

PROPERTY INSPECTION REPORT

Alta Integrity Home Inspections LLC



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Alta Integrity Home Inspections LLC

Inspection Prepared For [REDACTED]

Date of Inspection: 9/4/26
Year Built: 1981 Size: 1248sqft
Weather: Sunny

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.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - 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.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

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!

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Report Summary

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

Safety Hazard Condition

Electrical

Page 24 Item: 4	Wire Type/Breakers	• Open breaker panel slot(s) at panel box cover. Electrocution hazard.
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Interior Areas

Page 33 Item: 4	Smoke/Carbon Monoxide Detector	<ul style="list-style-type: none"> • Carbon monoxide detectors are not present • IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home.
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Recommended Repairs & Upgrades

Roof

Page 6 Item: 2	Roof Condition	• Exposed nails/staples along roof ridge. Recommend sealing all fastener heads to prevent water/moisture entry
----------------	----------------	--



Inspection Details

1. Attendance

Client/Agent arriving at the end for a overall review

2. Home Type

Manufactured Home

3. Occupancy

Vacant • The utilities were on at the time of inspection.

4. Overview

Scope of Inspection: All components designated for inspection in the InterNachi Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

• **Main Entrance Faces:** For the purpose of this inspection, this **house faces north**. • In Southern California, a north-facing house can offer several benefits, especially in terms of energy-efficiency and indoor comfort. Some advantages of choosing a north-facing house in this region are:

Energy Efficiency- Highly energy-efficient in warm climates because they avoid excessive heat build up, requiring less energy for cooling and leading to reduced utility cost.

Cooling Cost- North facing homes can naturally warm the interior, which can help reduce heating cost.

Natural light- Homes generally receive indirect sunlight throughout the day, providing a more pleasant and stable environment that requires less artificial light. • **Weather Conditions:** Sunny • **Ground Cover:** Dry • **Temperature at the inspection start:** 75' • **Approximate Age:** >36

5. House Photos

• **HUD Label:** Certifying it meets federal safety & construction standards set by the U.S. Department of Housing and Urban Development (HUD) since 1976, containing a unique label number and agency code for identification and verification. ****Mandatory for all Manufactured Homes****



HUD Label (not visible painted over)

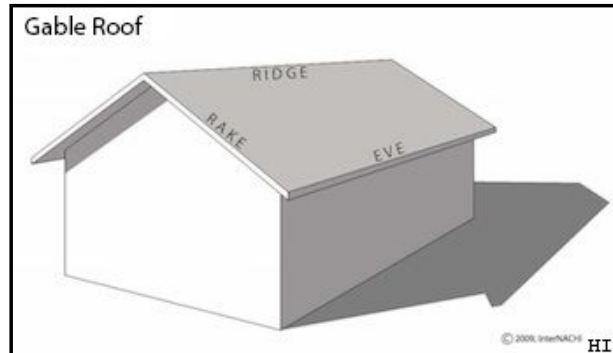


Roof

1. Roofing

Material Type/Roof Style:

Type: Asphalt Shingle • Style: Gable • Gable Illustration

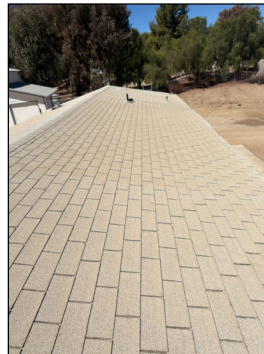


2. Roof Condition

Inspected From- Inspected from roof

Roof Condition-

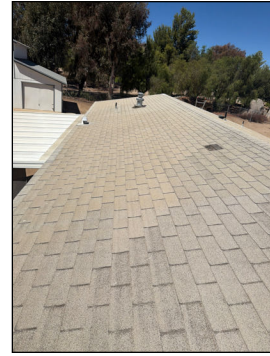
- This inspection is made on the basis of what is visible and accessible on the day of inspection and is not a warranty of the roof system or how long it will be watertight in the future. Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks. We do not inspect for the insurability of the home and roof and whether it meets with your insurance companies underwriting approval. Recommend your insurance company pre-approve the roof and related covered items before closing.
- Exposed nails/staples along roof ridge. Recommend sealing all fastener heads to prevent water/moisture entry



Staples in one or more shingles not sealed



Line shown to display staple areas of concern



3. Vent Remarks

Vents Remarks-

- Vents weather proofing sealant (black tar looking material) showing signs of cracking this is typical wear from the elements recommend resealing as needed



Small gaps in sealant
recommend reapplying in
needed areas

4. Gutter Remarks

Gutter Material- Galvanized/Aluminum

Gutters Remarks-

- Small area of gutter in satisfactory conditions



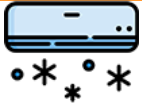
Section of gutter over main entry no defects observed

5. Flashing

Flashing Material- Galvanized/Aluminum

Flashing Remarks:

- Maintenance necessary on an annual or semi-annual basis. This generally consists of a visual inspection and if needed resealing gaps of any and all through-the-roof vents as necessary.
- Exterior flashing installed and showing no signs of damage or defects



Heat/AC

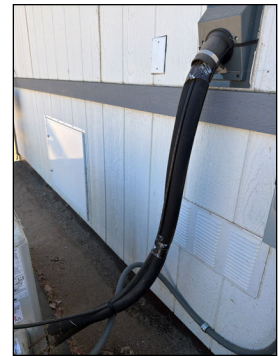
The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at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

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

1. Refrigerant Lines

Line Conditions-

- Lines have no visible damages or leaking noted from the visible area(s)



2. AC Condenser Condition

Compressor Info-

- Brand: AC Pro (All 3 same brand)
- Model year:(2) 2026 (1) 2024
- ---
- Serial #: (2026) 5400C563119B1050120011/5400A772016B1030120033 (2024) 63249912695
- Model #: (2026) MHPC-J-024BSB/MHPC-J-J012BSB (2024) AWHD(18)ND3MO
- ---
- Energy source: Electric
- ---
- Split Type Air Conditioner(s)
- Refrigerant: (2026) R454B/R454B (2024) R410A

Location- The unit(s) are located on the along the exterior grounds

AC Conditions-

- No defects or abnormal sounds during AC operation heard or observed all in proper operation
- Maintenance Tip: Recommend that **HVAC** professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.



