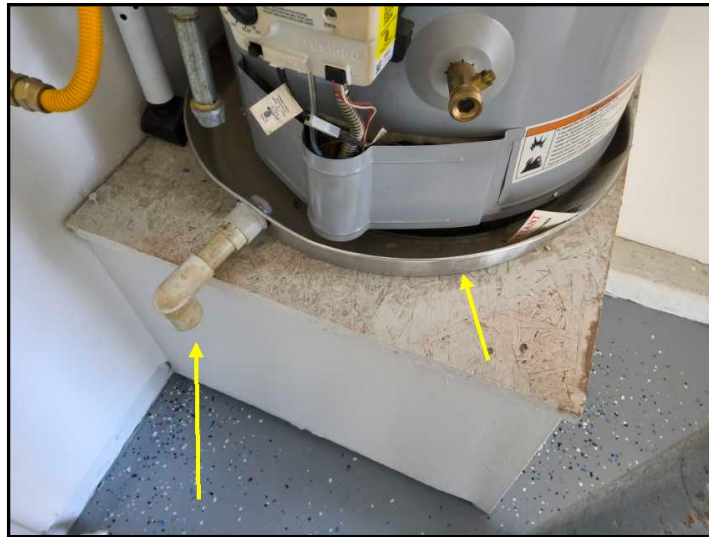


5. Drip Pan

Observations:

- **WATER HEATER DRIP PAN – MISSING DRAIN LINE:** The water heater was equipped with a drip pan; however, the pan did not have a drain line routed to an appropriate exterior or approved drainage location. A properly installed drain line helps direct water away from the interior if the water heater or associated connections leak, reducing the potential for water damage. It is recommended that a qualified plumbing contractor install an appropriate drain line as a preventive measure.

Water Heater (continued)

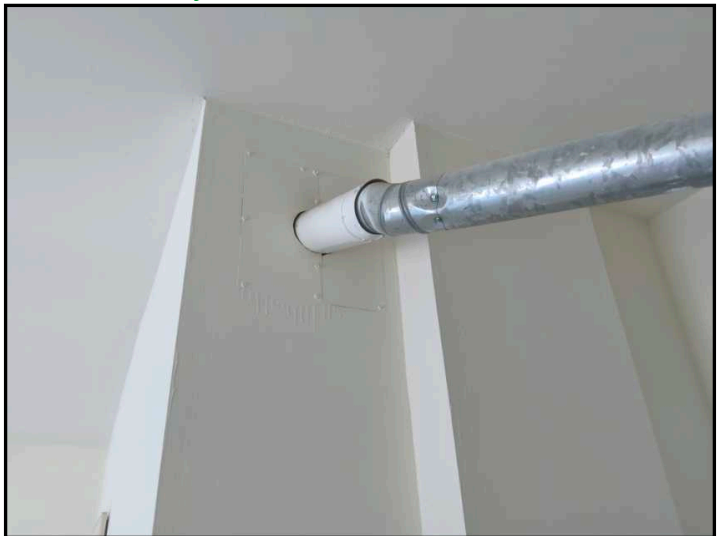


WATER HEATER DRIP PAN – MISSING DRAIN LINE: The water heater was equipped with a drip pan; however, the pan did not have a drain line routed to an appropriate exterior or approved drainage location.

6. Venting

Observations:

- The direct vent pipe components appeared to be in satisfactory condition.

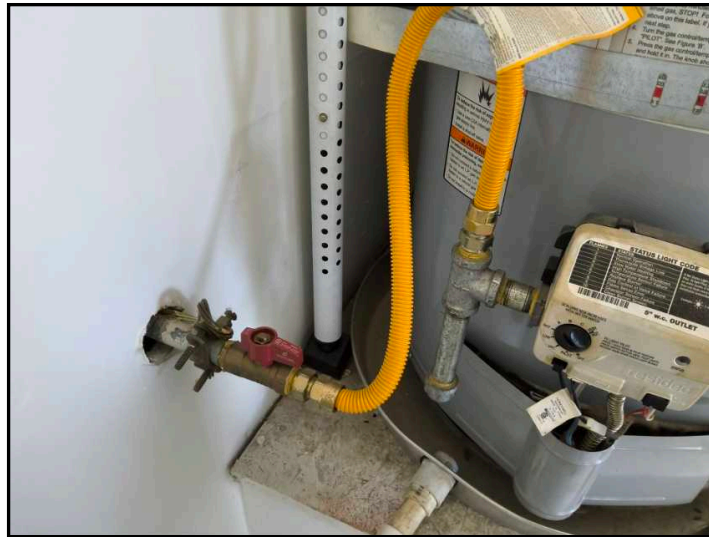


7. Gas Valve

Observations:

- The gas control valve and connector appeared to be functional.

Water Heater (continued)

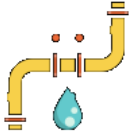


8. Strapping

Observations:

- The water heater is properly strapped. The straps on the water heater help prevent falling or moving during an earthquake.





Drainage & Plumbing Systems

1. Drainage System

Observations:

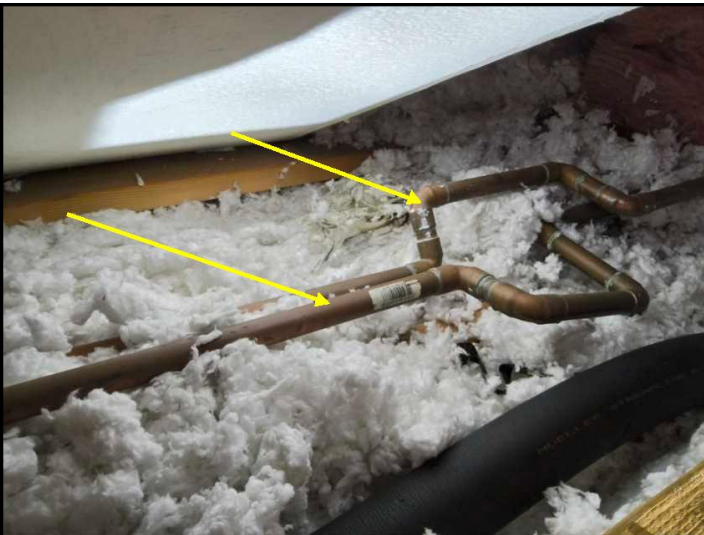
- **ABS:** The drainage and vent piping is predominantly ABS plastic.
- The fixture drain and vent piping appeared functional at the time of inspection. Based on visible and readily accessible components, the system appeared to be properly installed and operating as intended.
- **EXTERIOR CLEAN-OUT:** An exterior sewer clean-out was observed at multiple location around the property. This access point allows the main drain line to be serviced in the event of a blockage. Homeowners should be familiar with its location should future drain cleaning or maintenance be required.



2. Plumbing System

Observations:

- The potable water pipes, where visible, are copper and appeared to be in satisfactory condition.





Interior Areas

1. Door Bell

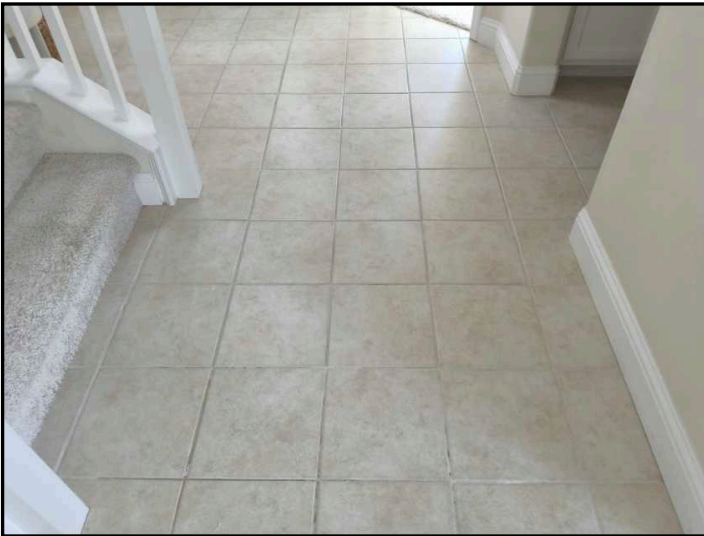
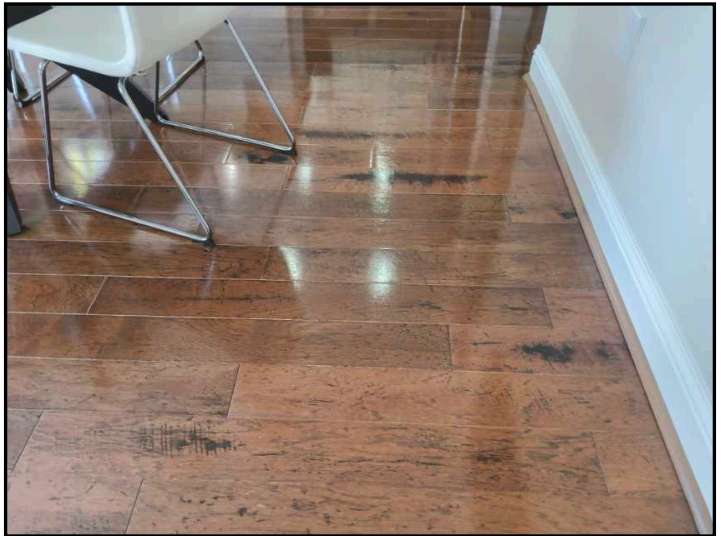
Observations:

- The doorbell responded audibly when the button was pushed.

