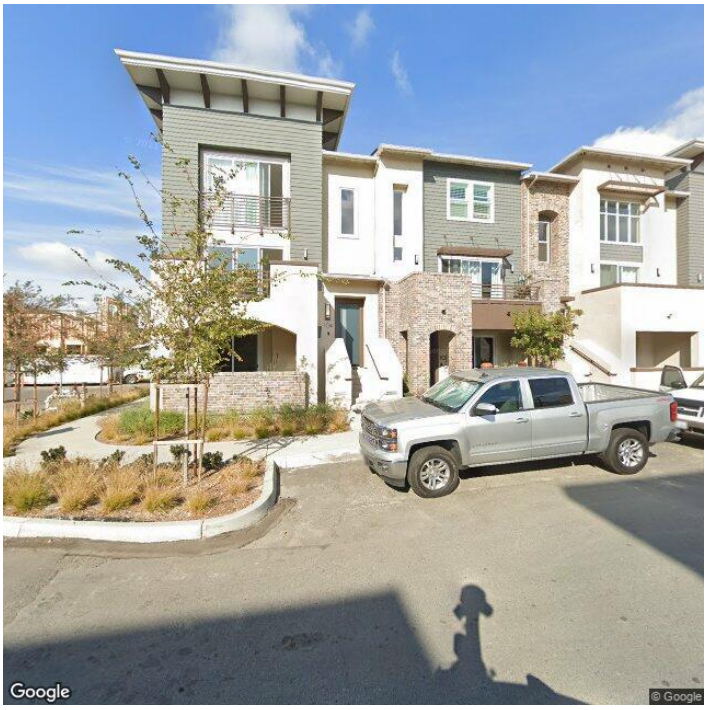
CEDRUS PROPERTY INSPECTIONS
+1 (619) 880-0245
guy@cedrusinspections.com
http://www.cedrusinspections.com



RESIDENTIAL HOME INSPECTION REPORT

[redacted]
Carlsbad, CA 92009

GF Cipriani
12/27/2025

Inspector
Guy Cipriani
InterNACHI Certified Professional Inspector
+1 (619) 880-0245
guy@cedrusinspections.com

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THANK YOU FOR CHOOSING US!

Thank you for choosing us to perform your general Home Inspection. We always endeavor to do our best in providing you with the information you need to make an informed purchase decision. Once you have read the report, don't hesitate to contact us with questions about report content or home condition.

Please take a few minutes to read the following...

The SCOPE OF THE INSPECTION

This report is designed to identify safety issues and system and major component defects in the following: roof materials and drainage, exterior, grading and surface drainage, foundation, general structure, attic, general interior, plumbing, electrical, and HVAC. Although we endeavor to be thorough, a General Home Inspection is not technically exhaustive, nor will it be as thorough as that of a specialist contractor (electrical, plumbing, roofing, etc.) or technician.

Non-Destructive

The inspection is non-destructive, and does not include damaging, dismantling, removing, or moving any mechanical components or personal belongings such as rugs, furniture, or boxes.

Visual only

The inspection is based on observations of the readily visible condition of the home during the time of the inspection only.

PURCHASE INCLUDES RISK

Having a General Home Inspection performed helps reduce the risk inherent in the purchase of a property. Because it is a general inspection, it is also a limited inspection and you should be diligent in following the recommendations for repair, correction, further evaluation, etc. as advised in this report. Deficiencies may exist requiring the services of a specialist such as a contractor or structural engineer. Although best efforts are made to identify hidden deficiencies according to observed evidence, such evidence is not always apparent. Invasive measures or dismantling any system or component exceeds the scope of the inspection.

You should schedule any specialist inspections in time to use the results in your negotiations with the seller. Because time constraints may exist in scheduling, make any necessary appointments as soon as possible after receiving this report. Pay attention to your contingency period (inspection objection) deadline.

Some conditions indicating a problem may only be readily visible seasonally or intermittently. Conditions sometimes exist that prevent inspection of certain systems or components. These may be environmental (such as weather-related), related to lack of utilities (gas, electricity, or water), or other. The inspection company disclaims

responsibility for inspecting systems, components, or items that are not readily accessible, visible or operable.

A HOME INSPECTION DOES NOT GUARANTEE FUTURE CONDITIONS

A home inspection report describes the condition of the home at the time of the inspection only. It is not a warranty or guarantee of any future conditions, which may change at any time once the inspection is complete. Manufacturer's or contractor's warranties of certain systems or components may or may not be in effect at the time of sale. Warranties may or may not transfer to you as the new owner, or may transfer with limitations. You should ask the seller and your agent about any such warranties. Warranties may be available for purchase. Read the fine print carefully to understand the terms, expiration date, and any other limitations.

IT'S NOT A CODE COMPLIANCE INSPECTION

The purpose of this report is not to identify any building code violations. This report may include descriptions of conditions that are building code violations, but this is because the goal of home inspections and building code inspections are similar: to help ensure that safe conditions exist. However, inspection for building code violations far exceeds the scope of the General Home Inspection, and you should adjust your expectations accordingly.

THIS REPORT REFLECTS OUR OPINION

This report reflects our opinion of the home condition according what was observed by the inspector and according to our experience. Over the years, building practices—along with what has widely been considered safe and acceptable— have changed. Building methods and materials have evolved and have been combined in different ways by designers by workmen of various attitudes and skill.

Some systems alone require years of training to understand at the contractor or engineering level. Home inspectors are trained to recognize deficiencies in a wide range of systems and components commonly found in homes, but part of this training is to understand the limitations of a General Home Inspection and when to recommend a specialist. You are encouraged to follow report recommendations.

DISCLAIMER

This report is limited to identification of certain, easily-identified features and conditions. It is non-invasive, limited to readily visible conditions, is not technical exhaustive, and does not include evaluating risk levels or identifying compliance with any jurisdictional or manufacturers requirements.

SUMMARY

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

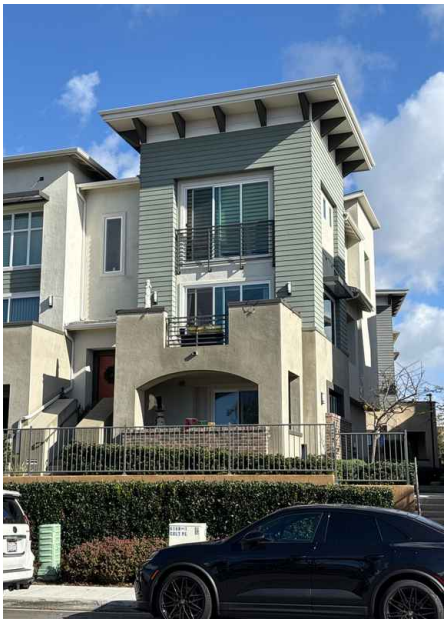
1: INSPECTION DETAILS

Information

Inspection Conditions: Approximate temperature at the inspection
60s F

Inspection Conditions: Property-related weather condition
Damp from recent rain

Inspection Conditions: Weather at the inspection
Sunny, Partly cloudy, Light wind



Inspection Conditions: Weather, over previous 2 days
Overcast and raining, Periods of moderate rain, Periods of light rain

Utilities on/off: Utilities: all utilities on
All utilities were on.