#1 (2024)



#1



#1



Data Label #1



#1



#1



#1



#2



#2



Data Label #2



Serial # Data Label #2



#2



#2



#2



#3



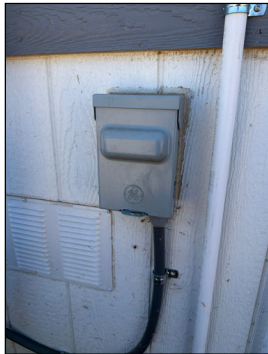
#3



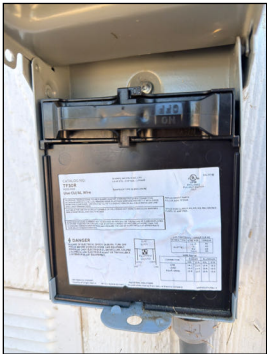
Serial # Data Label #3



Data Label #3



#3



#3



#3



Exterior Areas

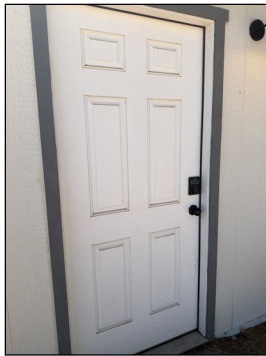
This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground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

1. Door Remarks

- Door one location: Garage Main Door
- Door one condition: Satisfactory
- Door one weatherstripping: Satisfactory
- ---
- Door two location: Back Entry Laundry
- Door two condition: Satisfactory
- Door two weatherstripping: Satisfactory
- ---
- Door three location: Back Living Room Sliding
- Door three condition: Satisfactory
- ---
- Door four location: Main Entry Door
- Door four condition: Satisfactory
- Door four weatherstripping: Satisfactory

Door Remarks-

- All door(s) and hardware operated under normal use with no difficulties or concerns



Door 1- Garage Main Door



Door 2- Back Entry Laundry



Door 3- Back Living Room Sliding

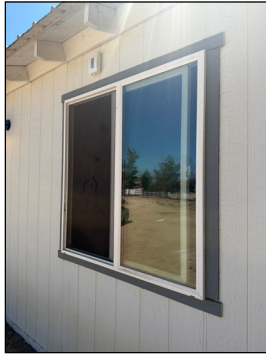
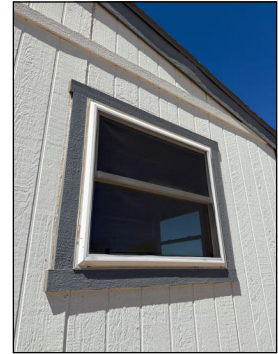


Door 4- Main Entry Door

2. Windows/Screens

Exterior Windows/Screens Material/Condition-

- Vinyl framed sliding window noted.
- All windows tested are in correct working order with no defects at the time of inspections



Fixed Window



3. Siding Condition

Siding Materials-

- Wood siding noted

Observations-

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



4. Exterior Paint

Observations/Remarks-

- No defects noted on the paint an annual maintenance inspection is recommended

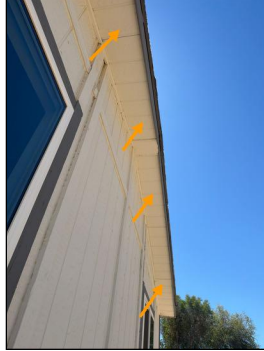
5. Soffit

Material- Wood

Condition: Closed Soffit

Remarks:

- Soffits are satisfactory additionally no signs of bird nesting or bee hives at the time of inspection



Closed Soffit shown for reference

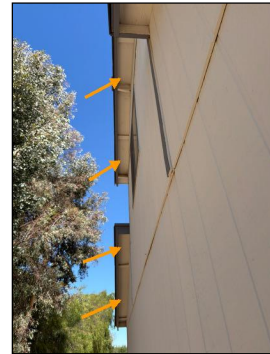
6. Eaves

Remarks/Observations-

- Eaves are satisfactory additionally no signs of bird nesting or bee hives at the time of inspection



Shown for reference

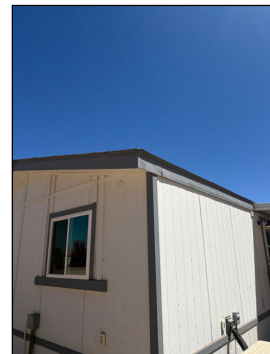


7. Fascia

Material- Wood

Observations-

- Fascia of the home/garage has no major areas of concern noted at the time of the inspection



8. Trim

Observations:

- Trim of the perimeter of the home/garage has no major areas of concern noted at the time of the inspection

9. Building Exterior Walls

Observations-

- No leaning/bowing/or bulging noted at the perimeter of the home/garage structure at the time of inspection



Grounds

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

1. Driveway and Walkway

Driveway & Walkway Material-

- Dirt driveway/walkways

Conditions-

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



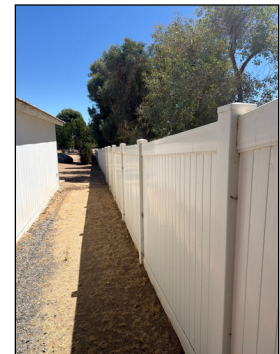
2. Fence

Fencing Material-

- Chain link
- Vinyl

Conditions-

- The fence is excluded from the home inspection. Any comments are made for courtesy purposes only.
- General fencing of the perimeter of the home is in good shape for age and wear.