2. Floor

Observations:

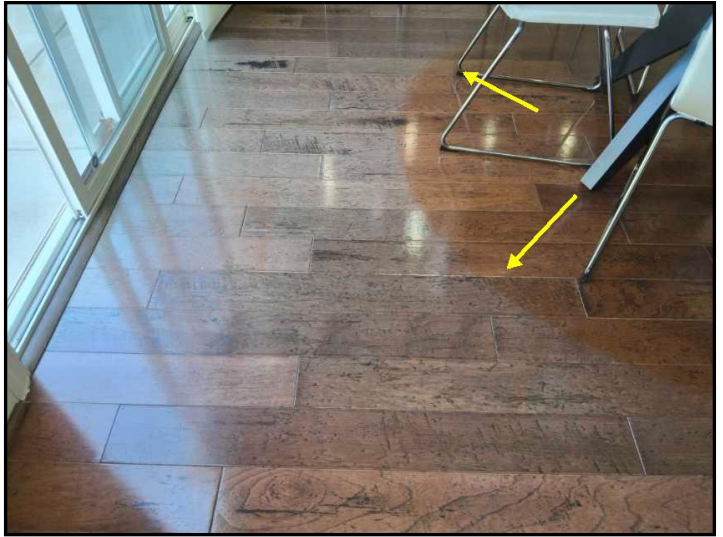
- The floor coverings were functional and appeared to be in satisfactory serviceable condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.
- **CARPETING – NOT INSPECTED:** Evaluation of carpeting is outside the scope of this inspection unless a readily visible condition presents a potential health or safety concern. If concerns exist regarding the condition of the carpeting, it is recommended that a qualified flooring or carpet professional evaluate it before the close of the transaction.
- **DISCOLORATION AT WOOD FLOORING NEAR SLIDING DOOR:** Discoloration was observed at the wood flooring near the sliding door. The condition appeared consistent with prolonged exposure to sunlight. Refinishing or other cosmetic correction may be considered as desired, and the area should be monitored for changes.



Interior Areas (continued)



CARPETING – NOT INSPECTED: Evaluation of carpeting is outside the scope of this inspection.

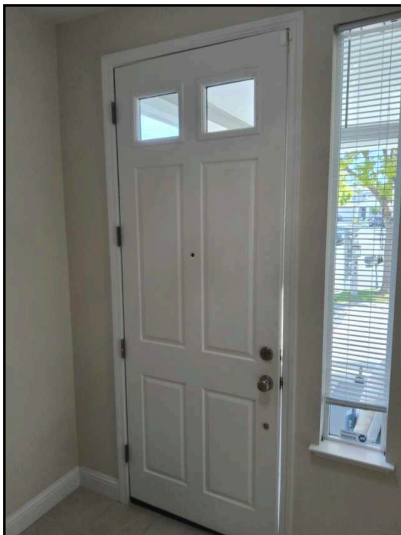
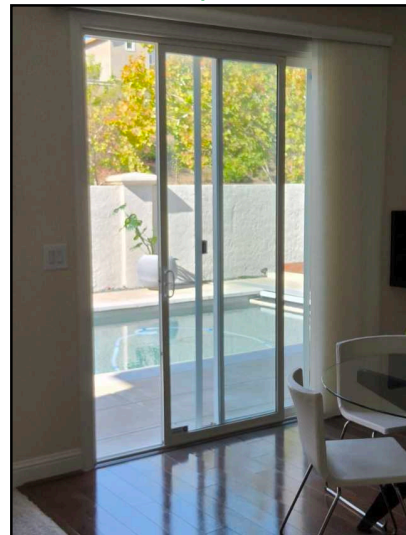


DISCOLORATION AT WOOD FLOORING NEAR SLIDING DOOR: Discoloration was observed at the wood flooring near the sliding door.

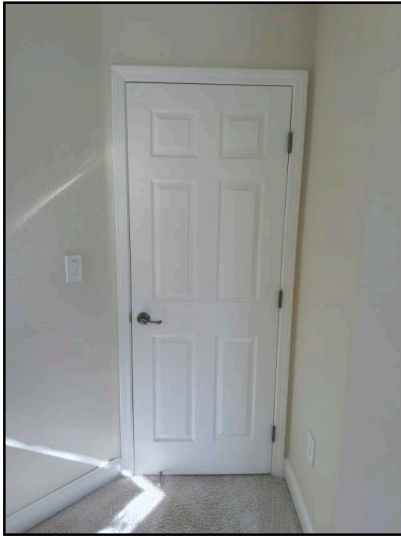
3. Doors

Observations:

- The interior doors appeared functional and in satisfactory condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.



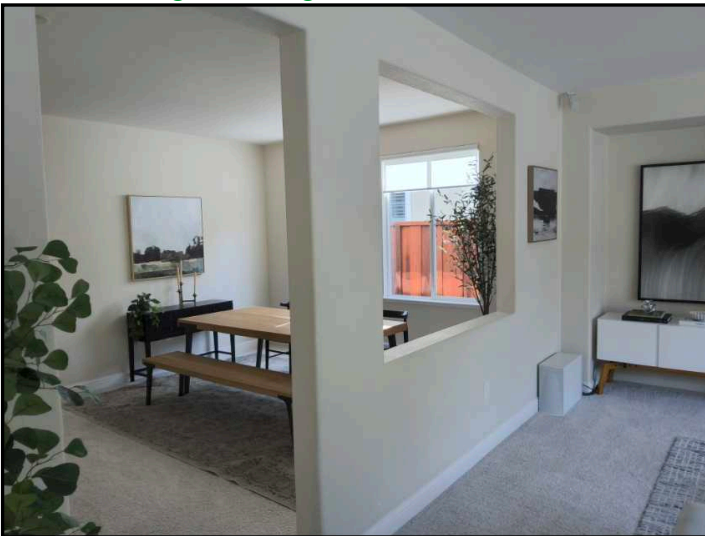
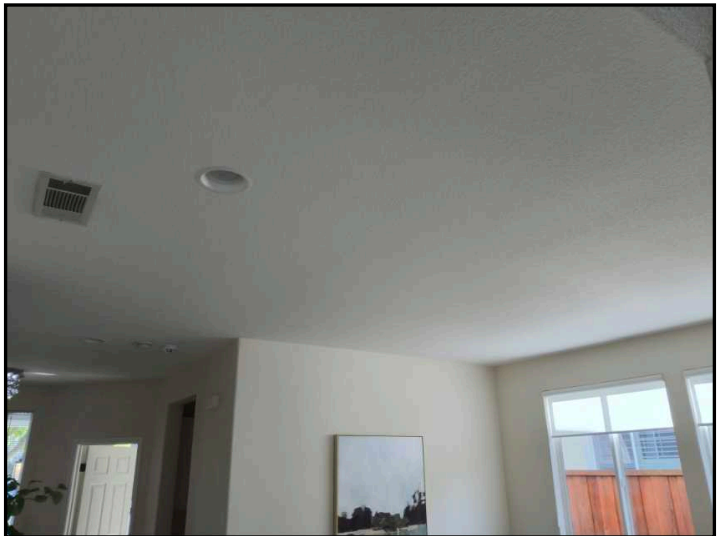
Interior Areas (continued)



4. Wall/Ceiling

Observations:

- The wall coverings are functional.
- The ceiling coverings are functional.



