Inspection Report

Provided by: David Lee

Homegenix Home Inspections LLC

Inspector: David Lee

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Property Address

[redacted]



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Report Information

Client Information

Client Name [redacted]

Client Phone [redacted]

Property Information

Approximate Year Built	1997
Approximate Square Footage	2911
Number of Bedroom	4.
Number of Bath	3.

Inspection Information

Inspection Date	[redacted]
Inspection Time	12:00
Weather Conditions	Dry.
Outside Temperature	82
Price for Inspection	[redacted]

WITHIN THE SCOPE OF THE INSPECTION
The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION
-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets,

ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client’s expense.

CONFIDENTIAL REPORT
- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client’s own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES
- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.
Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

Grounds

1.1 Condition (Repair)

Poor grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. The exterior drainage pipe located along the side elevation of the house was observed to be clogged with debris/soil, restricting proper water flow. A blocked drainage pipe prevents surface runoff or roof water from being directed away from the building. During heavy rainfall, trapped water can back up, overflow into surrounding soil, and concentrate near the foundation wall, increasing the risk of perimeter soil erosion, standing water, and foundation moisture intrusion.









Exterior

2.3 Exterior Wall Conditions (Repair)

A major vertical/diagonal crack was identified on the stucco exterior wall. Unlike common hairline shrinkage cracks, this separation exhibits significant displacement and suggests underlying structural movement or moisture intrusion issues. Because this crack penetrates the weather-resistive barrier (WRB), immediate intervention is required to prevent rot and mold within the wall cavity. The exterior stucco finish covering the back patio support beam exhibits noticeable moisture damage, rust bleed-through, and localized wood rot (dry rot) along the underlying structural members. Recommend further evaluation and repair by a licensed contractor. Work should include removing affected stucco, replacing all rotted wood framing, addressing the source of moisture intrusion, and applying fresh stucco and weatherproofing. Contacting a structural engineer may be necessary.











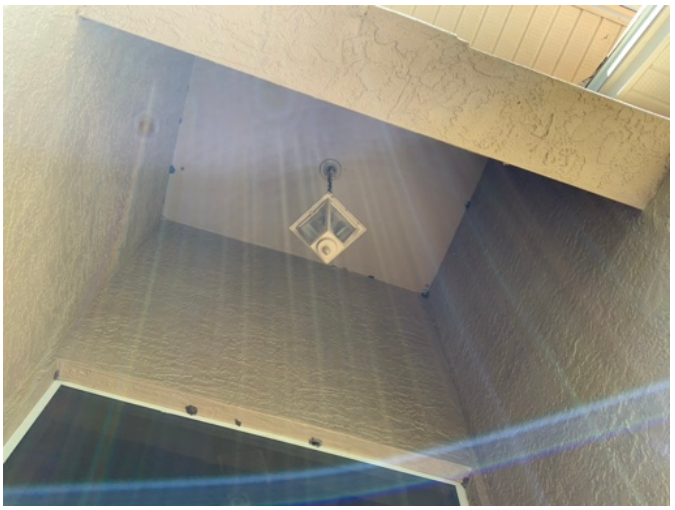
2.7 Electrical and Lighting Conditions (Repair)

Sealant is needed around the exterior light fixture to prevent water intrusion. Front patio and back patio light was inoperative at the time of inspection. Missing outlet cover.