3. Gating

Gate Material-

- Chain link

Gate Condition-

- Fences and gates are not included as part of a home inspection any comments made are for courtesy purposes only
- Driveway gate operated correctly no defect observed



Main Property Entry rolling gate noted

4. Grading

Grading Observations/Remarks-

- The exterior drainage is generally away from foundation.
- No major system safety or function concerns noted at time of inspection.

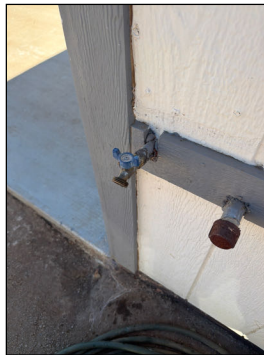
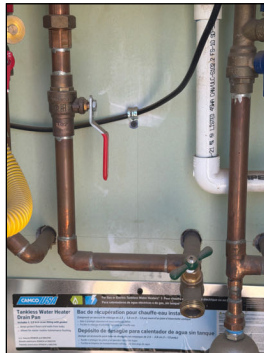
5. Hose Bibs

Locations- On all 4 exterior walls

Operable/Pressure- Yes, operable • 50 PSI



50psi



Hose Bib located at water heater enclosure

6. Plumbing

Material/Water Main Location-

- Main Water Valve- On the side exterior wall
- Water Supply-Public

Observations-

- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.



Main Water Shut Off Valve



Piping concealed with **PVC** tape



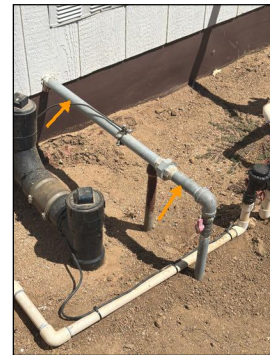
Waste clean out no defects

7. Main Gas Valve

Main Gas Valve Condition- No visible defects or damage noted at the time of inspection



Main Gas Shut off Valve



Gas piping shown for reference

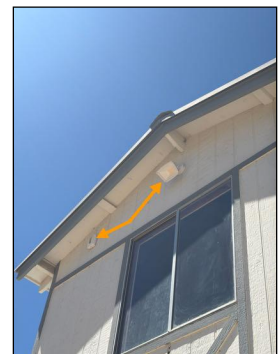
8. Gas Meter

Location- Not Present

9. Grounds Electrical

Electrical Operations--

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- ---
- **GFCI** present: Yes
- GFCI operable: Yes
- ---
- Lights tested operational: Yes



Exterior light and Outdoor receptacle



Out door lamps operational

10. Electric Meter

Location- Above Main Shut off Panel

Conditions- No visible defects or damage noted at the time of inspection



11. Stairs & Handrail

Observations-

- Steps/rails satisfactory with no noticeable areas of concern at the time of inspection



12. Patio/Porch/Pergola

Patio & Porch Roofing Type-

- Metal standing seam roofing noted.

Patio & Porch Conditions:

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





Foundation

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

1. Slab Foundation

Type-

- Poured concrete slab (Garage)



2. Slab Foundation Conditions

Observations-

- No visible defects or areas of concern

3. Foundation Walls

Material-

- Wood
- One or more anchor bolt(s) were visually inspected with no visible damage or defects

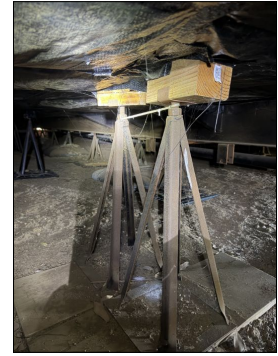


Wall bottom plate no visible defects

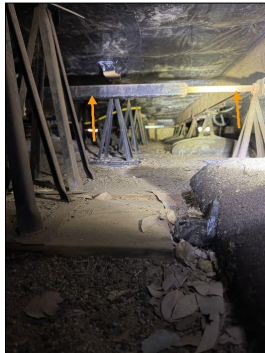
4. Systems

Crawlspace Observations:

- Jack Stand and base system as well as seismic support(s) installed with no noticeable defects or damages at the time of inspection
- Support Material: Steel



Jackstand(s) & Base Stand(s)
shown for reference



Seismic Support Rod present added benefit



Steel Beam shown for reference

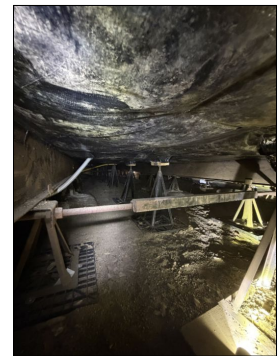
5. Joist/Subflooring

Observations:

- Joists: No Defects observed
- Subfloor: No visible areas of concern or damages at the time of the inspection
- ---
- Subfloor moisture barrier (black covering) has no observed damage or defects at the time of inspection



Moisture Barrier shown for
reference





Electrical

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

1. Electrical Panels

Main Panel Location-

- Main Disconnect in panel box.
- West side of the house.