Attendees: Inspection Attendees
Buyer

The following attended some portions or all of the inspection:

Attendees: Portion Attended by Occupant
Entire

Occupancy: State of Occupancy
Owner occupied

Utilities on/off: Utilities on
Water on, Electricity on, Gas on

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

Animals onsite: Dog: no problem
A dog was present at the property during the inspection, but was not a hindrance to the inspection.

Occupancy: Occupancy: caretaker lived onsite
The home was a vacation home, unoccupied by the owner much of the time. A caretaker and his family lived onsite. Homes that are not used on a full time basis may have problems, such as plumbing leakage, that will not be identified without regular use.

Limitations

Condominium

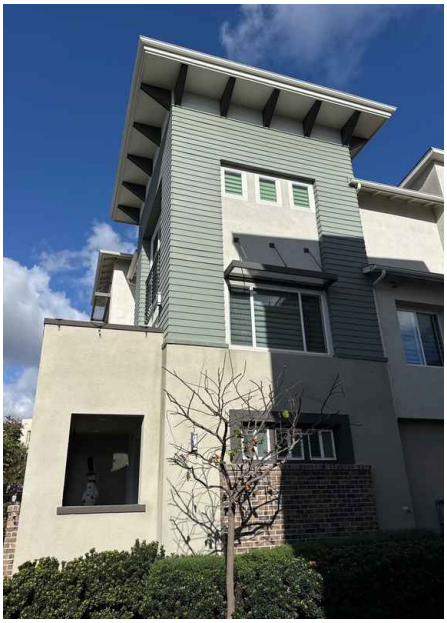
CONDOMINIUM DISCLAIMER (1)

Inspection of condominiums does not include those portions, typically the entire building exterior, grounds, and common areas for which the Condominium Association has responsibility for maintenance and repairs. Although as a courtesy these areas and deficiencies may be mentioned verbally, their mention should not be misconstrued as expanding the scope of the inspection to include all conditions in the disclaimed areas. The inspection report consists of the written report only.

2: ROOF

Information

Inspection Method: Roof inspection method
ground/binoculars



Asphalt Shingles: Substrate
1 layer

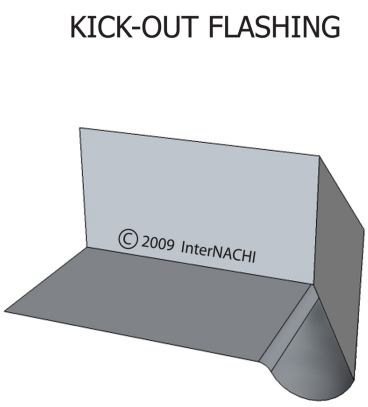
Roof Configuration: Roof Configuration
Hip, Shed

Roof Drainage: Drainage system materials
aluminum

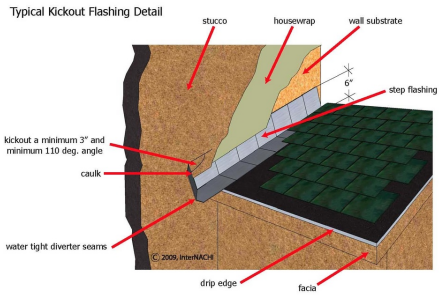
General Roof Flashing : General description *

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).



Kickout Flashing



Kickout flashing

Roof Drainage: Gutters & downspouts

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

Limitations

Roof Structure Exterior

SAFETY: LIMITED INSPECTION, HIGH ROOF

The Inspector was unable to walk the roof for safety reasons. The decision to walk a roof is solely at the inspector's discretion. The inspection company disclaims responsibility for evaluating conditions or identifying deficiencies not readily visible from the vantage points from which the roof was inspected. If you wish to have a more detailed roof inspection, you should hire a qualified roofing contractor with the equipment required to access the roof safely.

Roof Structure Exterior

CONDOMINIUM: COMMON AREA

The roof of this townhouse/condominium is considered common area and maintained by the condominium / homeowners association. Check with the owner / homeowners association if there has been any issues with the roof.

Roof Configuration

EXCESSIVE HEIGHT: NOT OBSERVABLE

The height of the roof from the ground made it difficult to inspect.
This is a limitation.

Underlayment

DISCLAIMER: UNDERLAYMENT COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the inspection company disclaims responsibility for evaluating its condition or confirming its presence.

General Roof Flashing

EXCESSIVE HEIGHT: NOT OBSERVABLE

Due to the excessive height of the roof, roof flashings were not observable.

Vents on the Roof

EXCESSIVE HEIGHT: NOT OBSERVABLE

Due to the excessive height of the roof, roof penetrations and vents were not observable or inspected.

Asphalt Shingles

FASTENING: DISCLAIMER

The Inspector examined the asphalt shingle roof only for readily visible indications of fastening deficiencies. The inspection company disclaims responsibility for fully evaluating shingle fastening, which would require breaking shingle sealant strip adhesion to view fasteners. This would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection.

Deficiencies

2.8.1 Roof Drainage

DOWNSPOUTS: DAMAGE/DISREPAIR

Moderate Concern

Downspouts designed to discharge roof drainage were damaged or in disrepair to an extent that may limit their ability to function as designed. This condition can result in excessively high soil moisture with the potential to cause foundation damage related to soil movement.