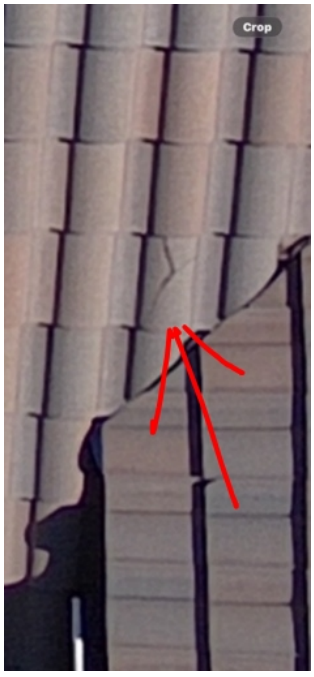
Roofing-Soffit-Fascia-Vents

3.1 Roof Covering Condition (Repair)

Cracked and damaged concrete roof tiles were observed in one or more locations on the roof. Cracked or damaged tiles allow water to bypass the primary roof covering and reach the underlayment. Prolonged exposure to moisture can cause underlayment failure, leading to active roof leaks, rotted roof decking, and potential interior water damage. Recommend a licensed roofing contractor evaluate the entire roof covering, seal minor cracks, and replace all broken or severely deteriorated tiles using proper attachment and sealing methods.







3.2 Flashing-Soffit-Fascia Conditions (Repair)

Separations were observed. Sealing is needed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.







3.3 Gutter and downspout conditions (Repair)

A gutter downspout was observed to be physically damaged (crushed/bent) and terminates directly into the ground or soil with no visible above-ground discharge point. An insufficient number of downspouts prevents gutters from shedding rainwater quickly during heavy rainfall. This leads to gutter overflow, which can cause water to pool along the foundation, accelerate soil erosion, rot underlying fascia and soffit boards, and potentially leak into the structure. Recommend a qualified gutter specialist or roofing contractor evaluate the roof catchment area and install additional downspouts in strategic locations, ensuring water is discharged at least 3 to 5 feet away from the foundation.











Electrical-Gas

5.1 Electrical Service Gas Line Conditions (Repair)

Gas lines must be bonded to an effective ground-fault path to prevent a shock hazard and explosion from lightning. This is a requirement of the National Electrical Code (NEC) and is typically accomplished by connecting the gas piping to the equipment grounding conductor (EGC) of the circuit that powers any connected gas appliances. For corrugated stainless steel tubing (CSST) (CSST), manufacturers' instructions often require separate bonding, as the NEC alone is not sufficient for this specific type of piping.

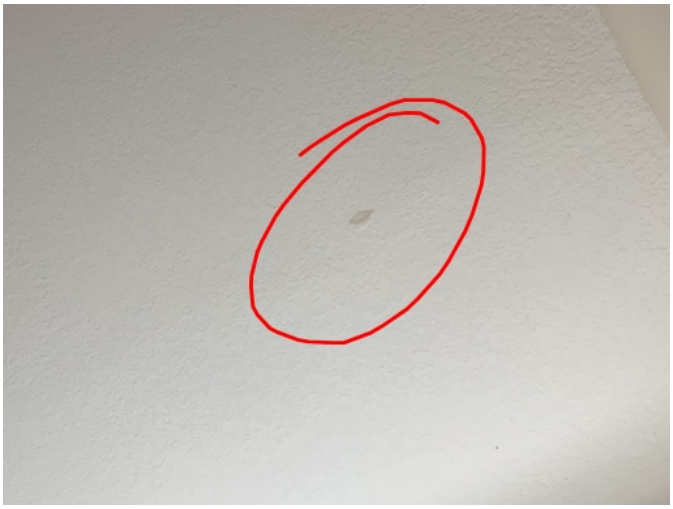


Living Room- Dining Room

7.2 Ceiling Conditions (Repair)

Moisture damage was observed. Hidden damage may exist in areas not readily visible or accessible.









Bonus Room-Office

8.7 Electrical Conditions (Repair)

Loose / damaged outlet was observed. Recommend further evaluation and repairs by a licensed electrician prior to close.Missing receptacle or switch covers were observed at . Recommend covers be installed for safety.