Sub Panel Location-

- # 2 Sub Panel exterior located by the main panel
- #3 Sub Panel located in the laundry room hallway (behind picture frame)

Observations:

- No major visible safety concerns noted on all panel(s) at the time of inspection



Main Service Disconnect



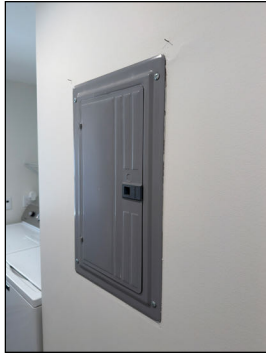
Surge Protection



Sub Panel Exterior



#2 Sub Panel Behind this frame



#2 Sub Panel Interior



Hot Tub disconnect (recommend asking owner about the panel and its receptacle location for reference)

2. Main Amp Breaker



Main Panel Breaker 200amp



#2 Sub Panel Main Breaker 200amp

3. Main Service Conductors

Wire Type-

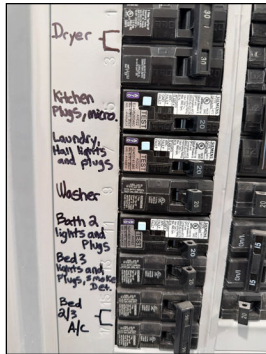
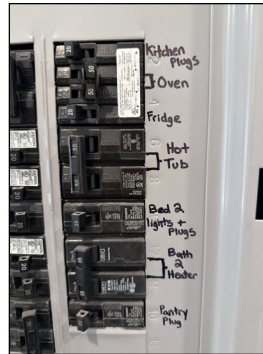
- Not Visible
- No major visible safety concerns noted at the time of inspection at the main panel box

4. Wire Type/Breakers

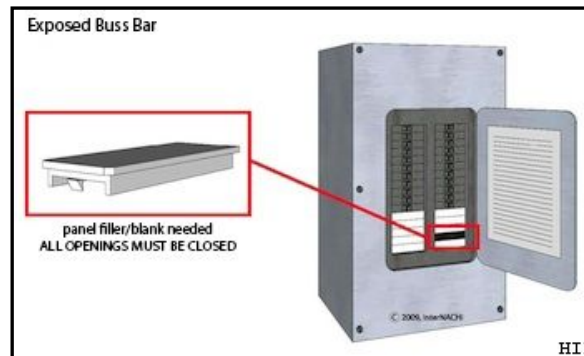
Material/Wire Type- Copper • Romex

Type of Breakers-

- Combo breaker AFCI/GFCI
- ---
- Appears Grounded: Yes
- ---
- Surge protection installed: Yes
- Blanks for open spaces (Illustration)
- Open breaker panel slot(s) at panel box cover. Electrocution hazard.



Panel has two open spaces this is a safety hazard



5. Service Entrance

Entrance- Underground



Underground Service



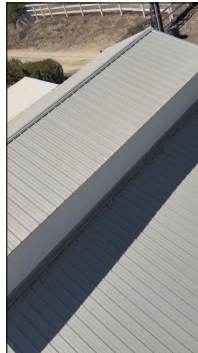
Garage

1. Roofing

Materials/Layers- Metal

Observations-

- No visible defects or damages noted at the time of inspection
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



2. Flooring

Type Floor- Concrete

Observations-

- Floor in good shape for age and wear. No deficiencies noted.



3. Rafters & Ceiling

Observations-

- Moisture stains present: No
- Typical cracks: No
- Open ceiling with no major deficiencies of the roof structure at the time of inspection
- Plywood Sheathing noted.



4. Electrical

Electrical Operations-

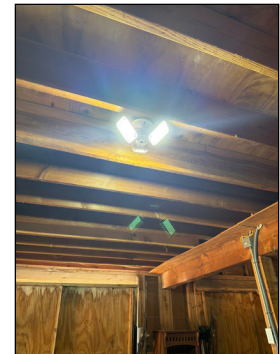
- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- ---
- GFCI present: Yes
- GFCI operable: Yes

Switches & Lighting-

- Switches: Yes
- Switches operable: Yes
- ---
- Lighting Operable: Yes

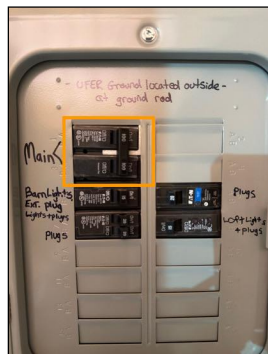
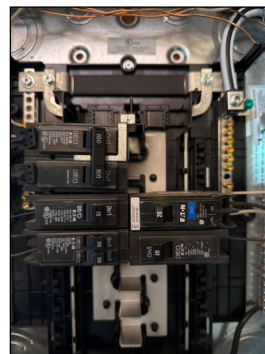
Overall Observations:

- Electrical: No apparent defects





Main Panel Garage



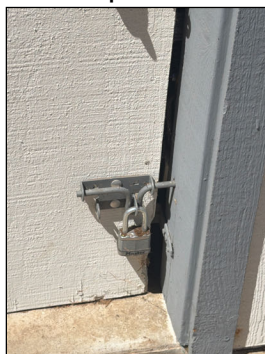
Main Breaker 100amp

5. Garage Door

Material- Three - single 7', wood panel, old style manual hinged doors. Original equipment.

Conditions-

- Doors were locked with pad-lock at the time of the inspection



All garage doors locked were not open





Water Heater

1. Heater Enclosure

Observations-

- The water heater enclosure is functional.



2. Combustion

Clearance-

- The combustion chamber/vents area appear to in functional condition.

