

Inspection Report

Provided by: David Lee



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Property Address



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Report Information

Client Information

Client Name

[REDACTED]

Client Phone

[REDACTED]

Property Information

Approximate Year Built 2022 New construction

Approximate Square Footage 2292

Number of Bedroom 4.

Number of Bath 2.5

Inspection Information

Inspection Date 06/09/2023

Inspection Time 1 pm

Weather Conditions Dry.

Outside Temperature 85

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, Windows, 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 is only a summary of the inspection report and is not a complete list of discrepancies.

1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1.1) Grading Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete. Concrete Pavers.

1.2) Driveway Conditions

AS

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



Sidewalk Material

Concrete Pavers.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



1.3) Sidewalk Conditions

AS

Some grass in joints

Retaining Wall

1.4) Retaining Wall Conditions

AS

2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch.



2.1) Front Entrance Conditions

AS

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

Back Entrance Type

Covered Patio.



2.2) Back Entrance Conditions

R

Concrete finish is peeling off back patio

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



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

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation. Siding must be 4-6 inches from the ground moisture can penetrate into the siding.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Windows - Doors

Window Type Double Hung.

Window Material Vinyl.

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.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Water Faucet(s)

Faucet Location

East side of home. West side of home. South side of home.



2.6) Faucet Conditions

R

Hose faucet had a broken or missing handle recommend repairing or replacing.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Chimney

2.7) Chimney Conditions

AS

3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

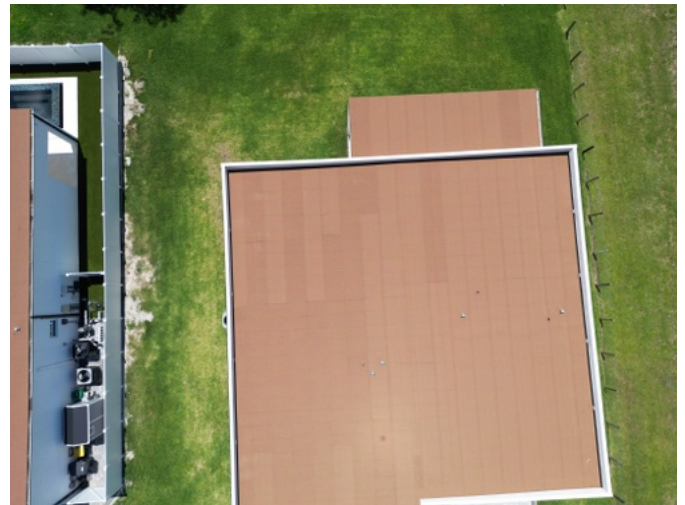
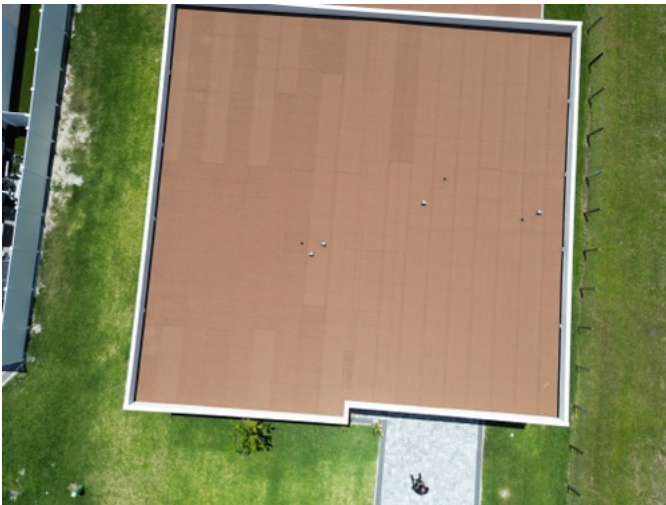
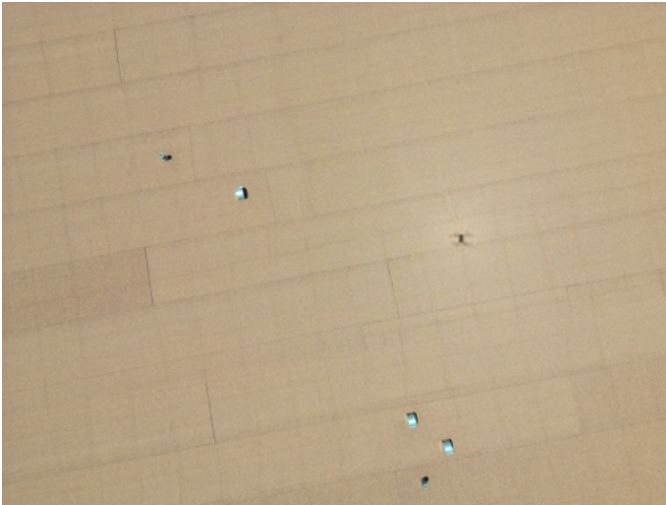
Flat.