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

Information

Walkways: Walkway Materials
Concrete

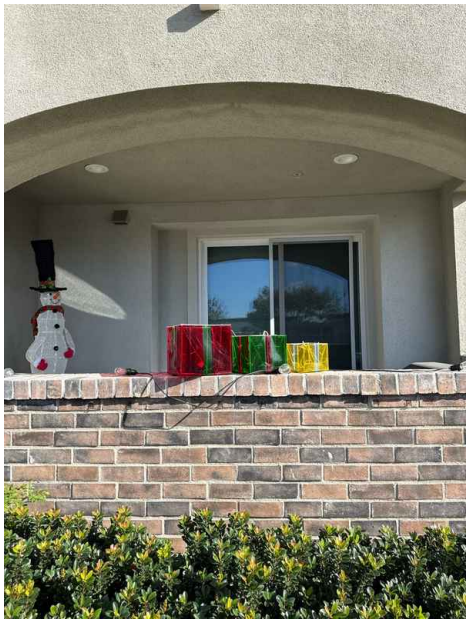
Door/Window Exteriors: Exterior door materials
Metal, Hollow core

Door/Window Exteriors: Window exterior materials
Vinyl Fiberglass

Exterior Stairways: Stairway material
Wood

Balcony: Balcony floor material
Stucco / wood frame construction, Elastomeric over plywood

Patio: Patio cover
Wood-framed cover/enclosure



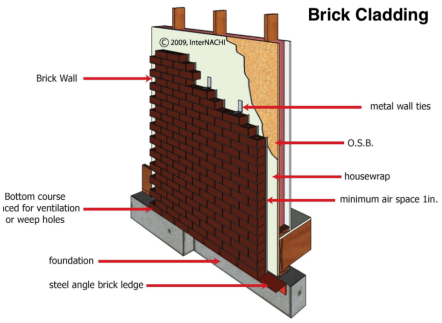
Patio: Patio Location
Front of home

Patio: Patio Materials
Poured concrete

Stucco/EIFS: Hardcoat stucco
Exterior walls of the home were covered with hardcoat stucco.

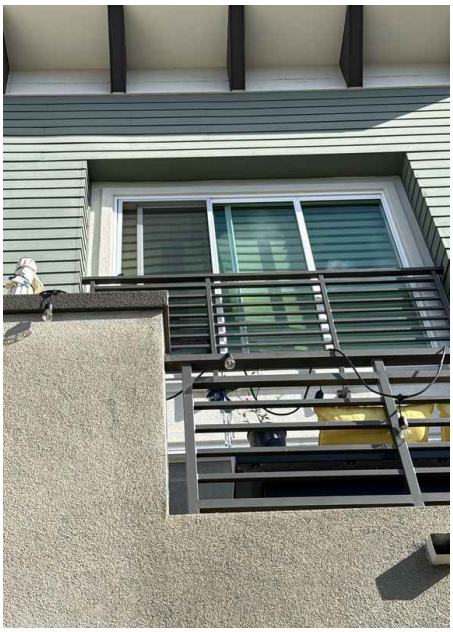
Balcony: Floor: elastomeric, waterproof material
The balcony walking surface was composed of a textured, elastomeric material designed to be waterproof and installed over solid sheathing that was not directly visible.

Brick Cladding: Brick cladding
Exterior walls appeared to be conventional wood framing covered on the exterior by brick. Proper modern construction methods include an air gap left between wood framing and the brick, a moisture-resistant barrier (housewrap), and a method for draining to the exterior any moisture that may enter the air gap. Brick is typically fastened to the framing using metal fasteners. Materials behind the brick are no longer readily visible once construction is complete.



Fiber-cement Siding: **Fiber-cement lapped siding installed**

Exterior walls were covered with a cementicous lapped siding. This siding is of high durability, stability, and fire resistance.



Limitations

Door/Window Exteriors

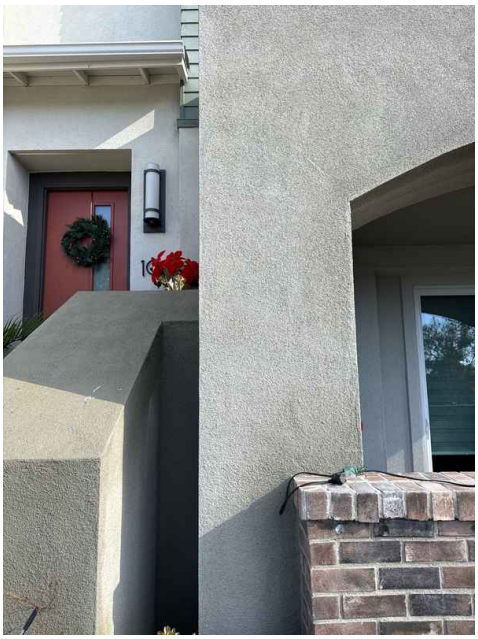
DISCLAIMER: UPPER LEVEL WINDOWS NOT CLOSELY VIEWED

The exterior of some upper level windows could not be viewed as closely as windows at ground level.

Stucco/EIFS

GENERAL STUCCO DISCLAIMER

Exterior walls of the home were covered with an exterior plaster generally called "stucco". Identifying the type of system used and failure to comply with any manufacturer's installation requirements exceeds the scope of this inspection. Many types of stucco materials and methods have been used over the years, many installed improperly. Although this report may contain comments on obvious deficiencies, a full inspection was not performed and deficiencies may still exist. You should have the stucco inspected by a qualified specialist. A list of Certified Stucco Inspectors and Specialists from the Exterior Design Institute, can be found at the **Exterior Design Institute**.



Fiber-cement Siding

DISCLAIMER: MANUFACTURER'S RECOMMENDATIONS

Exterior walls were covered with fiber-cement siding. Although the inspector will endeavor to identify common deficiencies, confirming compliance with any manufacturer's installation recommendations lies beyond the scope of the General Home Inspection. Any comments included in this report connected to installation requirements are provided as a courtesy only and should not be construed as being the result of a comprehensive, contractor-level inspection.

4: GARAGE

Information

Garage Description
Attached, 2-car

Automatic Opener: Garage Door Opener Type
Automatic belt drive

Automatic Opener: No automatic openers installed
The overhead garage door had no automatic opener installed.

Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- Door panels;
- Mounting brackets;
- Track & rollers;
- Manual disconnect;
- Warning labels;
- Automatic opener;
  - Automatic reverse;
  - Photo sensor; and
  - Switch placement.

Limitations

Ceilings, Floors, and Walls

FLOOR: LIMITED VIEW

The occupant's belongings significantly limited the Inspector's view of the garage floor.

Deficiencies

4.2.1 Overhead Doors

Minor Concern

MANUAL OPERATION: MANUAL OPERATION: NO HANDLES INSTALLED

The garage overhead door interior had no handles installed for use when opening the door manually. Handles should be installed for safety reasons.

Recommendation

Contact a qualified garage door contractor.

4.2.2 Overhead Doors

Moderate Concern

NO ENTRAPPMENT WARNING LABEL NEAR BUTTON

The garage overhead door had no warning label installed near the wall-mounted control button as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. A warning label should be installed for safety reasons.

Recommendation

Contact a qualified garage door contractor.

4.2.3 Overhead Doors

Moderate Concern

NO GENERAL WARNING LABEL

The garage overhead door had no general warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. A general warning label should be installed for safety reasons.

Recommendation

Contact a qualified garage door contractor.