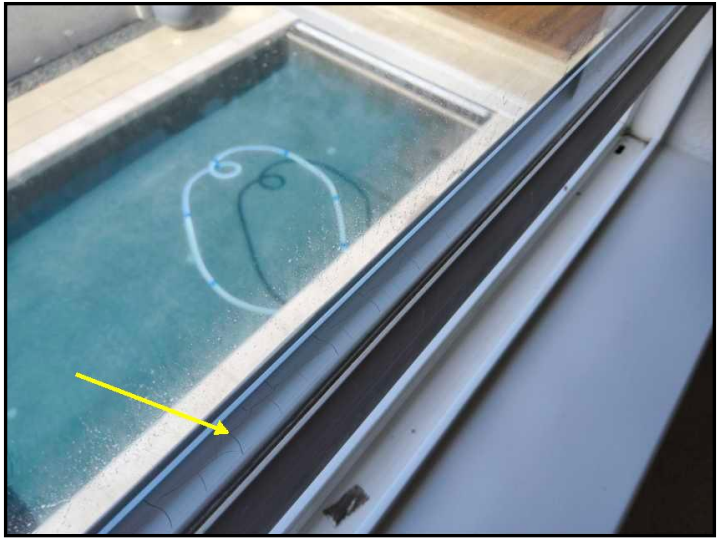
5. Window Condition

Materials: Vinyl framed double-pane windows noted.

Observations:

- All windows tested at the time of the inspection appeared functional and serviceable, unless otherwise noted in this report. No significant operational deficiencies were observed during the limited testing performed.
- In accordance with InterNachi/ASHI/AHIT Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- **FAILED THERMO-PANE SEAL:** Fogging or condensation was observed between the panes of one or more insulated windows. This condition indicates failure of the seal between the glass panes, allowing moisture to enter the insulated glass unit and reducing its insulating performance. It is recommended that the affected glass units be evaluated and repaired or replaced as necessary.

Interior Areas (continued)



FAILED THERMO-PANE SEAL: Fogging or condensation was observed between the panes of one or more insulated windows.

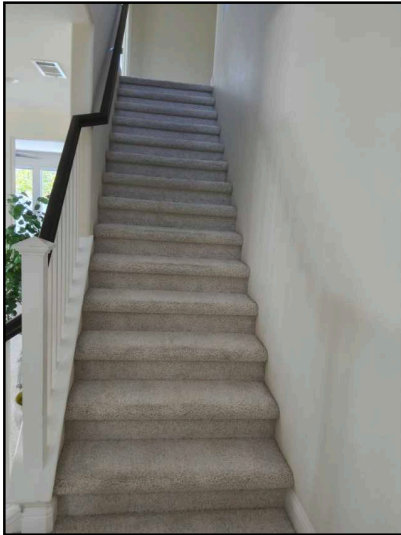
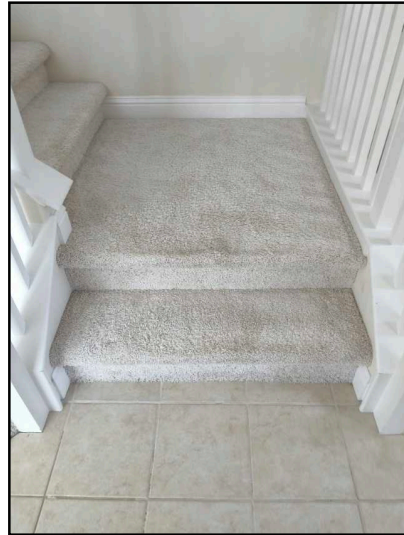
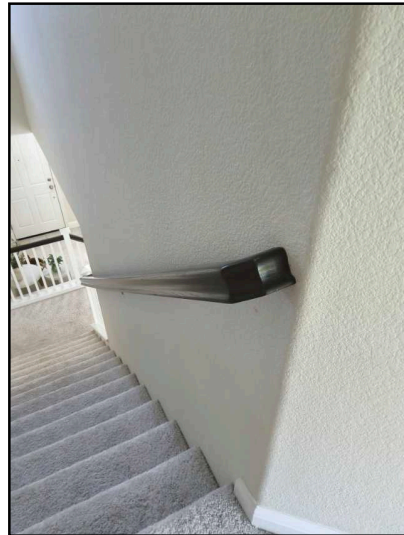
FAILED THERMO-PANE SEAL: Fogging or condensation was observed between the panes of one or more insulated windows.

6. Stairs & Handrail

Observations:

- The stairs and landing appeared to be functional and in satisfactory condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.
- The handrails and balusters at the stairway appeared functional and securely installed at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

Interior Areas (continued)



7. Ceiling Fans

Observations:

- The ceiling fan responded to normal user controls and appeared to be functional at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

Interior Areas (continued)



8. Electrical Outlets

Observations:

- The tested interior receptacle outlets were functional at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

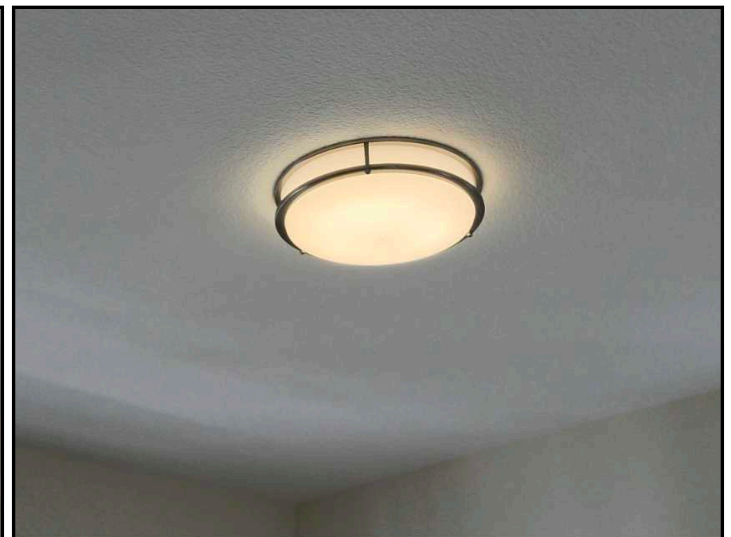
Interior Areas (continued)



9. Lights & Switches

Observations:

- The tested interior light fixtures appeared functional and operated satisfactorily at the time of the inspection, unless otherwise noted in this report. No significant operational deficiencies were observed during the limited testing performed.
- **LIGHT FIXTURE NOT FUNCTIONAL:** A light fixture did not respond when tested in the primary bathroom. The condition may be due to a burned-out or missing bulb or another electrical deficiency. It is recommended that the bulb be replaced and the fixture retested. If the fixture remains inoperable, evaluation and repair by a qualified electrician is recommended.



Interior Areas (continued)



LIGHT FIXTURE NOT FUNCTIONAL: A light fixture did not respond when tested.

10. Smoke Detectors

Observations:

- There are smoke detectors in the bedrooms. As required by current building and safety codes smoke detectors should be placed in every bedroom.
- There is a smoke detector in the bedroom hallway. As required by current building and safety codes smoke detectors should be placed in every bedroom hallways.

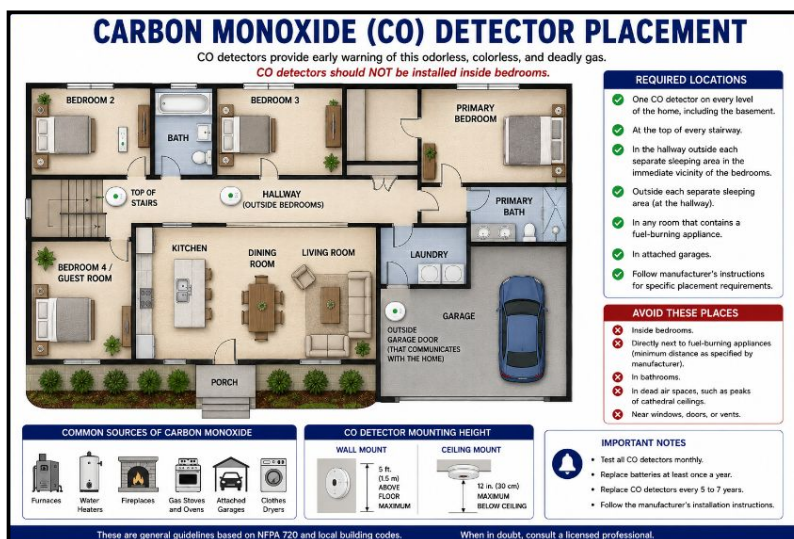
Interior Areas (continued)



11. Carbon Monoxide

Observations:

- **MISSING CARBON MONOXIDE DETECTOR – TOP OF STAIRS:** A carbon monoxide detector was not observed at the top of the stairway. A properly located carbon monoxide detector should be installed in this area for improved occupant safety and in accordance with applicable requirements.
- **MISSING CARBON MONOXIDE DETECTOR – BEDROOM HALLWAY:** A carbon monoxide detector was not observed in the hallway serving the bedrooms. It is recommended that an appropriate carbon monoxide detector be installed in the hallway outside the sleeping areas for improved occupant safety.
- **MISSING CARBON MONOXIDE DETECTOR – HALLWAY OFF GARAGE:** A carbon monoxide detector was not observed in the hallway adjacent to the door communicating with the garage. It is recommended that an appropriate carbon monoxide detector be installed in this area for improved occupant safety.
- **RESIDENTIAL CO DETECTOR REQUIREMENTS**



RESIDENTIAL CO DETECTOR REQUIREMENTS

Fireplaces

1. Fireplace

Materials: Living Room

Materials: Gas Appliance Fireplace Type.

