



INSPECTION REPORT

INSPECTED BY  
Jaime Contreras  
Valor Inspection  
Services

INSPECTION DATE  
📅 1/11/2024  
🕒 03:00 PM

# ■ ■ ■ TABLE OF CONTENTS

---

|                                           |    |
|-------------------------------------------|----|
| Cover Page .....                          | 1  |
| Table of Contents .....                   | 2  |
| Intro Page .....                          | 3  |
| 1 Roofing .....                           | 4  |
| 2 Exterior .....                          | 7  |
| 3 Structural Components .....             | 11 |
| 4 Heating / Central Air Conditioning..... | 13 |
| 5 Plumbing System .....                   | 16 |
| 6 Electrical System .....                 | 20 |
| 7 Insulation and Ventilation.....         | 25 |
| 8 Interiors.....                          | 27 |
| 9 Garage .....                            | 31 |
| 10 Built-In Kitchen Appliances.....       | 34 |
| Summary .....                             | 36 |

## GENERAL INFO

**Property Address**

**Date of Inspection**

**Report ID**

1/11/2024

V8336

**Customer(s)**

**Time of Inspection**

**Real Estate Agent**

03:00 PM

## INSPECTION DETAILS

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

## COMMENT KEY & DEFINITIONS

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.


**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.


**Not Present (NP)** = This item, component or unit is not in this home or building.


**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.


**Legend for Color Coating System** = **GREEN** indicates **NONE TO LOW** health/safety risk potential. **ORANGE** indicates **MODERATE** health/safety risk potential. **RED** indicates **HIGH** health/safety risk potential. In **NO WAY** does the color coating system determine complexity or expense for a potential repair.

## RESULTS AT A GLANCE

**97**  
 ITEMS INSPECTED  
 Total number in report.

**35**  
 SUMMARY COMMENTS  
 Total number in report.

**1**  
 VIDEOS  
 Total number in report.

**77**  
 PHOTOS  
 Total number in report.

## 1. ROOFING

### DESCRIPTION

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

### STYLES & MATERIALS: ROOFING

**Roof Covering:**

Tile

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

N/A

### ITEMS: ROOFING

#### 1.0 ROOF COVERINGS

 INSPECTED, REPAIR OR REPLACE

(1) Inspector noted roof covering is weathered/worn in one or more locations. While it appears to have remaining life, some areas may need patching/repair over time. No major defects noted at time of inspection. For a more comprehensive analysis of remaining economic life of roof, review with licensed

## Valor Inspection Services

roofing contractor. Review/repair as needed.



1.0 Item 1 (Picture)

(2) Inspector recommends tree limbs that are in contact with roof, or hanging near, should be trimmed away. Review/maintenance recommended.



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

(3) Inspector noted cracked/damaged and/or slipped tiles at one or more locations. Pictures shown as a few examples. Review/repair by a licensed roofing contractor or qualified professional recommended.



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)

### 1.1 FLASHINGS

INSPECTED

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED, REPAIR OR REPLACE



## Valor Inspection Services

Inspector noted roof ventilation cap damaged at one or more locations. Review repair recommended.

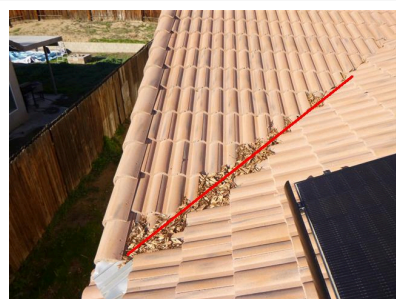


1.2 Item 1 (Picture)

## 1.3 ROOF DRAINAGE SYSTEMS

INSPECTED, REPAIR OR REPLACE

Inspector noted debris on roof in valleys/gutters. This inspector recommends cleaning for adequate drainage and elimination of potential hazards.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