4.2.4 Overhead Doors

Moderate Concern

NO SPRING WARNING LABEL

The garage overhead door had no spring warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage door springs store a significant amount of energy are potentially dangerous. A spring warning label should be installed for safety reasons.

Recommendation

Contact a qualified garage door contractor.

5: GENERAL STRUCTURE

Information

Foundation Walls: Foundation Configuration
Slab-on-grade

Limitations

Foundation Walls

CONCRETE SLAB: NOT VISIBLE, DISCLAIMER

The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be visually evaluated. The Inspector disclaims identification of any defects or deficiencies of the slab that would require direct viewing to identify.

Slab-on-Grade

SLAB-ON-GRADE: NOT VISIBLE, DISCLAIMER

The home floors were concrete slab, most of which were hidden beneath floor covering materials and could not be visually evaluated. The Inspector disclaims identification of any defects or deficiencies of the slab that would require direct viewing to identify.

6: ATTIC

Information

Attic Access: **Access hatch type and location**

Ceiling hatch, Master bedroom closet

Attic Access: **Attic inspection method**

From the hatch, Limited headroom

Radiant Barrier: **Radiant barrier sheathing installed**

The home had radiant barrier roof sheathing installed. Radiant barrier sheathing consists of a foil-type material bonded to the underside of the roof sheathing panels. Its purpose is to reflect heat to help reduce cooling costs.

Limitations

Attic Access

ATTIC ACCESS: INADEQUATE HEADROOM

The attic space lacked adequate headroom for safe entry. As a result, entering the attic space lies beyond the scope of the General Home Inspection and it was inspected from the hatch only. The Inspection company disclaims responsibility for identifying any deficiencies that were not readily visible during inspection.

7: ROOF STRUCTURE

Information

Attic/Roof Structure Ventilation: Attic Ventilation Method
Individual roof vents

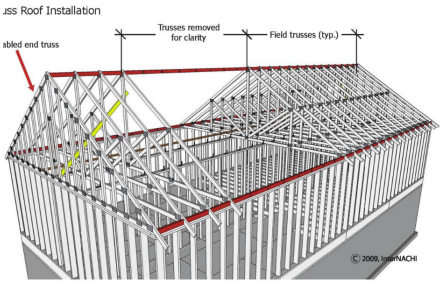
Attic/Roof Structure Ventilation: Roof Structure Ventilation
Individual roof vents

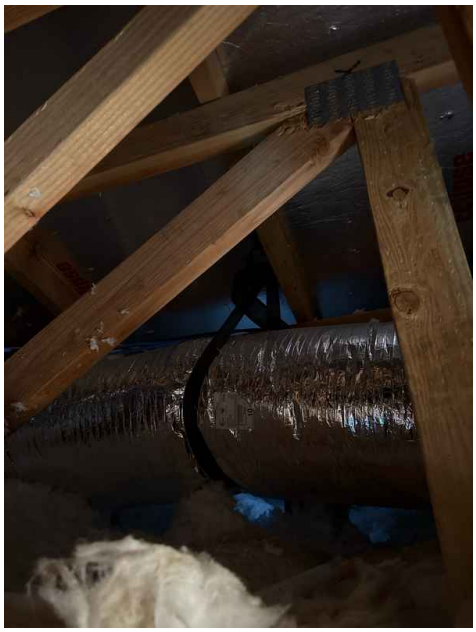
Conventional Roof Framing: Roof framing method
Conventional framing/Roof truss combination

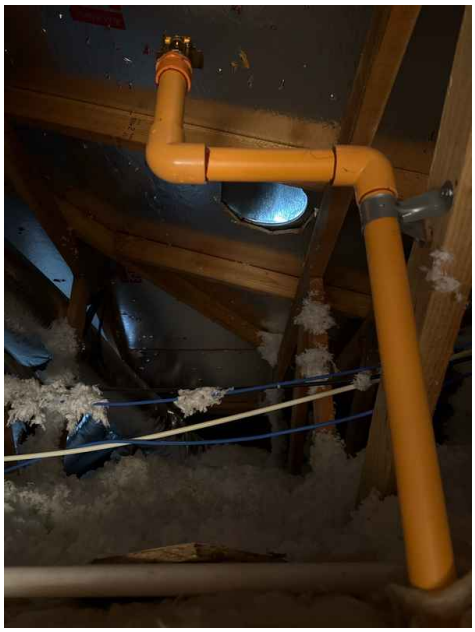
Roof Sheathing: Roof Sheathing Material
1/2-inch plywood, Radiant barrier sheathing

Roof Trusses: Truss roof

The roof was framed using manufactured roof trusses. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.







Roof Sheathing: Radiant barrier sheathing installed

Radiant barrier roof sheathing was installed. Radiant barrier sheathing consists of a foil-type material bonded to the underside of the roof sheathing panels. It's purpose is to reflect heat to help reduce cooling costs.

8: GENERAL INTERIOR

Information

Interior Doors: Interior Door Types
Hollow core

Windows: Window frame material
Vinyl

Windows: Window glazing type
Double-pane

Windows: Window style(s)
Single hung, Sliding, Fixed

Stairways : Type of staircase
Straight, 180-degree turn

Room Ventilation: Bathroom Configuration
1 sink in cabinet/toilet, 1 sink in cabinet/toilet/tub, 2 sinks in cabinet/toilet/shower, Enclosed shower

Room Ventilation: Bathroom Floor Materials
Ceramic tile

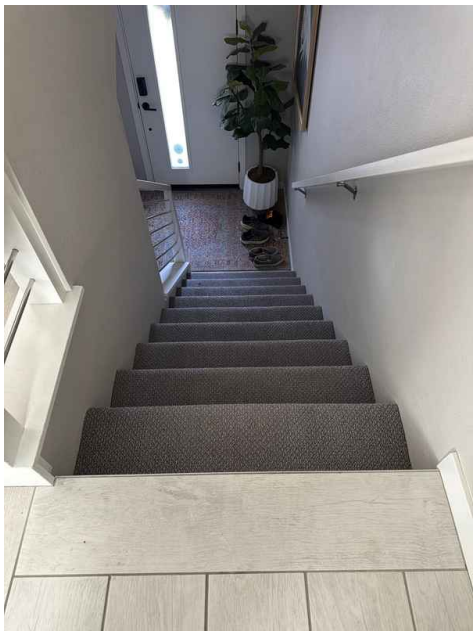
Room Ventilation: Bathroom Ventilation
Exhaust fan, Window, Window only

Room Ventilation: Number of Bathrooms
4 bathrooms

Laundry Room: Dryer exhaust duct: smooth metal, approved
The dryer exhaust duct was a smooth metal type approved for this use.