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- The living room fireplace and chimney system is a vented gas appliance for use with decorative gas logs only.
- The gas appliance fireplace and venting system have no visible defects.
- The fireplace responded to the user control switch.



Fireplaces (continued)



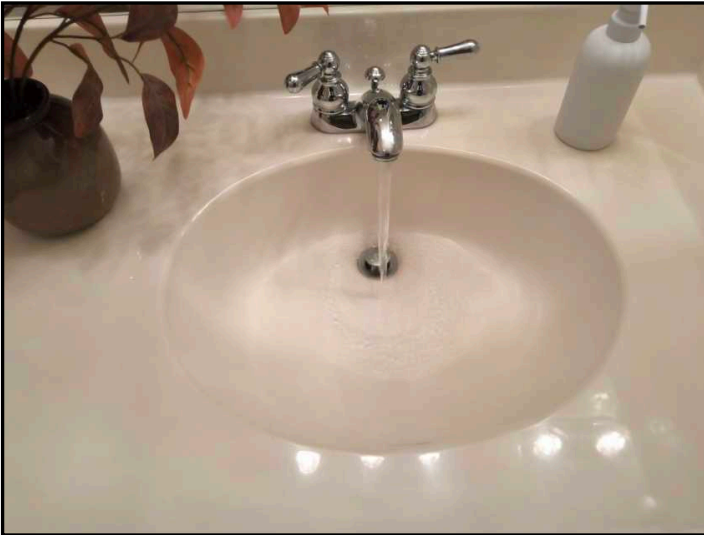
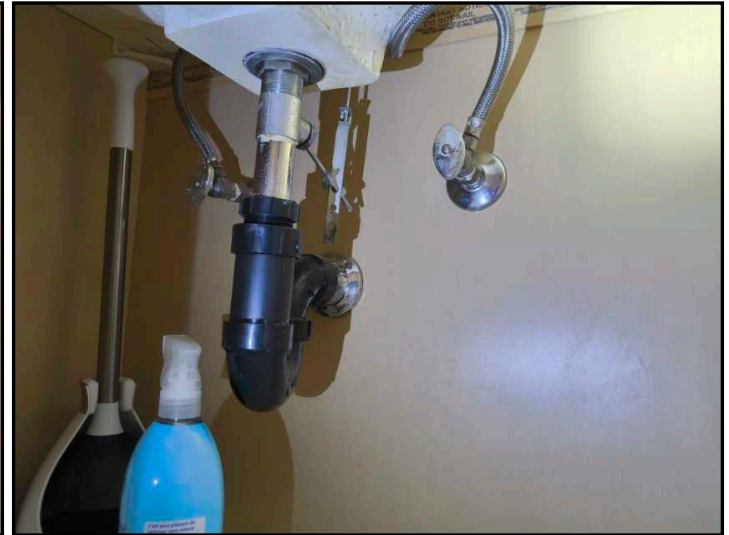


Hall Bathroom

1. Sinks

Observations:

- The bathroom sink and related plumbing components were tested and were found to be functional at the time of inspection. Water flow and drainage appeared to be operating as intended under normal use conditions. No visible deficiencies were noted during the evaluation. Routine maintenance is recommended to help ensure continued proper operation of the plumbing fixtures.



2. Toilets

Observations:

- The toilet was flushed and tested for proper operation and movement at the base. The toilet appeared functional and securely installed at the time of the inspection, except as otherwise noted in this report.



Hall Bathroom (continued)

3. Tub-Showers

Observations:

- The tub-shower and its visible and accessible components were functional and appeared to be in satisfactory condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.
- **SHOWER DIVERTER VALVE NOT SEALING PROPERLY:** The shower diverter valve did not seal properly when operated, allowing water to continue flowing from the unintended outlet. This condition may reduce shower performance and waste water. It is recommended that the diverter valve be serviced, repaired, or replaced as necessary for proper operation.



SHOWER DIVERTER VALVE NOT SEALING PROPERLY: The shower diverter valve did not seal properly when operated.

4. Cabinets/Counter top

Observations:

- The bathroom cabinetry appeared to be in excellent condition.
- The bathroom vanity tops appeared to be in excellent condition.

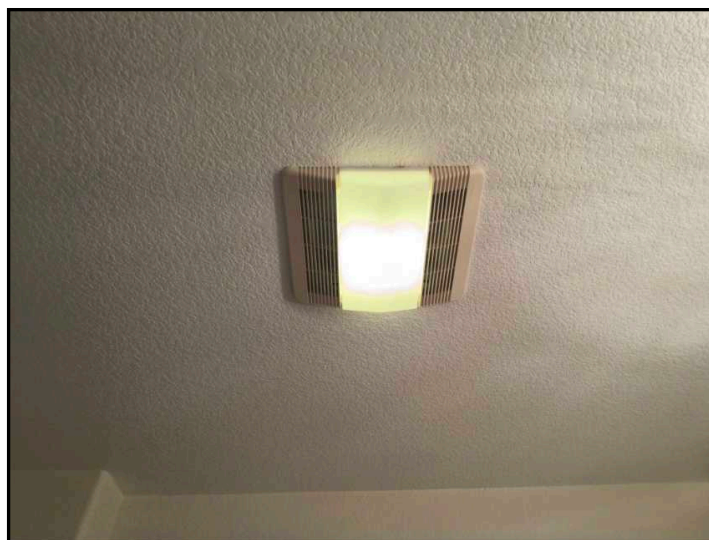
Hall Bathroom (continued)



5. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



6. GFCI

Observations:

- The GFCI protected receptacle outlet in the bathrooms responded correctly when tested.

Hall Bathroom (continued)



Secondary Bathroom

1. Sinks

Observations:

- The bathroom sink and related plumbing components were tested and were found to be functional at the time of inspection. Water flow and drainage appeared to be operating as intended under normal use conditions. No visible deficiencies were noted during the evaluation. Routine maintenance is recommended to help ensure continued proper operation of the plumbing fixtures.



2. Toilets

Observations:

- The toilet was flushed and tested for proper operation and movement at the base. The toilet appeared functional and securely installed at the time of the inspection, except as otherwise noted in this report.

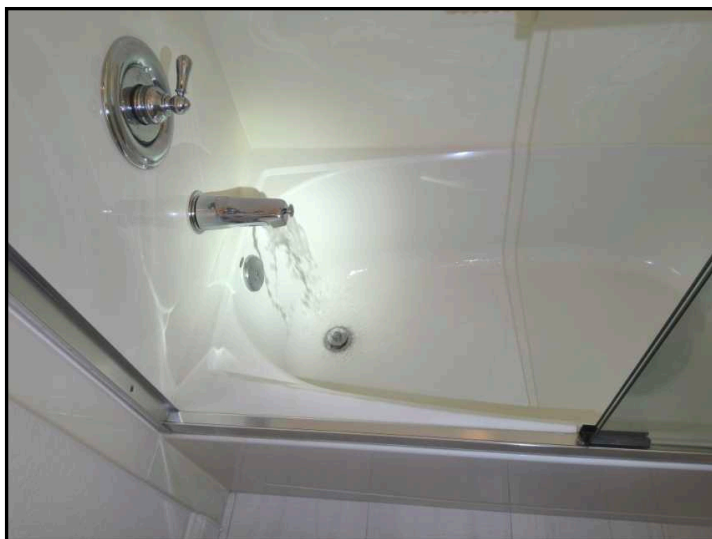
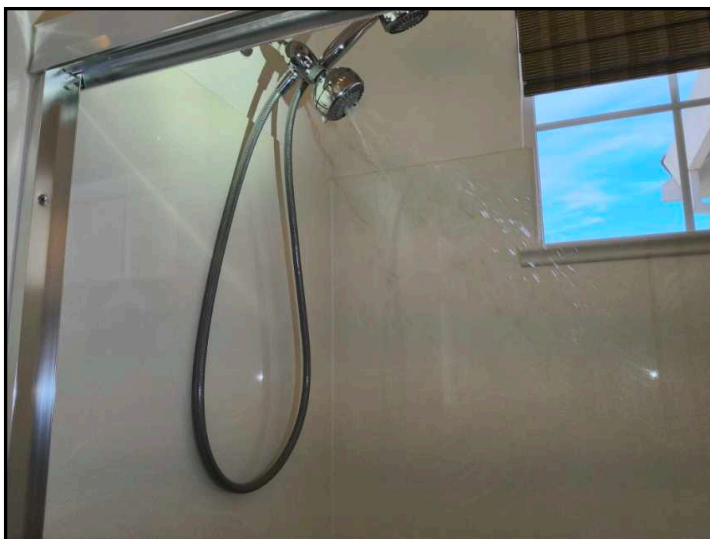


3. Tub-Showers

Observations:

- The tub-shower and its visible and accessible components were functional and appeared to be in satisfactory condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

Secondary Bathroom (continued)



4. Cabinets/Counter top

Observations:

- The bathroom cabinetry appeared to be in excellent condition.
- The bathroom vanity tops appeared to be in excellent condition.



5. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

Secondary Bathroom (continued)



6. GFCI

Observations:

- The GFCI protected receptacle outlet in the bathrooms responded correctly when tested.



Primary Bathroom

1. Sinks

Observations:

- The bathroom sink and related plumbing components were tested and were found to be functional at the time of inspection. Water flow and drainage appeared to be operating as intended under normal use conditions. No visible deficiencies were noted during the evaluation. Routine maintenance is recommended to help ensure continued proper operation of the plumbing fixtures.



2. Toilets

Observations:

- The toilet was flushed and tested for proper operation and movement at the base. The toilet appeared functional and securely installed at the time of the inspection, except as otherwise noted in this report.

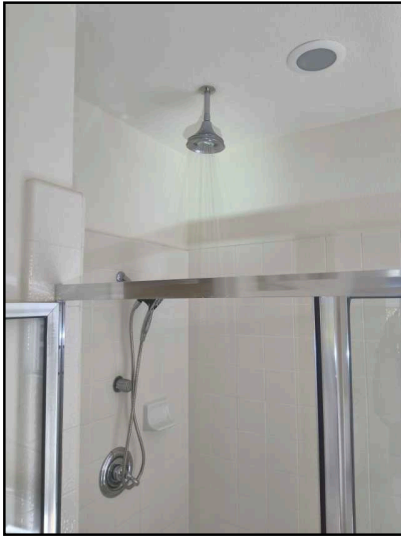
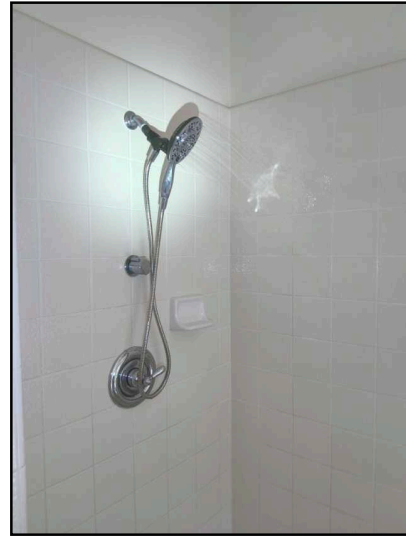
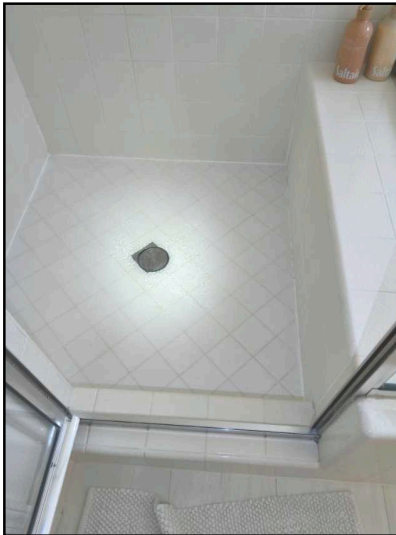


3. Stall-Shower

Observations:

- The stall shower and its visible and accessible components were functional and appeared to be in satisfactory condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

Primary Bathroom (continued)



4. Bath Tubs

Observations:

- The tub and its visible and accessible components were functional and appeared to be in satisfactory condition at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

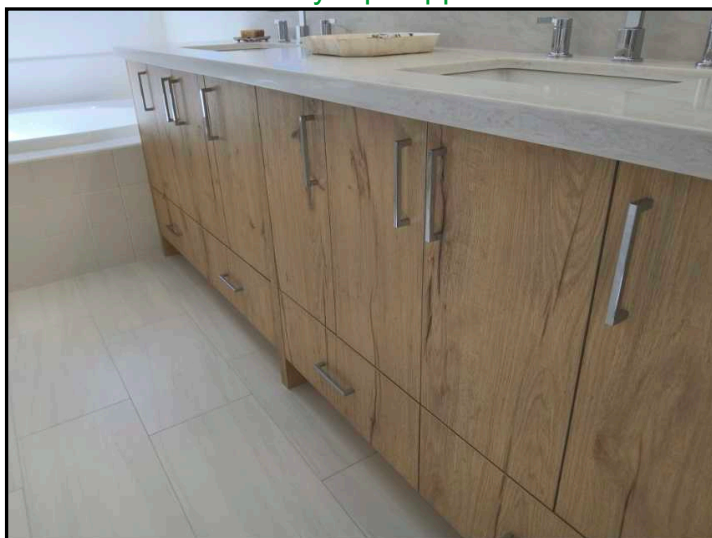
Primary Bathroom (continued)



5. Cabinets/Counter top

Observations:

- The bathroom cabinetry appeared to be in excellent condition.
- The bathroom vanity tops appeared to be in excellent condition.



6. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

Primary Bathroom (continued)



7. GFCI

Observations:

- The GFCI protected receptacle outlet in the bathrooms responded correctly when tested.



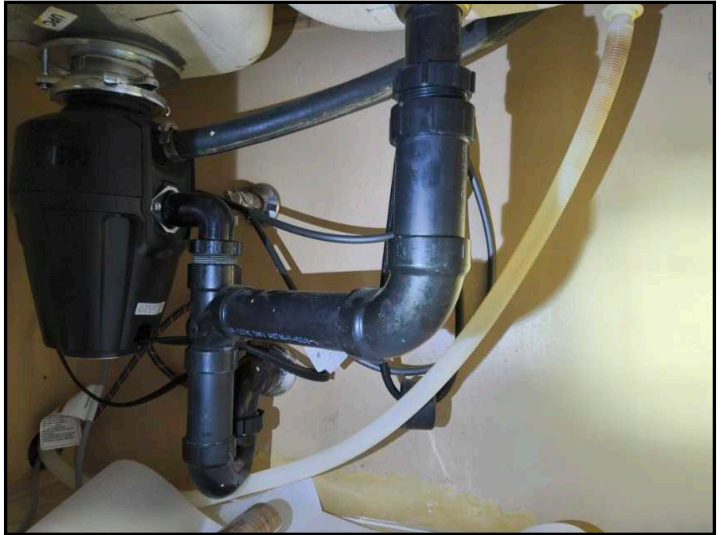


Kitchen

1. Sinks

Observations:

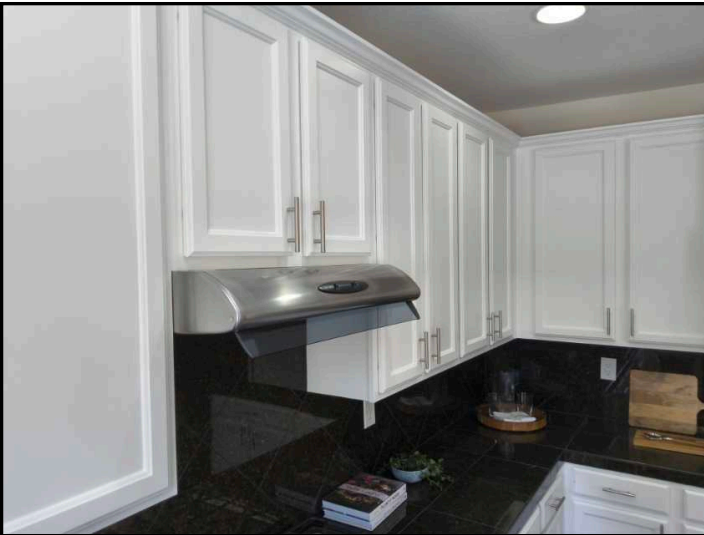
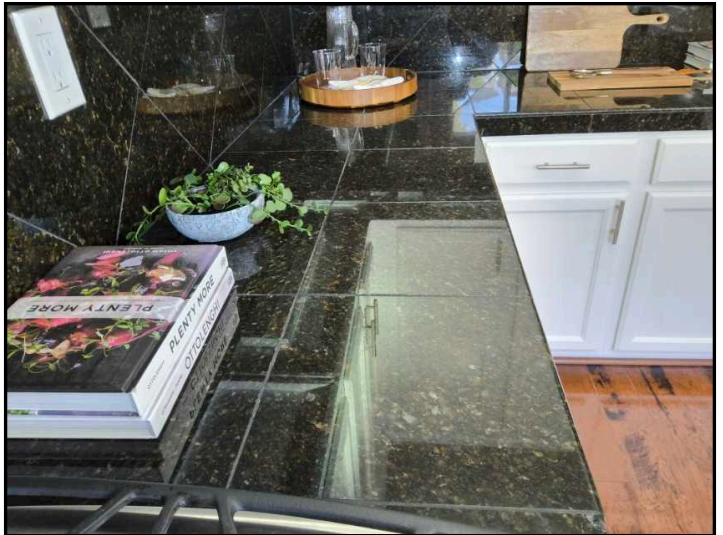
- The kitchen sink and related components are functional.
- The visible water supply and drain piping appeared to be in satisfactory condition at the time of inspection. No significant deficiencies were observed in the readily accessible portions of the plumbing system.