Bedroom 1

9.6 Interior Door Conditions (Repair)

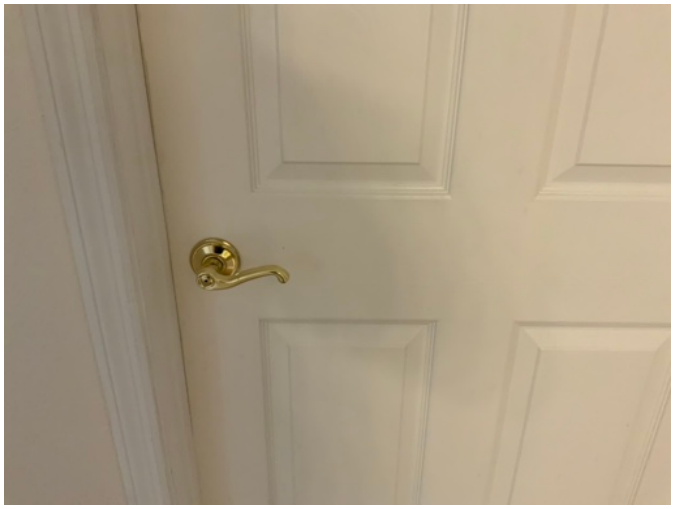
Closet door damaged. Recommend repair or replacement as needed.



Bedroom 2

10.6 Interior Door Conditions (Repair)

Door doesn’t latch.



10.7 Electrical Conditions (Repair)

Open hot wire found in the bedroom.
In a standard outlet, there are three connections:
1. Hot (Black/Red wire): Carries the electrical current to the outlet.
2. Neutral (White wire): Carries the current back to the panel.
3. Ground (Bare/Green wire): Provides a safe path for electricity in case of a fault.
"Open Hot" means the circuit is broken somewhere on the black wire side. No electricity is reaching the outlet's "hot" terminal.



Bathroom 1

13.9 Vent Fan Conditions (Repair)

The exhaust fan did not operate or was disconnected in bath . Please refer to limitations of inspection regarding mold / moisture related conditions.



13.10 Sink Conditions (Repair)

The sink drain stopper did not operate or was missing in bath.



13.11 Shower - Tub Conditions (Repair)

A whirlpool tub was noted in bath . The tub was filled to a level above the water jets and operated to check the intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition at the time of inspection. If a more detailed report is desired, we suggest that the client consult a licensed plumber. Caulking and / or tile grout is needed at the shower floor and tub connection in the bath . (conditions behind walls or tiles were concealed and could not be determined).



















Bathroom 2

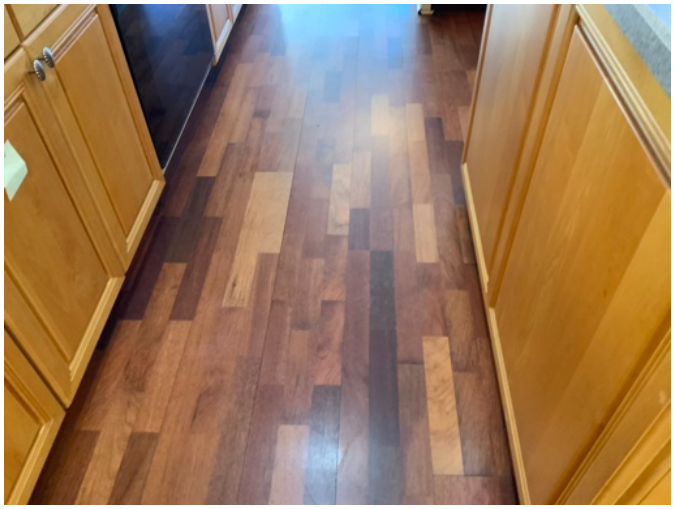
14.9 Vent Fan Conditions (Repair)

The exhaust fan did not operate or was disconnected in bath . Please refer to limitations of inspection regarding mold / moisture related conditions.

Kitchen

16.3 Floor Conditions (Repair)

The floors and / or floor coverings were worn. This is cosmetic, some refinishing may be necessary.





16.9 Cabinet Conditions (Repair)

The kitchen island was loose and needs secured.