Roof Covering Material

Asphalt composition shingles.



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Number of Layers One.

3.1) Roof Covering Condition AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

3.2) Flashing Conditions AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions AS

The gutter system appeared to be in serviceable condition at the time of the inspection.

Attic Area

Attic Access There was no access found to the attic. Framing, insulation, and associated roof components could not be

inspected.

Method of Inspection

The attic inspection was limited to those areas visible from the access.

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

No Vents Present. Flat roof

3.5) Attic Ventilation Conditions

AS

The ventilation in the attic appeared to be adequate.

3.6) Attic Insulation Conditions

AS

4 Heating - Air

Heating

Location of Unit Garage.

Heating Type Heat Pump.

Energy Source Electric.

4.1) Unit Conditions

AS

The heating system was operational at 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 serviceable condition at the time of inspection.

4.3) Ventilation Conditions

AS

4.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.



Air Condition - Cooling

Type of Cooling System Split system.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

AC Unit Power

240V.

4.5) AC Unit Conditions

AS

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

5 Plumbing

Water Main Line

Main Shutoff Location

Side of the house



Main Line Material

The visible material of the main line / pipe appears to be plastic.

5.1) 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

Pex

5.2) 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.

5.3) 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)

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Water Heater Type Electric.

Water Heater Location Garage.



Water Heater Capacity 50 Gallon.

5.4) Water Heater Conditions

R

T P R (temperature pressure relief) valve overflow pipe too short at the time of the inspection. Recommend installation of an extension pipe 6 inches above the floor for increased safety. Client should consult a licensed plumber for additional information.



6 Interiors

Walls - Ceilings - Floors

6.1) Wall Conditions

AS

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



6.2) Ceiling Conditions

AS

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

6.3) 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.



6.4) Heat Source Conditions

AS

Windows - Doors

6.5) Interior Window Conditions

AS

6.6) Interior Door Conditions

AS

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

Electrical Conditions

6.7) Electrical Conditions

AS

6.8) Lighting Conditions

AS

6.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

6.10) Smoke Detector Conditions

AS

Fireplace

6.11) Fireplace Conditions

AS

7 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Copper.
Number of Conductors	Two.
7.1) Electrical Service Conditions	AS

Main Electrical Panel

Main Disconnect Location	At Main Panel. Outside at meter
Electric Panel Location	The main electric panel is located at the laundry area.



Panel Amperage Rating	200
Circuit Protection Type	Breakers.
7.2) Wiring Methods	AS

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

7.3) Electrical Panel Conditions	AS
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The main panel appeared to be in serviceable condition at the time of the inspection.

Electrical Subpanel

7.4) Subpanel Conditions

AS

8 Bedroom 1

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 Source Conditions

AS

Windows - Doors

8.5) Interior Window Conditions

AS

The accessible windows were tested and were operational at the time of the inspection.

8.6) Interior Door Conditions

AS

The interior doors closed and latched at the time of inspection

Electrical Conditions

8.7) Electrical Conditions

AS

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

8.8) Lighting Conditions

AS

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

8.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8.10) Smoke Detector Conditions