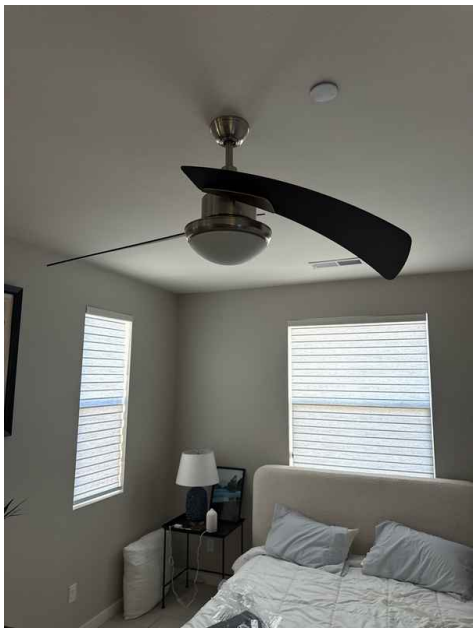
Laundry Room: Number of laundry rooms ___
The home had one laundry rooms located at the top level.

Floors: General Floor Materials
Carpet, Ceramic tile



Ceiling Fan: Ceiling fans

Located in the main family room and upstairs bedroom. Operated with remotes at the time of the inspection.



Laundry Room: Electrical receptacles: no 240v receptacle, gas dryer connection installed

No 240-volt dryer receptacle was installed in the laundry room, but a connection for a gas-fired dryer was installed. Dryer options will be limited to installation of a gas-fired dryer, or of a 120-volt electric dryer, which will have a relatively small capacity and longer drying times.

Fire Safety Systems: Smoke detectors: hard-wired

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that you take the time to learn how to check all detectors for proper operation.

Limitations

Laundry Room

DRYER DUCT DISCLAIMER

A dryer exhaust duct connection was installed in the laundry room. Although the dryer was operated briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, a potential fire hazard. Confirming proper duct length and diameter exceed the scope of the General Home Inspection. You should have the dryer exhaust duct inspected and cleaned by a qualified contractor at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts.

Laundry Room

DRYER EXHAUST DUCT: VISUAL INSPECTION ONLY

A dryer exhaust duct connection was installed in the laundry room. Although the dryer was operated briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, a potential fire hazard. You should have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts.

Fire Safety Systems

FIRE SUPPRESSION SYSTEM: NOT INSPECTED

The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceilings of the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected. The Inspector recommends inspection by a qualified contractor. You should ask the contractor about any system maintenance requirements.

Pests

WDI/WDO DISCLAIMER

Inspection for wood-destroying insects (WDI) or wood-destroying organisms (WDO) exceeds the scope of the General Home Inspection. The inspection company is not certified or licensed to perform such inspections. Any mention of evidence of such activity or infestation is included in this report as a courtesy only and should not be construed as being the result of an inspection for WDI/WDO, but as a description of conditions observed by the inspector.

Thermal Imaging

THERMOGRAPHIC INSPECTION DISCLAIMER

The Inspection company has performed a General Home Inspection only. Although the report may include images from a thermal imaging device (also known as an "infrared camera"), these images are provided as a courtesy only. The Inspection company did not perform a thermographic inspection, but used the device as a tool to provide additional information.

Deficiencies

8.9.1 Interior Doors

Minor Concern

CLOSET DOORS: NEED ADJUSTMENT

UPSTAIRS BEDROOM

Closet doors in this room needed adjustment.

Recommendation

Contact a qualified handyman.

8.11.1 Stairways

Moderate Concern

STAIR GUARD CLIMBING HAZARD

Potential climbing hazard for young children.

Recommendation

Contact a qualified professional.

9: BEDROOMS

Information

Floors: General Floor Materials
Ceramic tile

Interior Doors: Interior Door Types
Hollow core

Windows: Window frame material
Vinyl

Windows: Window glazing type
Double-pane, Thermal-pane

Limitations

Thermal Imaging

THERMOGRAPHIC INSPECTION DISCLAIMER

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10: BATHROOMS

Information

Floors: Bathroom Floor Material
Tile

Bathtub: Bathtub type
Bathtub with shower, Fiberglass

Shower: Shower
Walk-in, Glass enclosure, Tiled enclosure

Toilet: Toilet Type:
Low-volume flush (1.6 gal. [6 liters] or less)

Single sink: Sink
Bathroom sink.
Sink in a cabinet, 2 sinks in a cabinet

No leaks detected at the time of the inspection.

Cabinets: Cabinets
Solid Wood

Bathroom ventilation: Exhaust Fans
Fan only

Toilet: Low-flow
The bathrooms had low-flow toilets installed that used a maximum of 1.6 gallons (6 liters) per flush.

Deficiencies

10.5.1 Shower

Minor Concern

PAN TILES: GROUT DETERIORATED

Bathroom shower pan tiles had areas of deteriorated grout that needed maintenance.

Recommendation

Contact a qualified professional.

10.5.2 Shower

Moderate Concern

WALL TILES: DAMAGED

Bathroom shower wall tiles were damaged.

Recommendation

Contact a qualified professional.

11: KITCHEN

Information

Dishwasher: **Dishwasher Brand**
GE

Range: **Range/Cooktop Brand**
GE

Range: **Range Hood Type**
Vent to exterior

Range: **Range Type**
Gas range

Oven: **Built-in Oven(s) Type**
Built-in gas-fired, Built-in electric

Range Hood: **Range hood exhaust type**
Exhaust to exterior

Refrigerator: Refrigerator Brand: LG

Built-in Microwave: Built-in microwave oven

The home had a built-in microwave oven.

Limitations

Dishwasher

DISCLAIMER: NOT OPERATED PER SOPS, NO RECENT USE

In accordance with the Standards of Practice followed by the Inspector the dishwasher was not operated. The dishwasher in this home appeared to be old, did not appear to have been used recently and may leak. The Inspection company disclaims confirming its proper operation. You should ask the seller about its condition.

Range

RANGE DISCLAIMER

Inspection of ranges is limited to range exterior and oven, and the door, rangetop, and oven condition and operation. The self-cleaning, timer-related features, convection features, and other peripheral features are not tested.

Oven

OVEN: LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of basic performance and interior and exterior conditions. You should ask the seller about the functionality of any other features.

Deficiencies

11.2.1 Kitchen Cabinets

DAMAGE, MINOR

Minor Concern

The kitchen cabinets had minor damage.

11.7.1 Range

Major Concern

RANGE ANTI-TIP DEVICE, NONE INSTALLED

The range was not fastened to the floor. For important safety reasons, an approved anti-tip device should be installed by qualified personnel.

Recommendation

Contact a qualified handyman.