Pool-Irrigation-Fence

20.1 Condition (Repair)

The pool heater was not operational. The pool pump was missing the ground wire. The swimming pool coping tile is cracked, loose, and missing in one or more locations around the pool perimeter. Cracked and missing coping tiles expose the underlying pool shell and bond beam to water intrusion. Service and repair needed from a licensed pool contractor. The irrigation is controlled by the HOA.













1 Grounds

Condition

Grading Slope

The site is slightly sloped.

1.1) Condition R

Poor grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. The exterior drainage pipe located along the side elevation of the house was observed to be clogged with debris/soil, restricting proper water flow. A blocked drainage pipe prevents surface runoff or roof water from being directed away from the building. During heavy rainfall, trapped water can back up, overflow into surrounding soil, and concentrate near the foundation wall, increasing the risk of perimeter soil erosion, standing water, and foundation moisture intrusion.









2 Exterior

Front - Back Entrance

Front Entrance Type Covered Patio.

2.1) Front Entrance Conditions AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type Covered Patio.

2.2) Back Entrance Conditions AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type Concrete Block.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are stucco.

2.3) Exterior Wall Conditions R

A major vertical/diagonal crack was identified on the stucco exterior wall. Unlike common hairline shrinkage cracks, this separation exhibits significant displacement and suggests underlying structural movement or moisture intrusion issues. Because this crack penetrates the weather-resistive barrier (WRB), immediate intervention is required to prevent rot and mold within the wall cavity. The exterior stucco finish covering the back patio support beam exhibits noticeable moisture damage, rust bleed-through, and localized wood rot (dry rot) along the underlying structural members. Recommend further evaluation and repair by a licensed contractor. Work should include removing affected stucco, replacing all rotted wood framing, addressing the source of moisture intrusion, and applying fresh stucco and weatherproofing. Contacting a structural engineer may be necessary.







Exterior Windows - Doors

Window Type	Double Hung.
Window Material	Aluminum.

2.4) Window Conditions AS

2.5) Exterior Door Conditions AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

2.6) Faucet Conditions AS

The hose faucets appeared to be in satisfactory condition at the time of the inspection.

Electrical

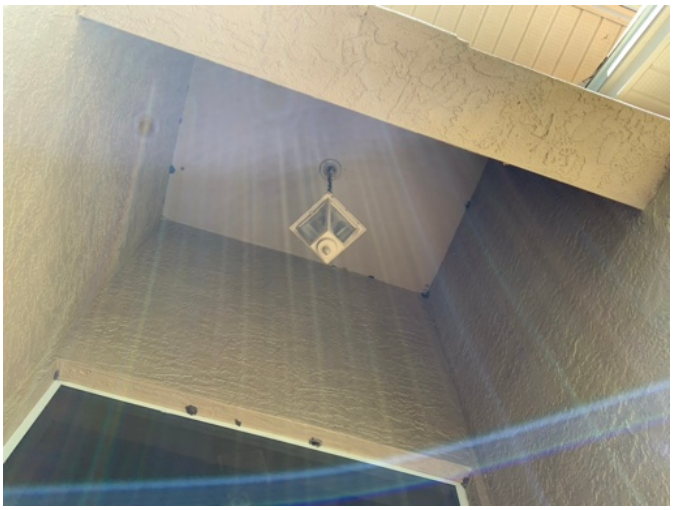
2.7) Electrical and Lighting Conditions R

Sealant is needed around the exterior light fixture to prevent water intrusion. Front patio and back patio light was inoperative at the time of inspection. Missing outlet cover.















3 Roofing-Soffit-Fascia-Vents

Roof-soffit-fascia

Method of Inspection Drone.

Roof Style Combination of gable and hip.

Roof Covering Material Concrete Tile.