2. Cabinets/Counter top

Observations:

- The kitchen cabinetry appeared to be in excellent condition.
- The kitchen counter tops appeared to be in excellent condition.



3. Dishwasher

Observations:

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.

Kitchen (continued)



4. Garbage Disposal

Observations:

- The garbage disposal was operated and appeared functional at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.



5. Cook top condition

Observations:

- The cooktop responded to normal user controls and appeared functional at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.

Kitchen (continued)



6. Oven & Range

Observations:

- The electric ovens responded to normal user controls and appeared functional at the time of the inspection. No significant deficiencies were observed unless otherwise noted in this report.



7. Vent Condition

Type of Ventilation: The kitchen exhaust fan vents externally.

Observations:

- The built-in vent hood responded to normal user controls.
- **NOISY KITCHEN EXHAUST FAN:** The kitchen exhaust fan was functional but produced excessive or unusual noise during operation, which may indicate wear or deterioration of the motor or other components. The unit may have a limited remaining service life. It is recommended that the fan be monitored and serviced or replaced as necessary.
- **VENT HOOD LIGHT NOT FUNCTIONAL:** A light at the kitchen vent hood did not respond during testing. It is recommended that the bulb be replaced and the light retested. If the light remains nonfunctional, the fixture or associated components should be serviced or repaired as necessary.

Kitchen (continued)



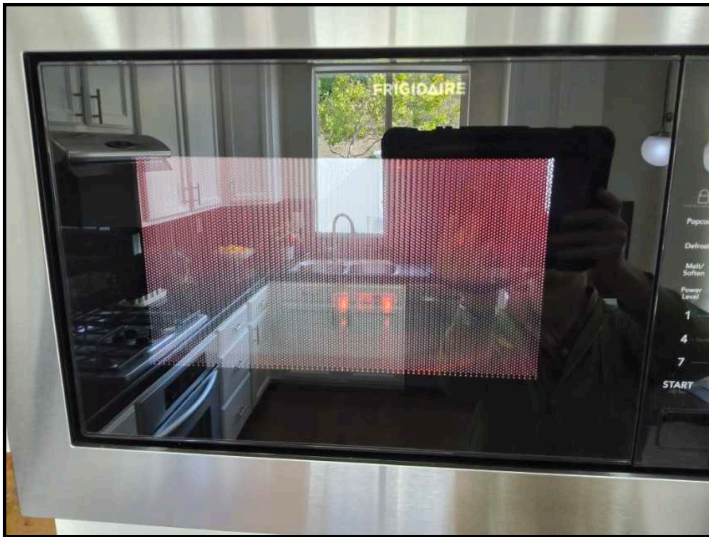
VENT HOOD LIGHT NOT FUNCTIONAL: A light at the kitchen vent hood did not respond during testing.

8. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Kitchen (continued)



9. GFCI

Observations:

- The GFCI-protected receptacle in the kitchen responded properly when tested and appeared functional at the time of the inspection.



Kitchen (continued)





Laundry

1. Laundry Prevision

Observations:

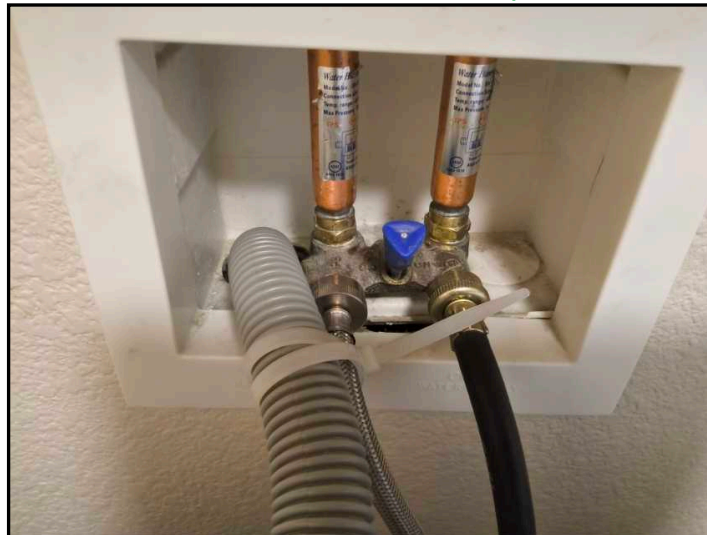
- The laundry provisions are located in the room outside the garage.



2. Plumbing

Observations:

- The washer water supply valves and drainage system were functional and satisfactory at the time of the inspection. The valves were not turned or tested at the time of inspection. No significant deficiencies were observed unless otherwise noted in this report.

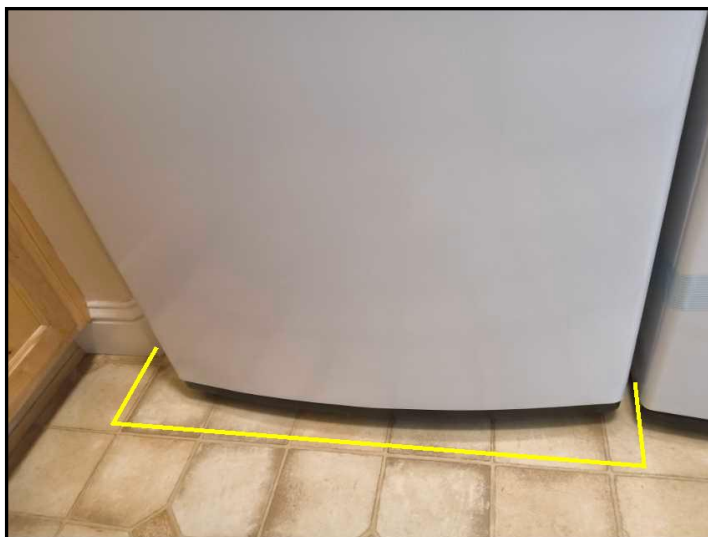


3. Washer Drain Pan

Observations:

- **DISCRETIONARY UPGRADE:** No drain pan was installed beneath the washing machine. Because the laundry area is located on the first floor over a concrete slab, the potential for damage to structural components below is limited; however, a washer leak or overflow could still damage the surrounding wood flooring and finishes. As a discretionary upgrade, consider installing a properly sized drain pan with a drain line routed to an approved drain or suitable exterior discharge location, where permitted, to help minimize water damage in the event of leakage.

Laundry (continued)



4. Dryer Vent

Observations:

- Dryer exhaust provisions were satisfactory.

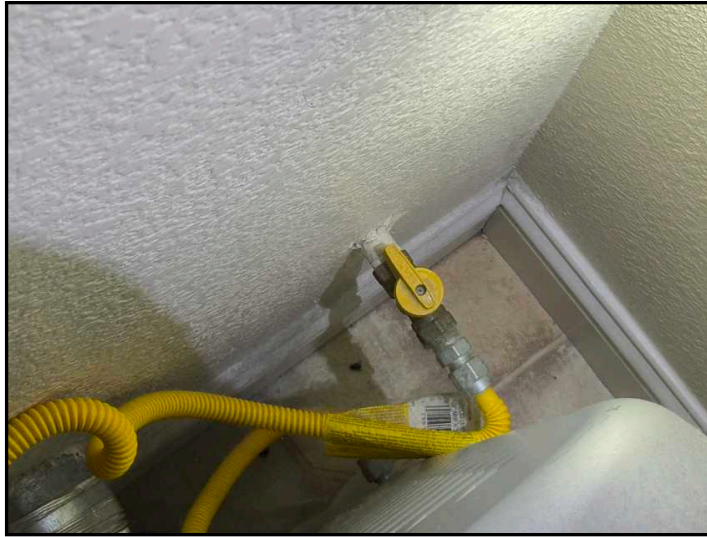


5. Gas Valves

Observations:

- The gas line and valve for the clothes dryer appeared to be in satisfactory condition. The valve was not turned or tested.