*The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 2. EXTERIOR

---

### DESCRIPTION

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

### STYLES & MATERIALS: EXTERIOR

---

**Siding Style:**

Cement stucco

**Siding Material:**

N/A

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Covered porch

Sidewalk

Patio

**Driveway:**

Concrete

### ITEMS: EXTERIOR

---

#### 2.0 WALL CLADDING FLASHING AND TRIM

 INSPECTED

---

#### 2.1 OBSTRUCTIONS

 NOT PRESENT

---

#### 2.2 DOORS (EXTERIOR)

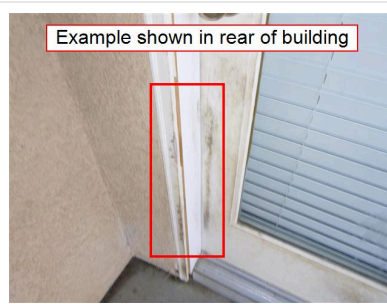
 INSPECTED, REPAIR OR REPLACE

## Valor Inspection Services

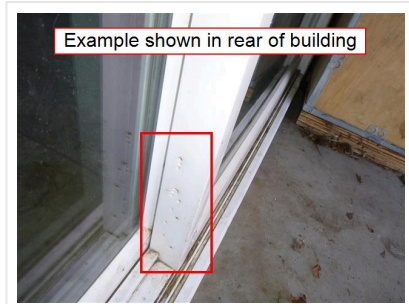
Inspector noted chipped/peeling paint and/or general wear on door casing and trim in one or more locations. This is considered cosmetic and does not appear to affect the functionality of intended use. Review/repair as needed.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)

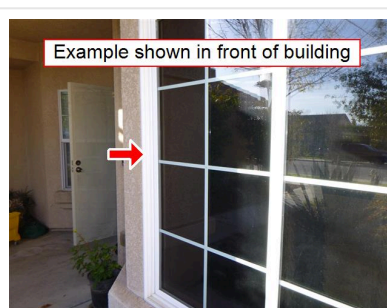
## 2.3 WINDOWS

INSPECTED, REPAIR OR REPLACE

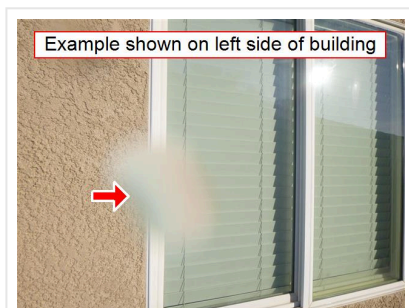
Inspector noted damaged/missing screens at one or more locations. Pictures shown as a few examples. This is considered cosmetic and does not affect the functionality of the unit. Review recommended.



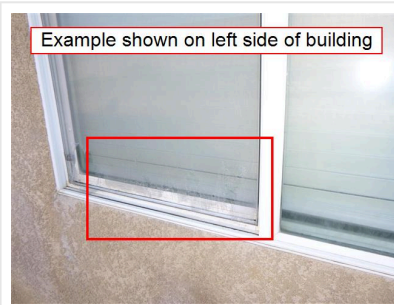
2.3 Item 1 (Picture)



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)

## 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

INSPECTED

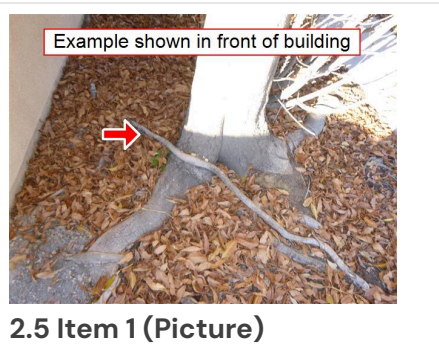
## 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED, REPAIR OR REPLACE



## Valor Inspection Services

Inspector noted surface roots at one or more locations around property. Review recommended.



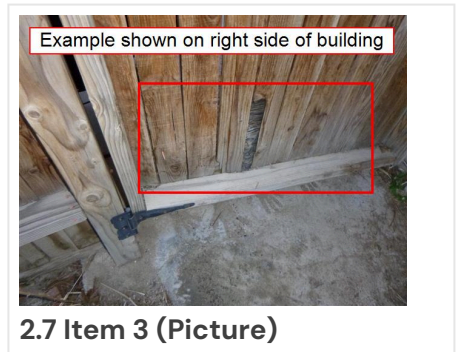
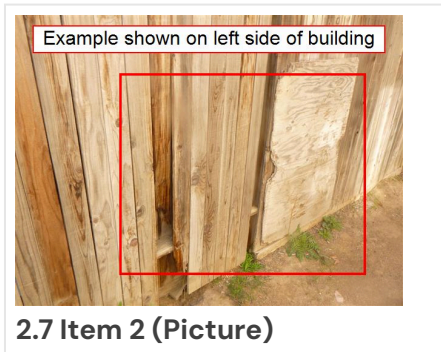
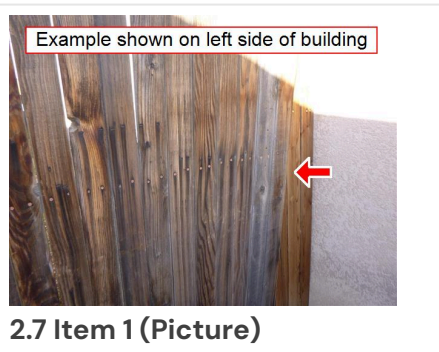
## 2.6 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