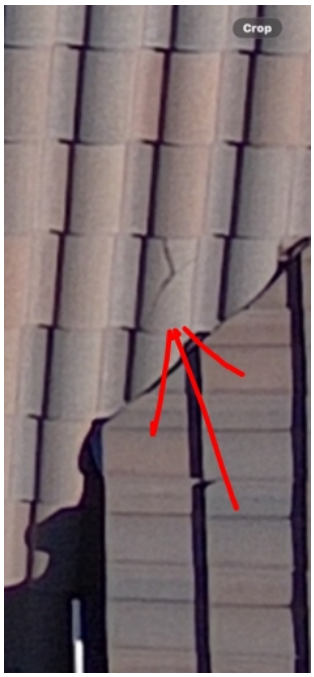
Number of Layers One.

3.1) Roof Covering Condition R

Cracked and damaged concrete roof tiles were observed in one or more locations on the roof. Cracked or damaged tiles allow water to bypass the primary roof covering and reach the underlayment. Prolonged exposure to moisture can cause underlayment failure, leading to active roof leaks, rotted roof decking, and potential interior water damage. Recommend a licensed roofing contractor evaluate the entire roof covering, seal minor cracks, and replace all broken or severely deteriorated tiles using proper attachment and sealing methods.







3.2) Flashing-Soffit-Fascia Conditions R

Separations were observed. Sealing is needed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.







3.3) Gutter and downspout conditions R

A gutter downspout was observed to be physically damaged (crushed/bent) and terminates directly into the ground or soil with no visible above-ground discharge point. An insufficient number of downspouts prevents gutters from shedding rainwater quickly during heavy rainfall. This leads to gutter overflow, which can cause water to pool along the foundation, accelerate soil erosion, rot underlying fascia and soffit boards, and potentially leak into the structure. Recommend a qualified gutter specialist or roofing contractor evaluate the roof catchment area and install additional downspouts in strategic locations, ensuring water is discharged at least 3 to 5 feet away from the foundation.











Attic Area

Attic Access Garage.Hallway.

Method of Inspection The attic was inspected by partially entering due to blocked access and / or personal item storage.

Roof Frame Type The roof framing is constructed with truss framing.

3.4) Attic Conditions AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type Soffit vents. Box vents.

3.5) Attic Ventilation Conditions AS

The ventilation in the attic appeared to be adequate.



4 Heating - Air conditioner

Heating-Air

Location of Unit Attic.



Heating Type Heat Pump.

Energy Source Electric.

4.1) Unit Conditions AS

The heating system was operational at the time of inspection. This is not an indication of future operation or condition.

Distribution Type The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in normal working order at the time of inspection.

4.3) Ventilation Conditions

4.4) Thermostat Condition AS

The normal operating controls appeared to be in normal working order at the time of inspection.

Air Condition - Cooling

Type of Cooling System Split system.

AC Unit Power 240V.

4.5) AC Unit Conditions AS

Appears to be in normal working order at the time of inspection.



5 Electrical-Gas

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Copper.

Number of Conductors Three.

5.1) Electrical Service Gas Line Conditions R

Gas lines must be bonded to an effective ground-fault path to prevent a shock hazard and explosion from lightning. This is a requirement of the National Electrical Code (NEC) and is typically accomplished by connecting the gas piping to the equipment grounding conductor (EGC) of the circuit that powers any connected gas appliances. For corrugated stainless steel tubing (CSST) (CSST), manufacturers' instructions often require separate bonding, as the NEC alone is not sufficient for this specific type of piping.



Main Electrical Panel

Main Disconnect Location At Main Panel.

Electric Panel Location The main electric panel is located at the garage.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 150 amps.

Circuit Protection Type Breakers.