3. Venting

Spacing/Piping-

- Venting has no visible defects



4. Conditions

Heater Type-

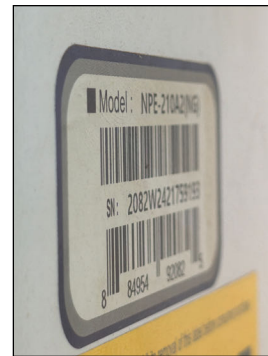
- Model year: 2024
- ---
- Model #: NPE-210A2NG
- Serial #: 2082W2421759193
- ---
- Gas

Location-

- The heater is located in the exterior closet.

Source/Conditions-

- Water Source: Public
- No major system safety or function concerns noted at time of inspection.

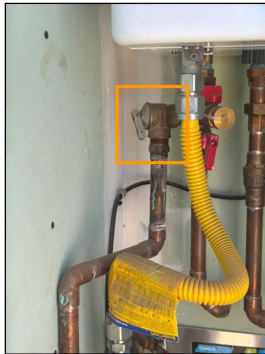


Data Label

5. TPRV

Present/Observations-

- Appears to be in satisfactory condition -- no concerns.
- Extension pipe terminating outside properly no defects noted



TPRV valve



Drain extension pipe no visible defects observed

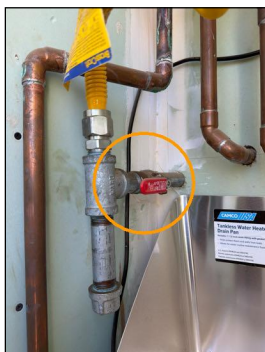
6. Number Of Gallons

Amount/(Optional) Tankless- Tankless water heaters do not have a storage gallon capacity like traditional tanks; instead, they are rated by flow rate, typically 2–5 gallons per minute (GPM) for electric and up to 5–10 GPM for gas units. They provide endless hot water on demand based on GPM and temperature rise

7. Gas Valve

Observations-

- Appears functional with no visible defects
- Disconnect: Yes (This is generally the receptacle that the heater is plugged in to that serves as the "Disconnect")



Heater Electrical Disconnect

8. Plumbing

Materials-

- Copper Pipe

Observations-

- No deficiencies observed at the visible portions of the supply piping.



Hot/Cold lines shown for reference



Tankless Drain Pan noted no defects



Interior Areas

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

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

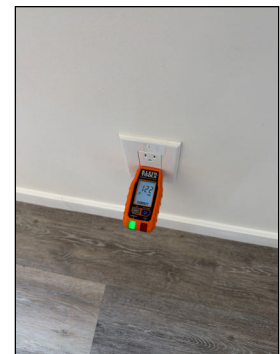
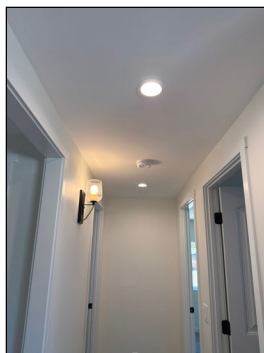
1. Doors

- All door(s) and hardware operated under normal use with no difficulties or concerns

2. Electrical

Electrical Operations-

- SWITCHES---
- Switches operable: Yes
- 3 way switches operable: Yes
- RECEPTACLES---
- Receptacles operable: Yes
- LIGHTING---
- Lights tested operational: Yes



3. Window-Wall AC or Heat

Additional AC/Heater Units-

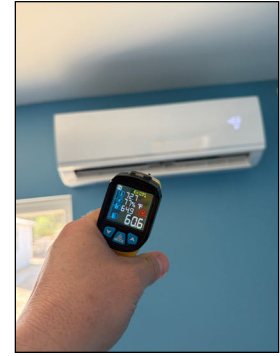
- Type: Mini Split(s)
- Mini Split(s): Operational Yes
- All units worked properly blowing hot/cold air at the time of inspection



AC Temp 54'



AC Temp 54



AC Temp 60'



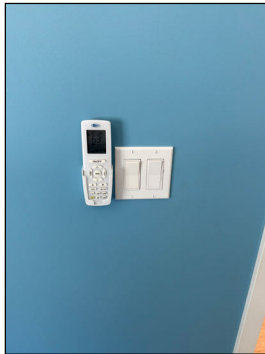
Heater Temp 70'



Heater Temp 73



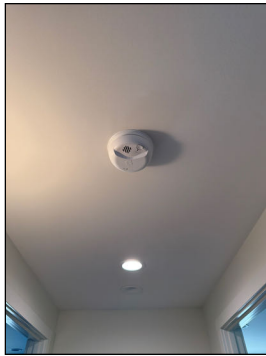
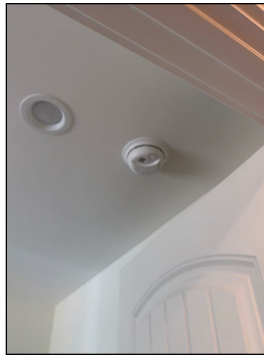
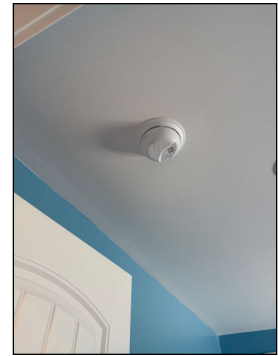
Heater Temp 73



4. Smoke/Carbon Monoxide Detector

On Site/Remarks-

- ****Smoke Detectors****
- Smoke detectors are present
- Carbon monoxide detectors are not present
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home.