11.9.1 Range Hood

Minor Concern

RANGE HOOD: FILTER NEEDS CLEANING

The range hood filters needed cleaning.

12: ELECTRICAL

Information

Service Drop: **Electrical service type**
Underground, Photovoltaic

Service Drop: **Service conductors**
Copper

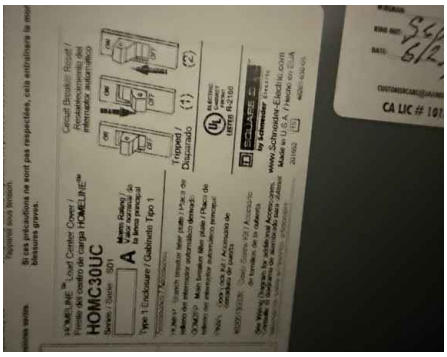
Service Drop: **Service lateral: underground**
Conductors supplying electricity to the home were buried underground.

Sub-Panel: **Disconnect type**
Circuit breaker

Sub-Panel: **Overcurrent protection type**
Circuit breakers

Sub-Panel: **Sub-panel ampacity**
200 amps

Sub-Panel: **Sub-panel brand**
Garage
Homeline



Sub-Panel: **Disconnect: no single disconnect- OK**

This sub-panel had no single disconnect controlling circuits. Shutting off power to the circuits controlled by this sub-panel required turning off individual circuit breakers, or shutting off power to the entire sub-panel using a disconnect located at the service panel.

Limitations

Service Drop

CONDO: SUB PANEL ONLY INSTALLED IN UNIT

GARAGE

The main disconnect for the condominium was contained in a locked utility closet attached to the multi unit dwelling. It was not accessible.

Electric Meter

CONDO: NOT ACCESSIBLE

The electric meter was contained in a locked utility closet for the multi unit dwelling. It was not accessible.

Service Entrance Cables

CONDO: NOT OBSERVABLE

The service entrance cables entered into a locked utility closet at the multiple unit dwelling. They were not observable.

Service Panel

AMPERAGE RATING: PV- SPECIALIST INSPECTION

The service panel was connected to the photovoltaic (PV) system and was not inspected. It should be inspected by the contractor inspecting the PV system.

Service Panel

INACCESSIBLE

The electrical service panel was not accessible. It should be made accessible and evaluated by a qualified electrical contractor.

Service Panel

CONDO: MAIN SERVICE PANEL NOT ACCESSIBLE

The main service panel and main service disconnect was located in a locked utility closet at the multiple unit building. It was not observable.

Service Grounding and Bonding

GEC: CONNECTION TO ELECTRODE NOT VISIBLE, RECEPTACLES GROUNDED

The Inspector was unable to visually confirm connection to a grounding electrode. This condition is common because grounding electrodes are required by modern safety standards to be fully buried. Testing of home electrical receptacles indicated connection to a grounding electrode.

Service Grounding and Bonding

CONDO: SERVICE GROUNDING AND BONDING NOT OBSERVABLE

The main service panel, main service disconnect, and main panel ground bonding was contained in a locked service closet for the multiple unit building. It was not observable.

Sub-Panel Grounding & Bonding

RESTRICTIONS

GARAGE

There was inadequate clearance around the sub panel and the dead front cover was not removed.

Photovoltaic System

PV SYSTEM: BEYOND THE SCOPE

Although the inspector may make comments on obvious deficiencies of the photovoltaic (PV) system, a full inspection was not performed, as it lies beyond the scope of the General Home Inspection and the expertise of the inspector.

These systems commonly produce enough electricity to cause serious or fatal injury. It is important that you have the system inspected by a qualified contractor to ensure that it is in safe operating condition. Not all electrical contractors will be qualified.

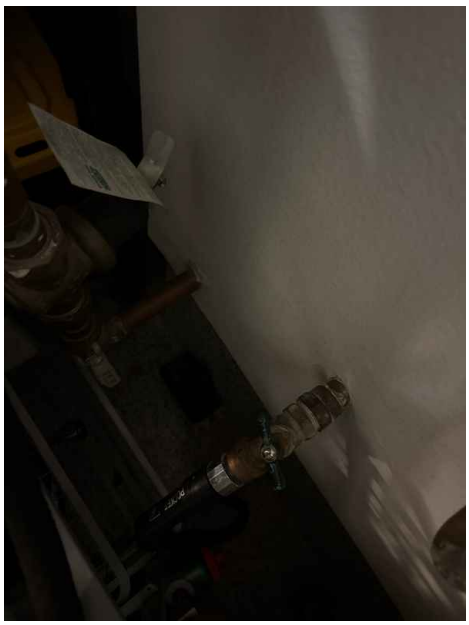
13: PLUMBING

Information

Water Supply and Distribution:
Distribution Pipe Bonding
Pipes not bonded

Water Supply and Distribution:
Distribution Pipe Material
Crosslinked polyethylene (PEX)

Water Supply and Distribution:
Main water shut-off: location
The main water supply shut-off was located in the garage.



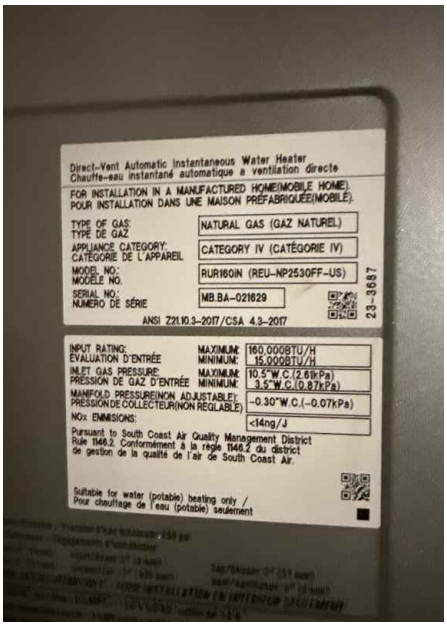
Water Supply and Distribution:
Water meter location
Garage

Water Supply and Distribution:
Water Service Pipe Material
1-inch, Copper

Water Supply and Distribution:
Water Source
Public

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.



Water Heater: Gas Water Heater Efficiency

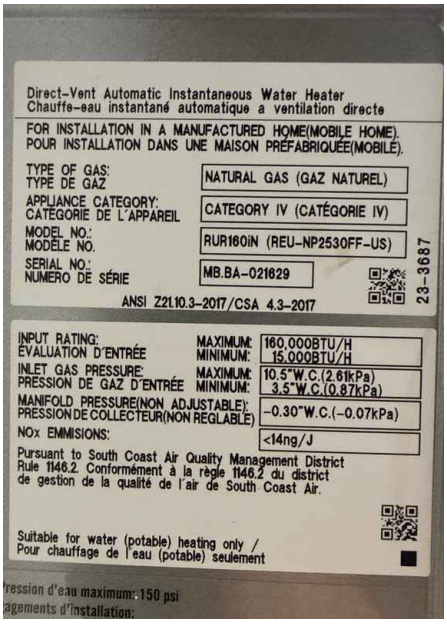
High

Water Heater: Photo of water heater

The photo shows the data plate of the water heater.