## 2.7 FENCE/PERIMETER STRUCTURE

📄 INSPECTED, REPAIR OR REPLACE

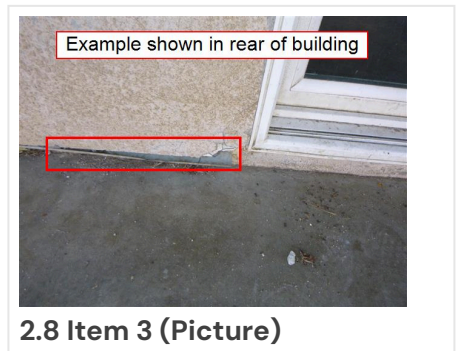
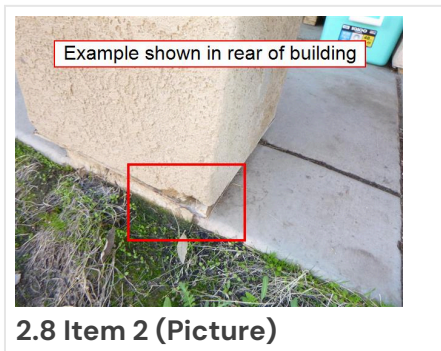
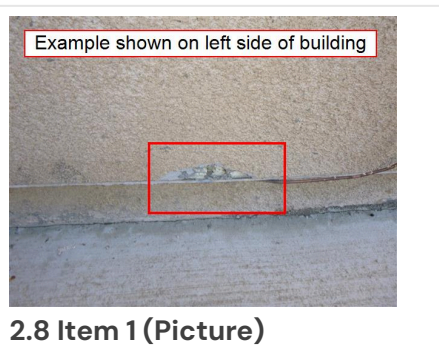
Inspector noted fence leaning/damaged at one or more locations. Pictures shown as a few examples. Review/repair Recommended.



## 2.8 STUCCO

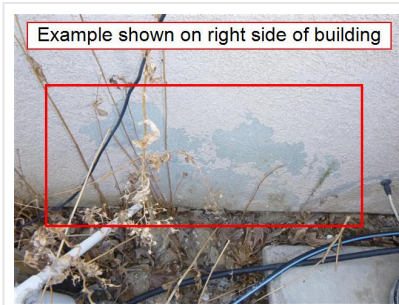
☑ INSPECTED

(1) Inspector noted weep screed damaged at one or more location. Where weep screed is damaged, monitor for water intrusion. Review/repair recommended.

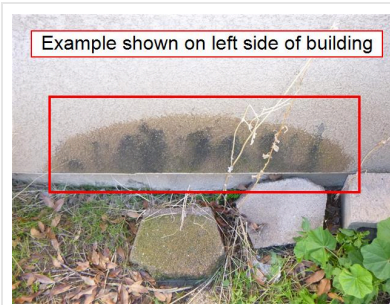


## Valor Inspection Services

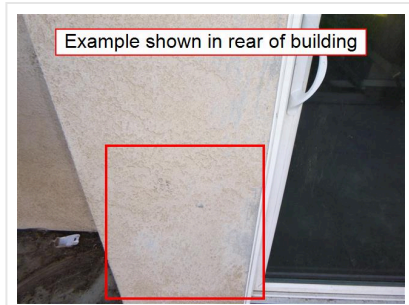
(2) Inspector noted stucco damaged/weathered in one or more locations. Inspector recommends diverting sprinklers/water sources away from exterior stucco/siding. Review/repair as needed.