Laundry (continued)



6. Electrical Supply

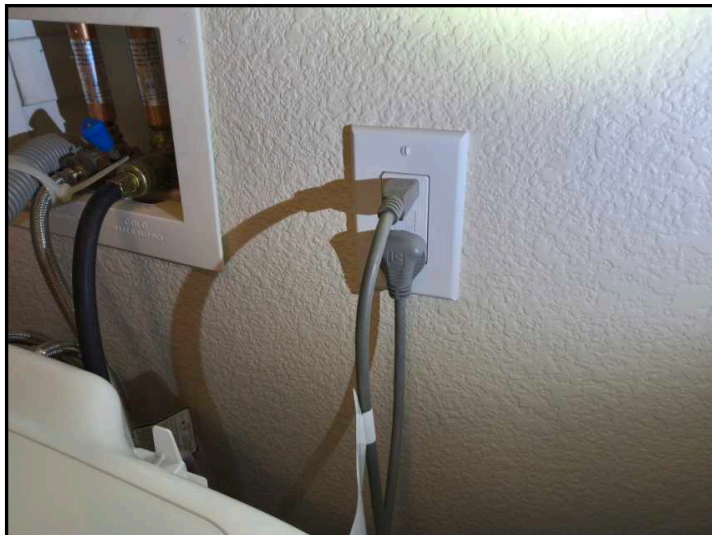
Observations:

- A 220-volt electrical receptacle was provided for an electric clothes dryer.



Laundry (continued)

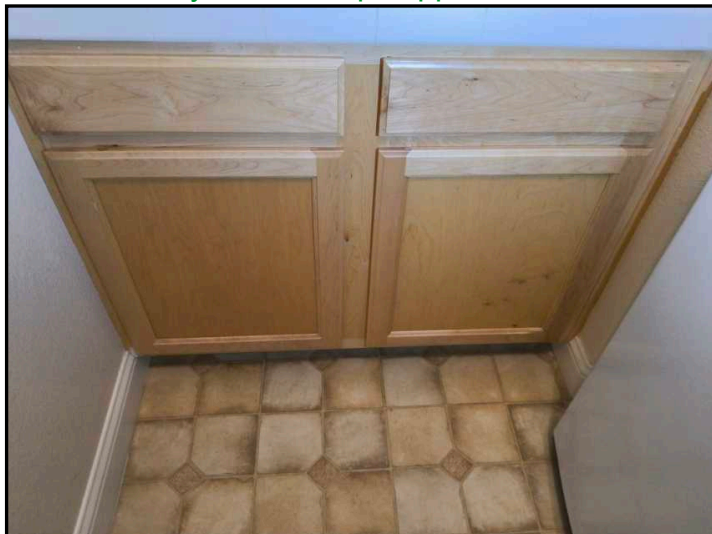
7. GFCI



8. Cabinets/Counter Top

Observations:

- The laundry cabinets appeared to be in excellent condition.
- The laundry counter tops appeared newer and in excellent condition.



9. Exhaust Fan

Observations:

- The laundry room exhaust fan is functional.

Laundry (continued)



10. Laundry Sink





Garage

1. Garage Vehicle Door

Observations:

- The sectional garage vehicle door appeared functional and operated satisfactorily when tested using the **automatic opener**. No significant operational deficiencies were observed unless otherwise noted in this report.



2. Garage Opener Status

Observations:

- The garage door opener is functional using normal controls, at time of inspection.



3. Garage Door's Reverse Status

Observations:

- The automatic garage door opener's photoelectric safety sensors and downward-force reversal system functioned satisfactorily when tested at the time of the inspection.

Garage (continued)



4. Garage Door Parts

Observations:

- The vehicle door spring and torsion bar are functional.

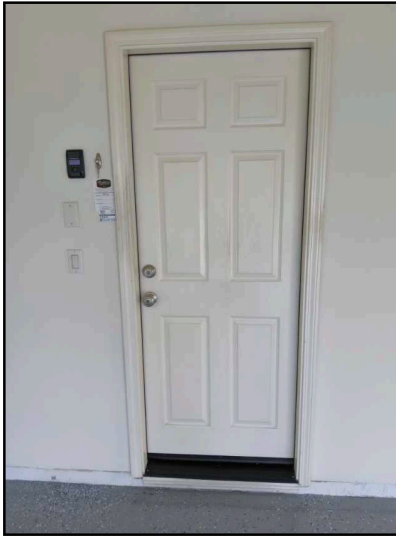


5. Fire Door

Observations:

- The interior door leading to the garage appears to be a fire-rated door.

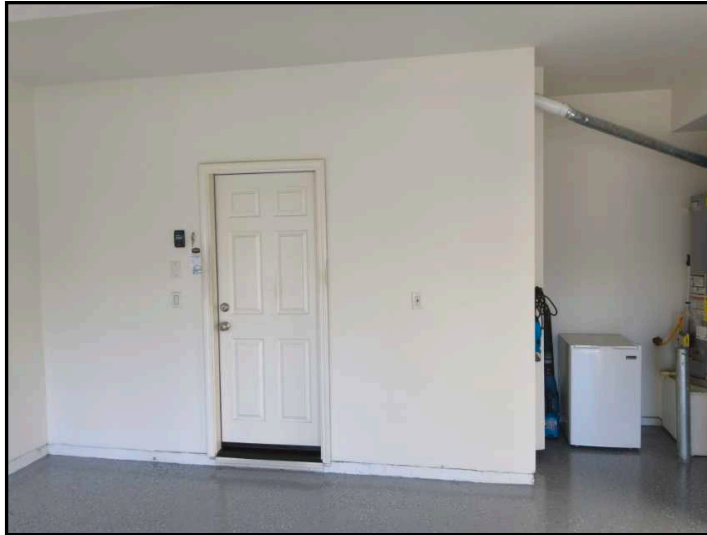
Garage (continued)



6. Firewall

Observations:

- The fire wall coverings were functional and in satisfactory condition.



7. Stairs, Steps, Handrails

Observations:

- The steps leading from the house into the garage appeared to be in satisfactory condition.

8. Wall & Ceiling

Observations:

- The visible garage wall and ceiling coverings appeared functional and well maintained at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.
- **WATER STAINS AT GARAGE CEILING:** Water stains or other evidence of moisture intrusion were observed at portions of the garage ceiling. The staining appeared older or inactive at the time of the inspection; however, the source and current activity could not be conclusively determined. Monitor the affected areas during and after rainfall or plumbing use for evidence of recurring moisture. If moisture reappears, identify and correct the source and repair damaged materials as necessary.

Garage (continued)



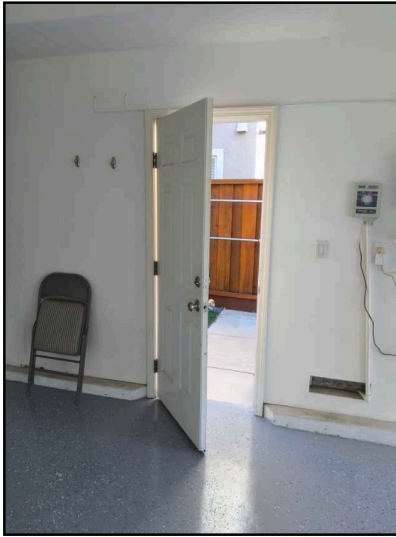
WATER STAINS AT GARAGE CEILING: Water stains or other evidence of moisture intrusion were observed at portions of the garage ceiling.

9. Exterior Door

Observations:

- The exterior door at the side of the garage appeared functional and operated satisfactorily at the time of the inspection. No significant visible or operational deficiencies were observed unless otherwise noted in this report.

Garage (continued)



10. Floor Condition

Materials: Concrete slab Foundation is noted.