5. Patio Doors

Observations-

- Wooden sliding patio doors noted
- The door is showing signs of wear older style wooden door



6. Screen Doors

Observations-

- Sliding door screen is functional.



7. Walls/Ceiling/Floor

Finishes-

- Ceilings: Wooden Board Paneling/Trim
- Walls: Drywall
- Flooring: Laminate

Observations-

- No visible defects or damage to any and all surfaces at the time of inspection
- Moisture Stains Present: No





Bathroom(s)

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

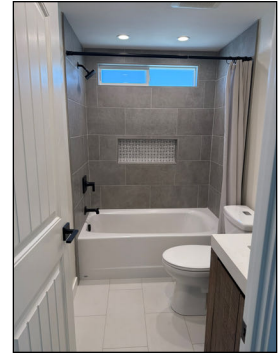
1. Walls/Ceiling/Floor

Finishes-

- Ceilings/walls: Drywall
- Flooring: Laminate

Observations:

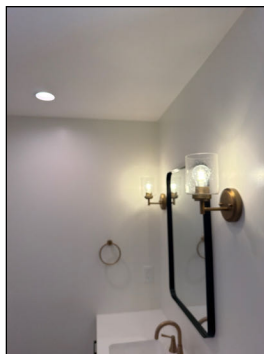
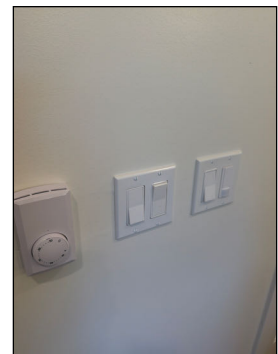
- No visible defects or damage to any and all surfaces at the time of inspection
- Moisture Stains Present: No

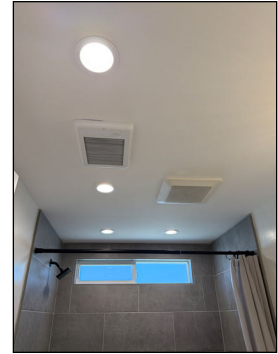


2. Electrical

Electrical Operations-

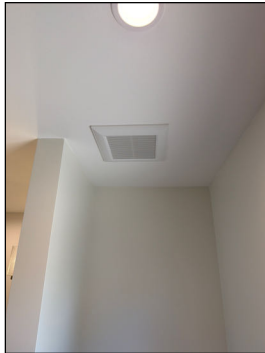
- SWITCHES***
- Switches: Yes
- Switches, operable: Yes
- RECEPTACLES***
- Receptacles: Yes
- Receptacles, operable: Yes
- LIGHTING***
- Lights tested operational: Yes





3. Exhaust Fan

- Present: Yes
- Operable: Yes



4. Doors

Observations:

- All door(s) and hardware operated under normal use with no difficulties or concerns

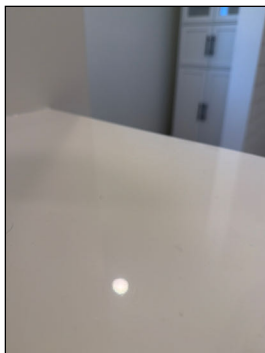
5. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

6. Counters

- Solid Marble tops noted

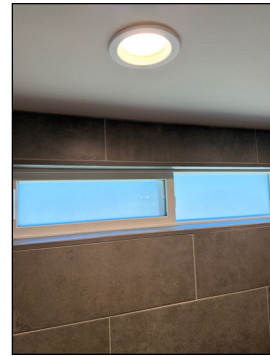


7. Windows

Material/Type- Vinyl framed single hung/sliding window(s) noted

Conditions:

- All windows tested are in correct working order with no defects at the time of inspections



8. Heating

- Heating source present: Yes



Heater in each bathroom



Heater Control in each bathroom

9. Water Flow/Drainage

Observations-

- WATER FLOW***
- All water flow from bathroom(s) fixtures were at a satisfactory rate
- DRAINAGE***
- All water draining from bathroom(s) fixtures were at a satisfactory rate



10. Sinks

Observations-

- Sink(s) faucet leaks: No
- Sink(s) pipes leak: No
- Hot water present at all sink fixtures
- See individual photos of random temp checks for digital confirmation



11. Bathtubs/Showers

Materials/Operational-

- Acrylic/Fiberglass Tub noted
- Marble tile noted.
- ---

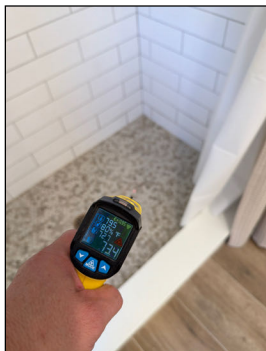
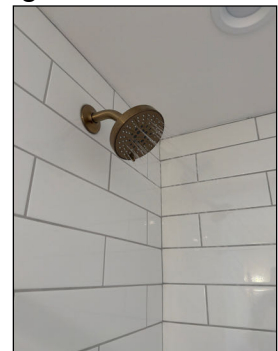
- Bathtub faucet leak: No
- Bathtub pipes leak: No

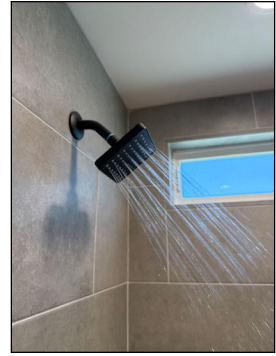
• ---

- Shower faucet leak: No
- Shower pipes leak: No

Observations-

- Hot water present at all tub/shower(s) fixtures
- See individual photos of random temp checks for digital confirmation