Water Heater: Serial number

This water heater serial number can be viewed from the photo.



Water Heater: Water Heater Brand

Rinnai

Water Heater: Water Heater Location

garage

Water Heater: Water Heater Type

Gas-fired

Gas System: Gas pipe material (interior installation)

Black steel

Toilet: Toilet type(s)

Conventional

Shower: **Shower Glass Door Tempered**

Shower glass displayed the proper markings for tempered glass

Drain, Waste and Vent (DWV) : **Drain, Waste, & Vent Pipe Materials**

Polyvinyl Chloride (PVC)

Drain, Waste and Vent (DWV) : **Sewer System**

Public

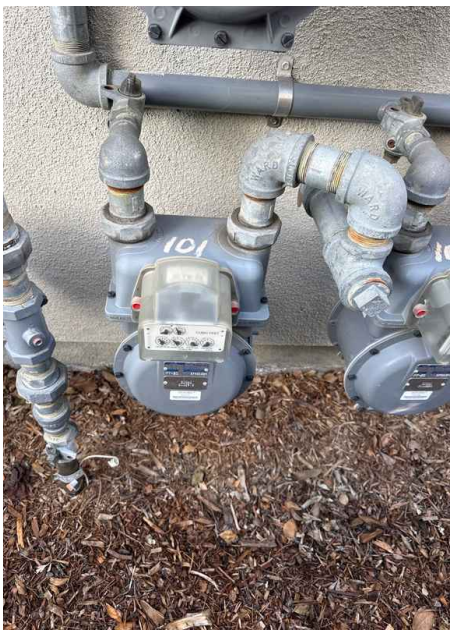
Water Heater: **About: tankless (on-demand) water heater**

Tankless water heaters heat water directly without the use of a storage tank. When a hot water tap is opened, cold water enters the heater and is heated by either a gas burner or an electric element. Tankless water heaters deliver a constant supply of hot water, on demand. You don't need to wait for water in a storage tank to be heated.

The downside is that the supply of hot water may not be able to keep up with demand. Typically, tankless water heaters provide hot water at a rate of 2–5 gallons (7.6–15.2 liters) per minute. Gas-fired tankless water heaters produce higher flow rates than electric ones. Sometimes, however, even the largest, gas-fired model cannot supply enough hot water for simultaneous, multiple uses in large households. Sometimes multiple heaters are installed to alleviate this problem.

Water Heater: **Gas: photo, shut-off valve: gas**

The photo shows the location of the shut-off valve for gas at the water heater. It is located on the side of the dwelling unit.



Water Heater: Gas water heater: efficiency, high

This water heater was a high-efficiency type with a sealed combustion chamber and direct venting which pulled combustion air directly from and expelled exhaust gases directly to the home exterior.

Water Heater: Hot water recirculation installed

The home had a hot water re-circulation system installed. This system includes a second hot water supply pipe in which hot water circulates through the home. When a hot water valve is opened, hot water supplied by this re-circulation pipe is available almost instantly. This is especially convenient for plumbing fixtures located far from the water heater and at which water normally takes a long time to get hot. The recirculation pump was connected to a timer that shuts off the pump at night when hot water is seldom needed. The system responded to the demand for hot water.

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

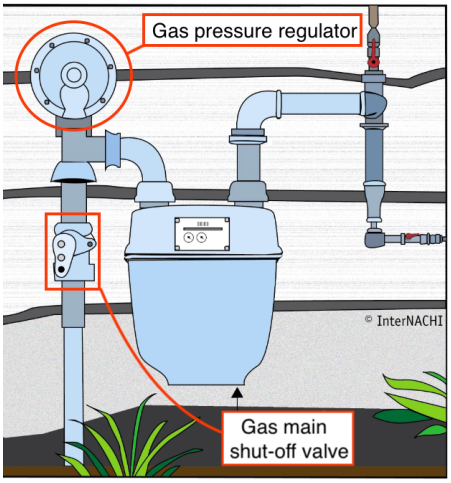
Water Temperature: Avoiding scalding: water temperature safety

- The hot water temperature, measured at the plumbing fixture closest to the water heater, was 120 ° F. ° C.. Modern safety standards recommend limiting hot water temperatures to 120° F. (49° C.) or less.
- Because water temperature can vary seasonally you should check water temperature at the beginning of the heating and cooling seasons.
- Scalding (skin burns) can happen quickly when home water is excessively hot.

Learn **the best method for checking and adjusting hot water temperature**.

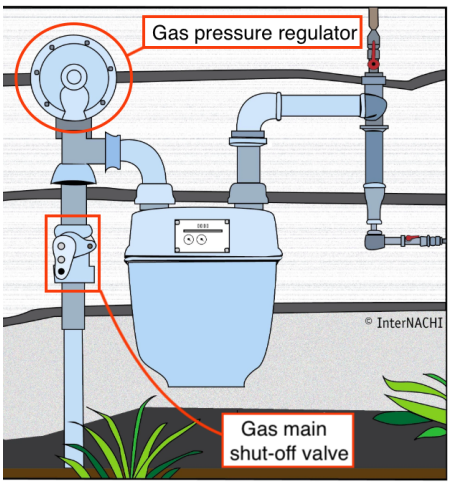
Gas System: Gas meter: photo of regulator

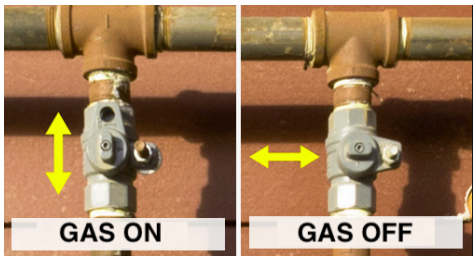
The gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.



Gas System: Main gas shut-off at gas meter

The main gas shut-off to the home was located at the gas meter.