AS

Fireplace

8.11) Fireplace Conditions

AS

9 Bedroom 2**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 Source Conditions

AS

Windows - Doors**9.5) Interior Window Conditions**

AS

9.6) Interior Door Conditions

AS

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

Electrical Conditions**9.7) Electrical Conditions**

AS

9.8) Lighting Conditions

AS

9.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

9.10) Smoke Detector Conditions

AS

Fireplace

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

9.11) Fireplace Conditions

AS

10 Bedroom 3

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 Source Conditions

AS

Windows - Doors

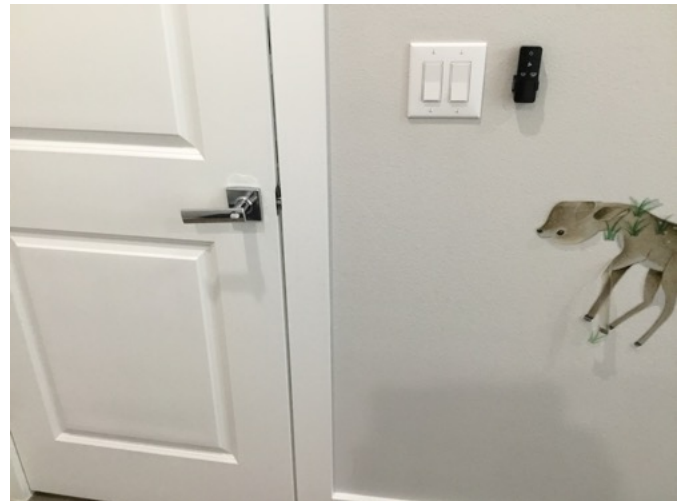
10.5) Interior Window Conditions

AS

10.6) Interior Door Conditions

R

The closet door and bedroom door were loose or difficult to operate. Repairs and / or adjustments are recommended. Door will not latch.



Electrical Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10.7) Electrical Conditions

AS

All outlets tested appeared to be in serviceable condition at the time of inspection.

10.8) Lighting Conditions

AS

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

10.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

10.10) Smoke Detector Conditions

AS

Fireplace**10.11) Fireplace Conditions**

AS

11 Bedroom 4

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 Source Conditions

AS

Windows - Doors

11.5) Interior Window Conditions

AS

11.6) Interior Door Conditions

R

Door will not latch.



Electrical Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11.7) Electrical Conditions

AS

All outlets tested appeared to be in serviceable condition 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

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

11.10) Smoke Detector Conditions

AS

Fireplace**11.11) Fireplace Conditions**

AS

12 Bathroom 1

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 Source Conditions

AS

Windows - Doors

12.5) Bathroom Window Conditions

AS

12.6) Bathroom Door Conditions

AS

Electrical Conditions

12.7) Electrical Conditions

AS

12.8) Lighting Conditions

AS

12.9) 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

12.10) Counter - Cabinet Conditions

AS

12.11) Sink Conditions

AS

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

Shower - Tub - Toilet

12.12) Shower - Tub Conditions

AS

12.13) Toilet Conditions

AS

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

13 Bathroom 2

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 Source Conditions

AS

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

13.8) Lighting Conditions

AS

13.9) Vent Fan Conditions

AS

Bathroom Sink

13.10) Counter - Cabinet Conditions

AS

13.11) Sink Conditions

AS

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

Shower - Tub - Toilet

13.12) Shower - Tub Conditions

AS

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

13.13) Toilet Conditions

AS

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

14 Bathroom 3

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 Source Conditions

AS

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

14.8) Lighting Conditions

AS

14.9) Vent Fan Conditions

AS

Bathroom Sink

14.10) Counter - Cabinet Conditions

AS

14.11) Sink Conditions

AS

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

Shower - Tub - Toilet

14.12) Shower - Tub Conditions

R

Shower head continues to drip after water was turned off. The shower drained slowly in bath . This may be an indication of a plumbing problem.



14.13) Toilet Conditions

AS

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

15 Kitchen

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 Source Conditions

AS

Windows - Doors

15.5) Kitchen Window Conditions

AS

15.6) Kitchen 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

15.8) Lighting Conditions

AS

15.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

Kitchen Sink - Counter tops - Cabinets

15.10) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

15.11) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

15.12) 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.

15.13) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances**Stove - Range Type**

The oven is electric. The range is electric.

15.14) Stove - Range Condition

AS

15.15) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.

15.16) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

16 Basement

Walls - Ceilings - Floors

- 16.1) Basement Stair Conditions
- 16.2) Wall Conditions
- 16.3) Ceiling Conditions
- 16.4) Floor Conditions
- 16.5) Heat Source Conditions

Windows - Doors

- 16.6) Basement Window Conditions
- 16.7) Basement Door Conditions

Electrical Conditions

- 16.8) Electrical Conditions
- 16.9) Lighting Conditions
- 16.10) Sump Pump Conditions

Other Conditions

- 16.11) Other Conditions

17 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

17.1) Siding Conditions (if detached)

AS

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

17.2) Roof Conditions (if detached)

AS

17.3) Wall Conditions

AS

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

17.4) Ceiling Conditions

AS

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

17.5) 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.

17.6) Window Conditions

AS

17.7) Door Conditions

AS

Today's standards require garage interior passage door's to be equipped with a self closing hinge device.

17.8) Vehicle Door Conditions

AS

17.9) Electrical Conditions

AS

17.10) Lighting Conditions

AS

Laundry Room

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

17.11) Laundry Room Conditions

AS

18 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

18.1) Foundation Conditions

AS

Flooring Structure

18.2) Flooring Support Conditions

AS