Observations:

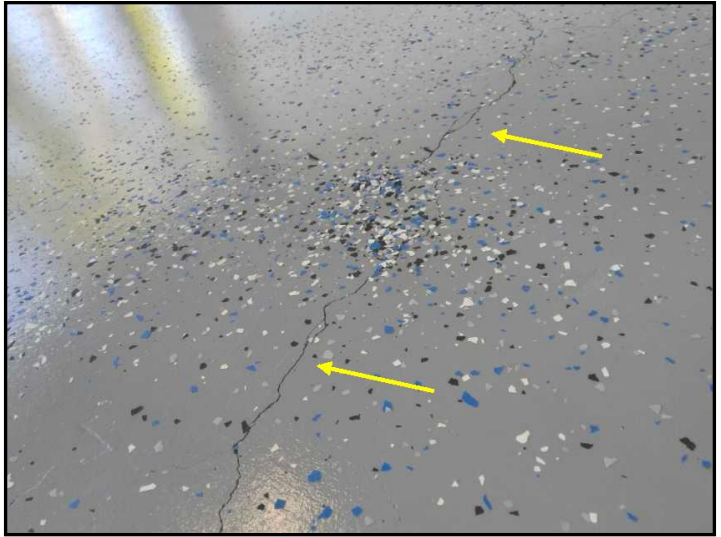
- No significant visible abnormalities were observed at the accessible portions of the garage concrete slab foundation at the time of the inspection. The visible floor appeared functional and serviceable unless otherwise noted in this report.
- **COMMON CONCRETE CRACKS:** Common cracks were observed in the garage slab. This type of cracking is frequently associated with normal concrete shrinkage, settlement, expansion, or minor movement. Monitor the cracks for widening, displacement, or additional movement and seal or repair them as necessary.



Garage (continued)



COMMON CONCRETE CRACKS: Common cracks were observed in the garage slab.



COMMON CONCRETE CRACKS: Common cracks were observed in the garage slab.

11. Electrical

Observations:

- The grounded receptacle outlets, were tested and found to be wired correctly.



12. Ventilation

Observations:

- **LIMITED GARAGE VENTILATION:** Limited ventilation provisions were observed within the garage for dispersing vehicle exhaust fumes. Vehicle engines should never be left running inside an enclosed or inadequately ventilated garage, as exhaust gases can accumulate and create a serious carbon monoxide poisoning hazard. Always open the garage vehicle door before starting a vehicle and move the vehicle outdoors promptly.

Garage (continued)



LIMITED GARAGE VENTILATION: Limited ventilation provisions were observed within the garage for dispersing vehicle exhaust fumes.

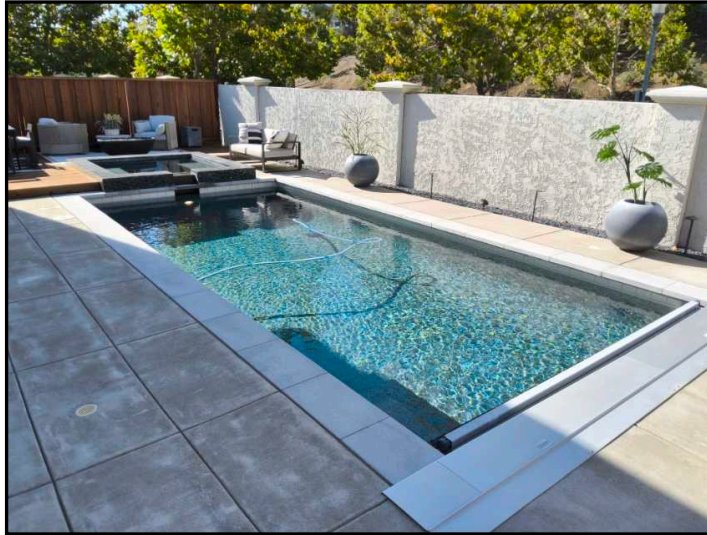


Pool

1. General

Observations:

- POOL AND SPA: You will receive a separate report detailing the safe and proper function of the pool/spa and related equipment before the close of this transaction.

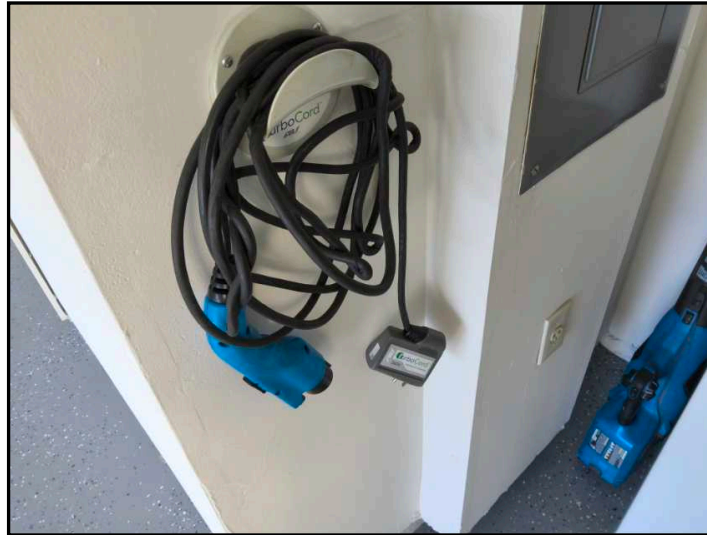


Additions to the property

1. Electric Vehicle Charger

Observations:

• **ELECTRIC VEHICLE CHARGER:** The electrical system includes an electric vehicle charger (EVC) located in the garage. The EVC appears to be functional but falls outside the scope of our inspection and this report. We recommend an appropriately qualified specialist evaluate the EVC and its components for safe and proper function.



ELECTRIC VEHICLE CHARGER: The electrical system includes an electric vehicle charger (EVC) located in the garage.

2. Security System

Observations:

• **WI-FI SECURITY SYSTEM – NOT INSPECTED:** The property is equipped with a removable Wi-Fi camera/security system. Evaluation and functional testing of security systems are outside the scope of a home inspection and were not performed. It is recommended that the seller be consulted to determine whether the system will remain with the property and, if so, to provide information regarding its operation, functionality, account transfer, and associated equipment.

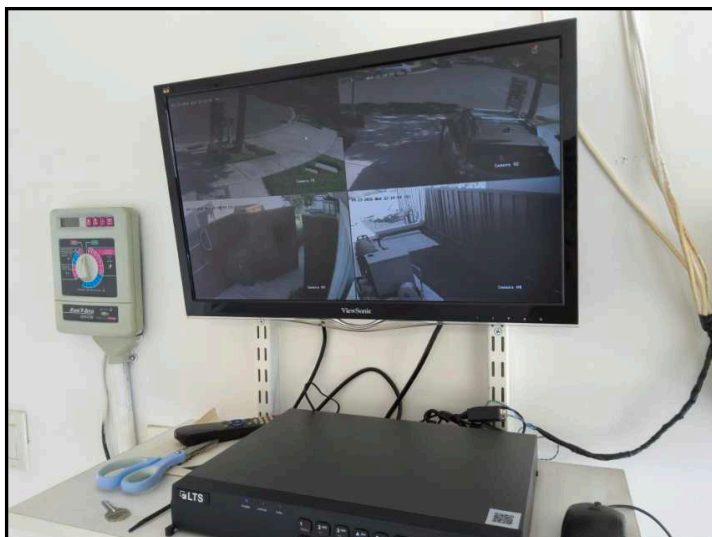


WI-FI SECURITY SYSTEM – NOT INSPECTED: The property is equipped with a removable Wi-Fi camera/security system.



WI-FI SECURITY SYSTEM – NOT INSPECTED: The property is equipped with a removable Wi-Fi camera/security system.

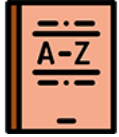
Additions to the property (continued)



WI-FI SECURITY SYSTEM – NOT INSPECTED:
The property is equipped with a removable Wi-Fi camera/security system.



WI-FI SECURITY SYSTEM – NOT INSPECTED:
The property is equipped with a removable Wi-Fi camera/security system.



Glossary

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

Thank you for choosing TK C & C, Inc. for your home inspection.

Please feel free to contact me if you have any questions or concerns about this report. I will be happy to review my findings, answer your questions, and discuss any recommendations with you. I am here to help make your real estate transactions as smooth and stress-free as possible.

This report provides a visual assessment of the property's accessible systems and components and documents the conditions observed at the time of the inspection. The recommendations included in this report are intended to help you understand the property's overall condition and identify items that may require immediate attention, repair, routine maintenance, further evaluation, or upgrades by qualified professionals.

Upon request, TK Contracting & Consulting, Inc. can also provide an **AI-assisted repair cost estimate** based on the findings listed in the Summary section of this inspection report. This optional estimate uses typical material costs and prevailing contractor labor rates for Northern California. It is intended solely for preliminary budgeting and negotiation purposes and **is not a contractor's proposal, formal bid, warranty, or guarantee of final costs.**

Actual costs may vary depending on site conditions, the extent of concealed damage, material selections, permit requirements, contractor availability, and other conditions that were not visible during the inspection. **We recommend obtaining written estimates from qualified contractors before proceeding with repairs or making financial decisions.**

Thank you for allowing us to assist you with your property inspection needs.

TK Contracting & Consulting, Inc.

Professional Home Inspection Services



Contracting & Consulting, Inc.
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Home Inspection Services

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