Drain, Waste and Vent (DWV) : Gas main shut-off valve: location

exterior gas meter

The shut-off valve controlling the gas supply to the home was located at the

Limitations

Water Heater

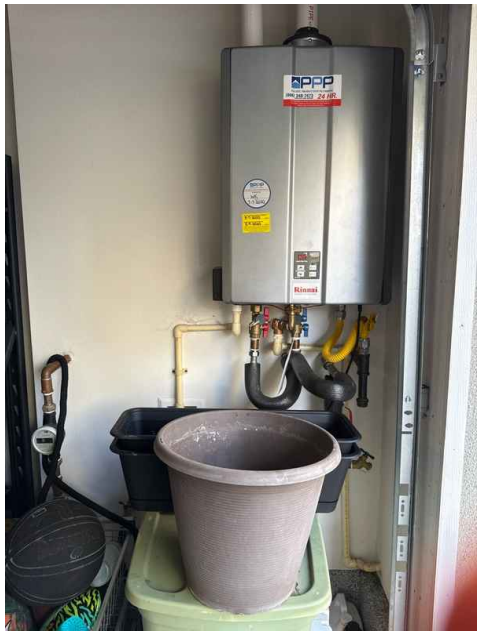
GAS: TANKLESS (INTERIOR)

Hot water for the home was supplied by a gas-fired tankless water heater installed inside the garage. Due to calcium build-up on components, tankless water heaters may require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate. Although it was tested for response to the controls, full evaluation requires contractor level expertise.

Water Heater

POOR ACCESS, BELONGINGS, NOT INSPECTED

The occupant's belongings blocked access to this water heater at the time of the inspection. Inspection of the water heater was limited to confirmation of proper response. After water heater access has been provided, you should have it inspected by a qualified a qualified HVAC technician or plumbing contractor to determine its condition.



Water Heater

TPR VALVE: VALVE INSTALLED, NOT TESTED

The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

Toilet

TOILET/SINK WATER SUPPLY SHUT OFF, NOT OPERATED

Water supply shut-off valves for the toilets and sinks were not operated but were evaluated visually only.

Drain, Waste and Vent (DWV)

DISCLAIMER: MOST DWV NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Deficiencies

13.8.1 Sinks

Moderate Concern

1 SINK: SLOW TO DRAIN

One sink was slow to drain and should be serviced by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

13.9.1 Bathtub

Moderate Concern

BATHTUB: SEALANT, CAULK LINE FAILED

Sealant where the tub meets the wall was old and had sections of cracked or missing sealant that may allow damage from moisture intrusion of the wall assembly. Maintenance should be performed by qualified personnel.

Recommendation

Contact a qualified handyman.

13.10.1 Shower

Major Concern

SHOWER: ENCLOSURE GLASS NOT TEMPERED

The glass that formed the shower enclosure was not tempered. If shattered, this glass could form sharp shards dangerous to bathroom occupants. The existing enclosure should be replaced by a qualified contractor with an enclosure made from tempered safety glass. The door was tempered.

Recommendation

Contact a qualified professional.

13.10.2 Shower

Moderate Concern

SHOWER: SHOWERHEAD LEAKING

The shower head connection leaked when the shower was operated. It should be serviced to help conserve water.

Recommendation

Contact a qualified handyman.

14: HVAC

Information

Furnace: Air Filter Location
Return air registers

Furnace: Air filter Size
20x30

Furnace: Air filter type
High energy particulate air (HEPA)

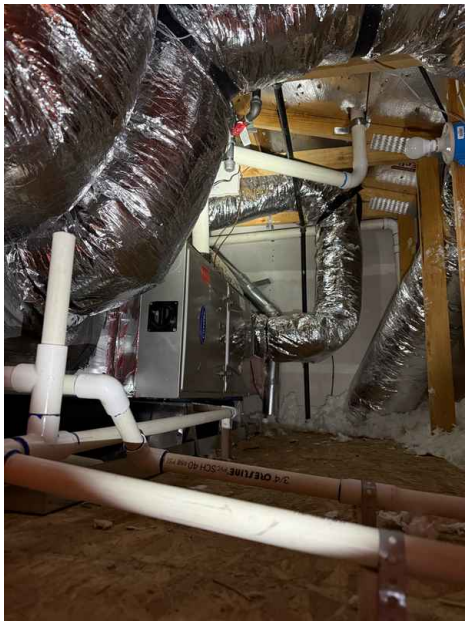
Furnace: Annual Fuel Utilization Efficiency (AFUE) Rating
High (90%-98%)

Furnace: Data plate: original furnace
The furnace appeared to be the original installed when the home was built.

Furnace: Duct Type
Flexible duct, Insulated

Furnace: Energy Source
Natural gas

Furnace: Furnace Brand
Carrier



Furnace: Furnace Efficiency Rating
High

Furnace: Furnace Location
Attic

Cooling: AC Brand
Carrier

Cooling: **Condenser: disconnect at sub-panel**

The air-conditioner disconnect was located at a sub-panel.

Cooling: **Evaporative cooler: water supply type**

copper tubing

Boiler: **Boiler brand**

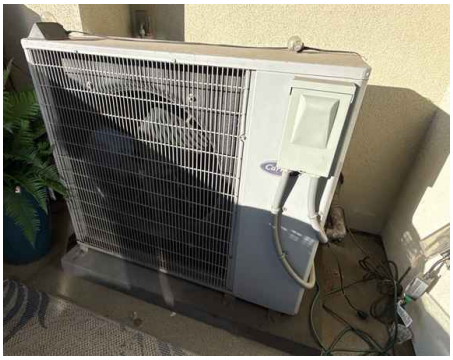
Buderus

Furnace: **Combustion air: OK, changes may create problems**

Combustion air supply for the furnace in the unfinished basement appeared to be sufficient at the time of the inspection. If in the future you should decide to make changes which include enclosing the furnace or reducing the space from which it draws combustion air, you should consult with a qualified heating, ventilation and air-conditioning (HVAC) contractor to ensure that the furnace has sufficient combustion air. Insufficient combustion air can cause the furnace to produce unacceptably high levels of toxic carbon monoxide.

Cooling: **AC: split system description**

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Cooling: **AC: what's inspected?**

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling: **Condenser: data plate, photo**

Information from the air-conditioner compressor unit data plate is shown in the photo.

Limitations

Furnace

DATA PLATE: INACCESSIBLE

The furnace was installed in a manner that left the data plate inaccessible. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from the data plate.

Furnace

DISCLAIMER: SEALED COMBUSTION CHAMBER

The furnace was a high-efficiency system and had a sealed combustion chamber. It's inspection would require invasive measures that lie beyond the scope of the General Home Inspection. The furnace was tested for adequate operation and inspection of the condition of those exterior portions that were readily visible. The combustion chamber conditions would need to be inspected by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

Cooling

AC: TEMPERATURE IS TOO LOW FOR TEST

The air-conditioning system was not tested because the outside temperature was below 65 degrees F. and to test it would risk damaging the coils. You should have the system inspected by a specialist once the weather warms adequately.