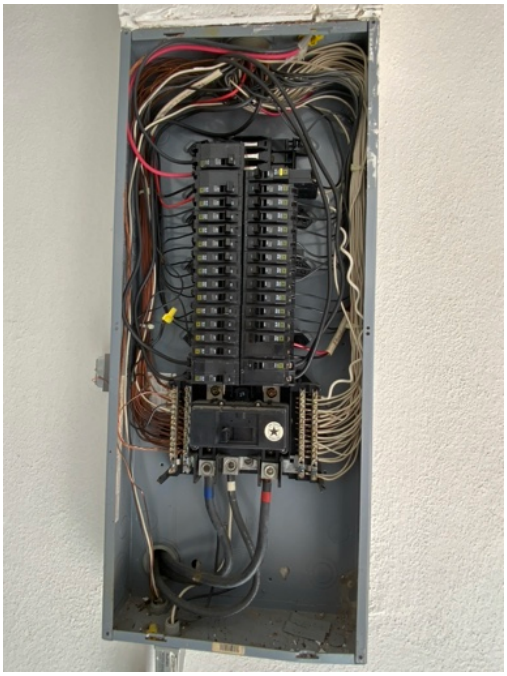
5.2) Wiring Methods AS

The main power cable is copper. The branch cables are copper.

5.3) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.





Electrical Subpanel

Subpanel Location

5.4) Subpanel Conditions

6 Plumbing

Water Main Line

Main Shutoff Location Exterior



Main Line Material The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

6.2) Supply Line Conditions AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type Natural Gas.

Water Heater Location Garage.

Water Heater Capacity Tankless water heater.

6.4) Water Heater Conditions AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



7 Living Room- Dining Room

Walls - Ceilings - Floors

7.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

7.2) Ceiling Conditions R

Moisture damage was observed. Hidden damage may exist in areas not readily visible or accessible.









7.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



7.4) Heat AC Conditions AS

Registers present

Windows - Doors

7.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

7.6) Interior Door Conditions AS

Electrical Conditions

7.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.



7.8) Lighting condition AS

Lighting was operational.

7.9) Ceiling fan Condition AS

Fan was operational.

Fireplace

Fireplace Location

Fireplace materials

7.10) Fireplace Conditions

8 Bonus Room-Office

Walls - Ceilings - Floors

8.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

8.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



8.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



8.4) Heat AC Conditions AS

Register operational

Windows - Doors

8.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

8.6) Interior Door Conditions AS

Electrical Conditions

8.7) Electrical Conditions R

Loose / damaged outlet was observed. Recommend further evaluation and repairs by a licensed electrician prior to close.Missing receptacle or switch covers were observed at . Recommend covers be installed for safety.



9 Bedroom 1

Walls - Ceilings - Floors

9.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



9.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



9.4) Heat AC Conditions AS

Register present

Windows - Doors

9.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

9.6) Interior Door Conditions R

Closet door damaged. Recommend repair or replacement as needed.



Electrical Conditions

9.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

9.8) Lighting Conditions AS

All lights were operation and tested for proper wiring at the time of inspection.

10 Bedroom 2

Walls - Ceilings - Floors

10.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

10.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



10.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



10.4) Heat AC Conditions AS

Register present

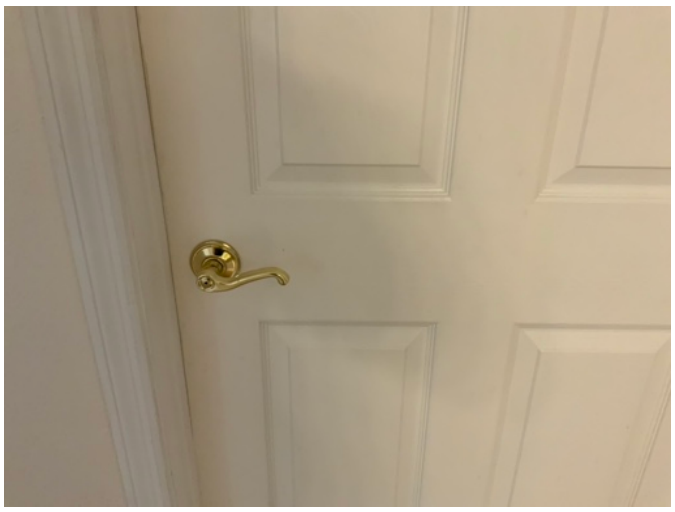
Windows - Doors

10.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

10.6) Interior Door Conditions R

Door doesn't latch.