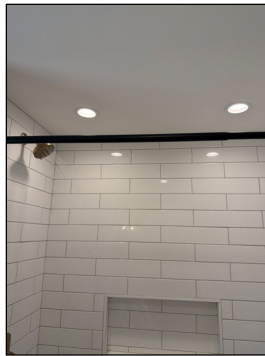
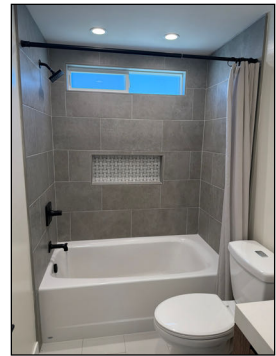




12. Enclosure

Observations:

- No defects observed from shower enclosures, sliding doors, or tub enclosures



13. Toilets

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Supply Lines leaking: No

Bedroom(s)

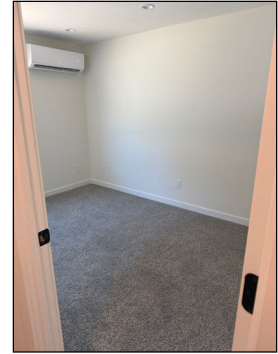
1. Walls/Ceiling/Floor

Finishes-

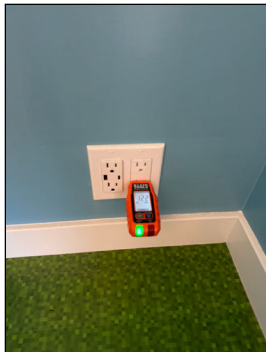
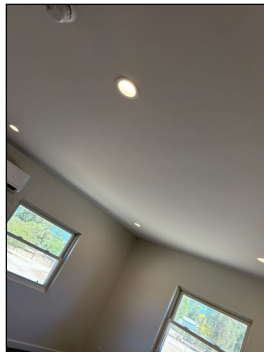
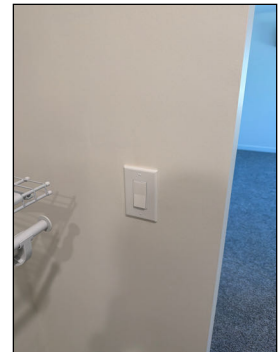
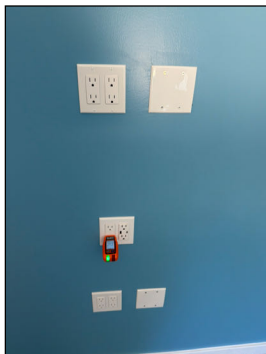
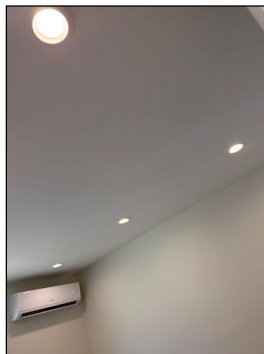
- Ceilings/walls: Drywall
- Flooring: Carpet

Observations:

- No visible defects or damage to any and all surfaces at the time of inspection
- Moisture Stains Present: No



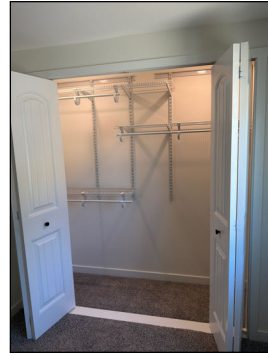
2. Ceiling Fan/Electrical



3. Door(s)

Observations:

- All door(s) and hardware operated under normal use with no difficulties or concerns
- Sliding doors operated properly with no visible defects at the time of inspection



4. Window(s)

Material- Vinyl framed sliding window noted.

Observations:

- All windows tested are in correct working order with no defects at the time of inspections

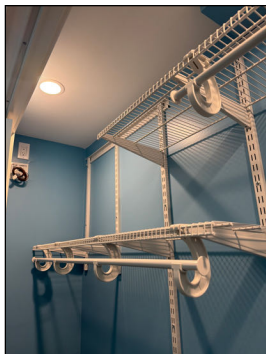


5. Closets

- Present: Yes
- Double Closet

Observations:

- Closet did have electrical switch & light





Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.

2. Counters

Observations:

- Counter: Granite
- No discrepancies at the time of inspection



3. Exhaust Fan

Type- Exterior Vented

Observations:

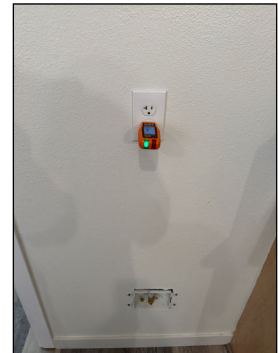
- Vent fan/light operable when tested



4. Electrical

Electrical Operations-

- SWITCHES***
- Switches: Yes
- Switches, operable: Yes
- RECEPTACLES***
- Receptacles: Yes
- Receptacles, operable: Yes
- LIGHTING***
- Lights tested operational: Yes
- ---
- GFCI present: Yes
- GFCI operable: Yes



5. Walls/Ceiling/Floor

Finishes-

- Ceiling: Wooden Board Paneling/Trim
- Walls: Drywall
- Flooring: Laminate

Observations:

- No visible defects or damage to any and all surfaces at the time of inspection
- Moisture Stains Present: No