Electrical Conditions

10.7) Electrical Conditions R

Open hot wire found in the bedroom.
In a standard outlet, there are three connections:
1. Hot (Black/Red wire): Carries the electrical current to the outlet.
2. Neutral (White wire): Carries the current back to the panel.
3. Ground (Bare/Green wire): Provides a safe path for electricity in case of a fault.
"Open Hot" means the circuit is broken somewhere on the black wire side. No electricity is reaching the outlet's "hot" terminal.



10.8) Lighting Conditions AS

Lighting was operational at the time of inspection.

10.9) Ceiling fan condition AS

Operational.

11 Bedroom 3

Walls - Ceilings - Floors

11.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

11.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



11.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



11.4) Heat AC Conditions AS

Register present

Windows - Doors

11.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

11.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

11.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

11.8) Lighting Conditions AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

11.9) Ceiling fan conditions AS

Operational

12 Bedroom 4

Walls - Ceilings - Floors

12.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



12.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



12.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



12.4) Heat AC Conditions AS

Register present

Windows - Doors

12.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

12.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

12.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

12.8) Lighting Conditions AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

12.9) Ceiling fan condition AS

Operational

13 Bathroom 1

Walls - Ceilings - Floors

13.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

13.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



13.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



13.4) Heat AC Conditions AS

Register present

Windows - Doors

13.5) Bathroom Window Conditions AS

13.6) Bathroom Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

13.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

13.8) Lighting Conditions AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

13.9) Vent Fan Conditions R

The exhaust fan did not operate or was disconnected in bath . Please refer to limitations of inspection regarding mold / moisture related conditions.



Bathroom Sink

13.10) Sink Conditions R

The sink drain stopper did not operate or was missing in bath.



Shower - Tub - Toilet

13.11) Shower - Tub Conditions R

A whirlpool tub was noted in bath . The tub was filled to a level above the water jets and operated to check the intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition at the time of inspection. If a more detailed report is desired, we suggest that the client consult a licensed plumber. Caulking and / or tile grout is needed at the shower floor and tub connection in the bath . (conditions behind walls or tiles were concealed and could not be determined).














13.12) Toilet Conditions AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

14 Bathroom 2

Walls - Ceilings - Floors

14.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

14.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

14.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

14.4) Heat AC Conditions AS

Register present

Windows - Doors

14.5) Bathroom Window Conditions AS

14.6) Bathroom Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

14.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

14.8) Lighting Conditions AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

14.9) Vent Fan Conditions R

The exhaust fan did not operate or was disconnected in bath . Please refer to limitations of inspection regarding mold / moisture related conditions.

Bathroom Sink

14.10) Sink Conditions AS

Renovation in progress.

Shower - Tub - Toilet

14.11) Shower - Tub Conditions AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

14.12) Toilet Conditions AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

15 Bathroom 3

Walls - Ceilings - Floors

15.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

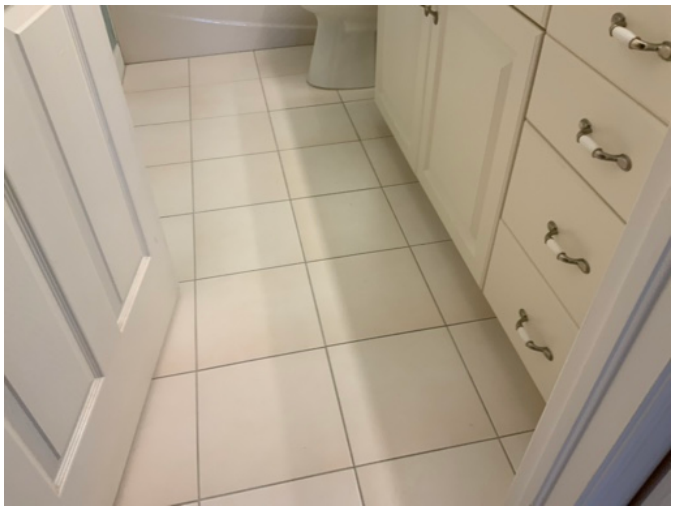
15.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



15.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



15.4) Heat AC Conditions AS

Register present

Windows - Doors

15.5) Bathroom Window Conditions AS

15.6) Bathroom Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

15.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

15.8) Lighting Conditions AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

15.9) Vent Fan Conditions AS

Vent present

Bathroom Sink

15.10) Sink Conditions AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet

15.11) Shower - Tub Conditions AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

15.12) Toilet Conditions AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

16 Kitchen

Walls - Ceilings - Floors

16.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

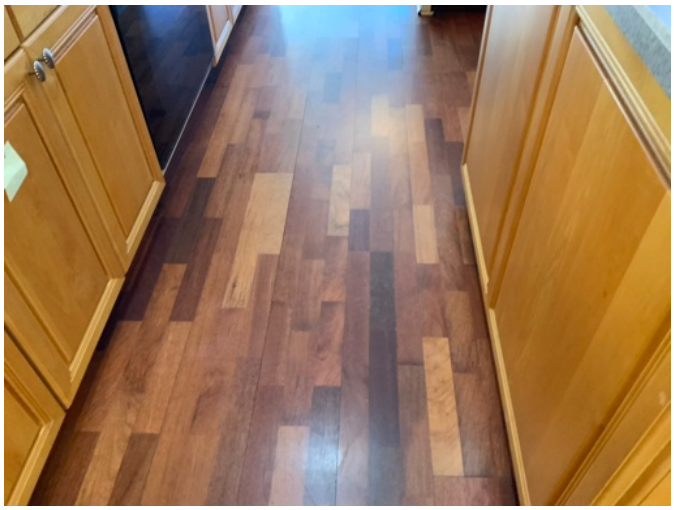
16.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



16.3) Floor Conditions R

The floors and / or floor coverings were worn. This is cosmetic, some refinishing may be necessary.





16.4) Heat AC Conditions AS

Registers present

Windows - Doors

16.5) Kitchen Window Conditions AS

16.6) Kitchen Door Conditions AS

Electrical Conditions

16.7) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

16.8) Lighting Conditions AS

The lighting controlled by wall switches was operational at the time of inspection.

Kitchen Sink - Counter tops - Cabinets

16.9) Cabinet Conditions R

The kitchen island was loose and needs secured.



16.10) Sink Plumbing Conditions AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

17 Garage - Laundry

Walls - Ceilings - Floors

Garage Type Number of cars is two.

17.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

17.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



17.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



17.4) Window Conditions AS

17.5) Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

17.6) Electrical Conditions AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

17.7) Lighting Conditions AS

The lighting controlled by wall switches was operational at the time of inspection.

Laundry Room

Location The laundry facilities are located in the laundry room.

17.8) Laundry Room Conditions AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

18 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

18.1) Foundation Conditions AS

Appears serviceable condition at the time of inspection.

Flooring Structure

Flooring Support Type

18.2) Flooring Support Conditions AS

The visible and accessible areas of the flooring support system appeared to be in serviceable condition at the time of the inspection.

19 Stairway-Hallway

Stairway-Hallway condition

19.1) condition AS

20 Pool-Irrigation-Fence

Condition

20.1) Condition R

The pool heater was not operational. The pool pump was missing the ground wire. The swimming pool coping tile is cracked, loose, and missing in one or more locations around the pool perimeter. Cracked and missing coping tiles expose the underlying pool shell and bond beam to water intrusion. Service and repair needed from a licensed pool contractor. The irrigation is controlled by the HOA.