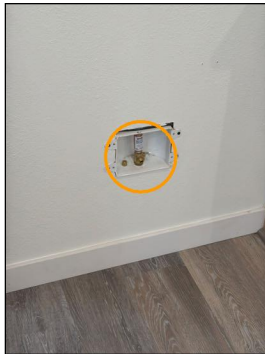
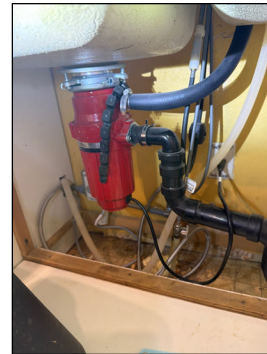
6. Plumbing

Sink/Plumbing-

- Faucet leaks: No
- Pipes leak/corroded: No
- ---
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- No leaks or moisture stains noted restricted visibility due to personal items
- Hot water present at all sink fixtures
- See individual photos of random temp checks for digital confirmation



Refrigerator Water Connection

7. Appliance Info

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes



Microwave tester "Passed"





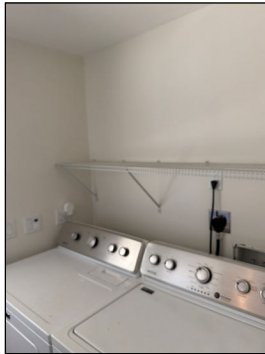
Laundry

1. Location



2. Cabinets/Shelving

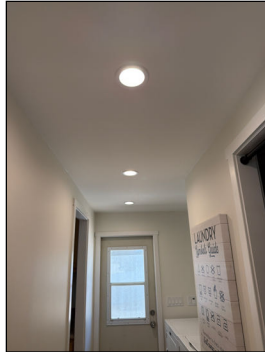
- Appeared functional at time of inspection.



3. Electrical

Electrical Operations-

- SWITCHES***
- Switches: Yes
- Switches, operable: Yes
- RECEPTACLES***
- Receptacles: Yes
- Receptacles, operable: Yes
- LIGHTING***
- Lights tested operational: Yes
- ---
- GFCI present: Yes
- GFCI operable: Yes



4. Gas Valve

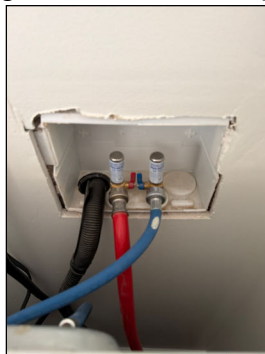
- Gas Line Valve Present- Yes



5. Plumbing

Observations-

- No visible leaking at the time of inspection



6. Doors

Observations-

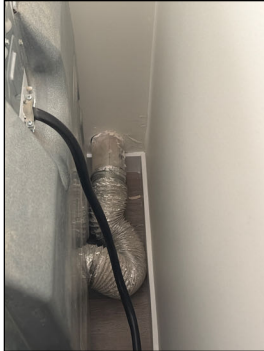
- No major system safety or function concerns noted at time of inspection.

7. Dryer Vent

Present- Room Vented: No • Dryer Vented: Wall

Observations:

- Exhaust vent is flex and correctly directed to the exterior wall for ventilation



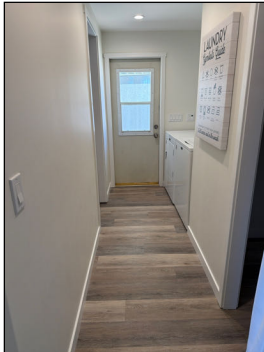
8. Walls/Ceiling/Floor:

Materials:

- Ceilings/walls: Drywall
- Flooring: Laminate

Observations:

- No visible defects or damage to any and all surfaces at the time of inspection
- Moisture Stains Present: No





Attic

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

1. Access

- Location: Garage
- Access: Stairs
- Stairs have a low headroom header mentioned to be aware of and use caution when using stairs



Low Header noted

2. Observations:

- Attic is conditioned walls/floors/ceilings have no visible defects or areas of concern



3. Insulation/Vapor Barrier

Insulation Type-

- Insulation: **Cellulose**

• ---

- Insulation: Batts

• ---

- Insulation Installed In: Rafters/Trusses



4. Ventilation

Type-

- Window functioning as ventilation noted



Attic Window noted -Aluminum Frame-

5. Roof Structure

Roof Structure Material-

- Roof Structure: Rafters
- ---
- Wood
- ---
- Collar ties
- ---
- Structural Type Problems Observed: No

6. Electrical

Electrical Remarks: Electrical: No apparent defects

Electrical Condition remarks:

- SWITCHES***
- Switches: Yes
- Switches, operable: Yes
- RECEPTACLES***
- Receptacles: Yes
- Receptacles, operable: Yes
- LIGHTING***
- Lights tested operational: Yes





Basement/Crawlspace

1. Basement/Crawlspace

Access Locations-

- Crawlspace Access Location: Exterior
- The access panel installed was functional during the inspection



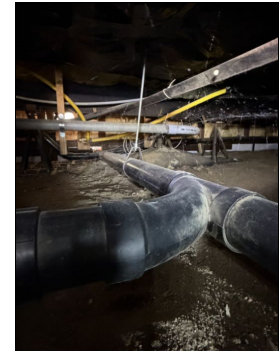
2. Plumbing

Plumbing Type-

- PVC
- **ABS**
- ---
- Metal Hangers

Observations:

- General plumbing (Supply/Waste) observed appears functional and with no visible defects or damages

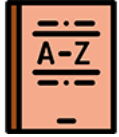


3. Ventilations

Locations/Type- Location: Wall vents



Crawlspace vents located around the perimeter of the home



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.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating Ventilation Air Conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Romex	A popular brand name for Non-Metallic (NM) white sheathed cable, commonly used for residential indoor wiring