2.8 Item 4 (Picture)



2.8 Item 5 (Picture)

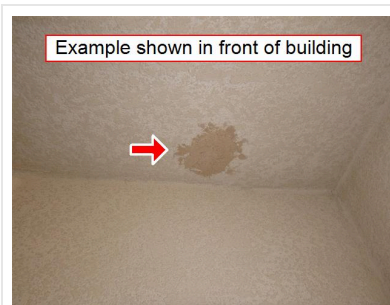


2.8 Item 6 (Picture)

(3) Inspector noted previous repair at one or more locations. Quality of work appears to be done in a manner that is consistent with home's design/appeal. Review recommended.

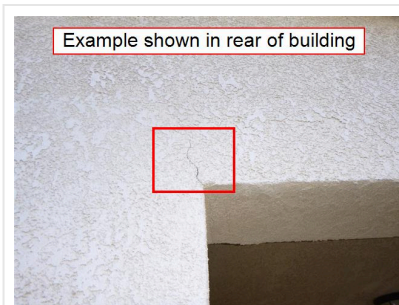


2.8 Item 7 (Picture)



2.8 Item 8 (Picture)

(4) Inspector noted stucco cracked/damaged at one or more locations. This appears to be typical settling consistent with age, weather, and/or soil conditions. Review/repair as needed.



2.8 Item 9 (Picture)

*The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

### 🏠 3. STRUCTURAL COMPONENTS

#### ☰ DESCRIPTION

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

#### ✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

|                                                                                 |                                                                      |                                                              |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Foundation:</b><br>Poured concrete                                           | <b>Method used to observe</b><br><b>Crawlspace:</b><br>No crawlspace | <b>Floor Structure:</b><br>Not visible                       |
| <b>Wall Structure:</b><br>2 X 4 Wood                                            | <b>Columns or Piers:</b><br>Concrete piers                           | <b>Ceiling Structure:</b><br>2X4                             |
| <b>Roof Structure:</b><br>Engineered wood trusses<br>2 X 4 Rafters<br>Sheathing | <b>Roof-Type:</b><br>Gable<br>Hip                                    | <b>Method used to observe attic:</b><br>From entry<br>Walked |
| <b>Attic info:</b><br>Attic access<br>Pull Down stairs                          |                                                                      |                                                              |

#### 👁 ITEMS: STRUCTURAL COMPONENTS

3.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

☑ NOT PRESENT

3.1 MODIFICATIONS/ALTERATIONS

☑ NOT PRESENT

3.2 WALLS (STRUCTURAL)

☑ INSPECTED

3.3 COLUMNS OR PIERS

☑ INSPECTED

## Valor Inspection Services

### 3.4 FLOORS (STRUCTURAL)

☑ INSPECTED

---

### 3.5 CEILINGS (STRUCTURAL)

☑ INSPECTED

---

### 3.6 ROOF STRUCTURE AND ATTIC

☐ INSPECTED, REPAIR OR REPLACE

Inspector noted evidence of rodents/pests in attic. Inspector recommends having a licensed pest company inspect attic to prevent future damage.



**3.6 Item 1 (Picture)**

---

*The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 4. HEATING / CENTRAL AIR CONDITIONING

### 📋 DESCRIPTION

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### ✂️ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

|                                                        |                                                        |                                                        |
|--------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| <b>Heat Type:</b><br>Furnace                           | <b>Energy Source:</b><br>Gas                           | <b>Number of Heat Systems (excluding wood):</b><br>One |
| <b>Ductwork:</b><br>Insulated                          | <b>Filter Type:</b><br>Disposable                      | <b>Filter Size:</b><br>Adequate                        |
| <b>Types of Fireplaces:</b><br>None                    | <b>Operable Fireplaces:</b><br>None                    | <b>Number of Woodstoves:</b><br>None                   |
| <b>Cooling Equipment Type:</b><br>Air conditioner unit | <b>Cooling Equipment Energy Source:</b><br>Electricity | <b>Number of AC Only Units:</b><br>One                 |

### 👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 4.0 HEATING EQUIPMENT

☑️ INSPECTED

#### 4.1 NORMAL OPERATING CONTROLS



## Valor Inspection Services

INSPECTED

Inspector noted the thermostat and furnace was fully functional at time of inspection and operating well within the appropriate temperature differentials.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)



4.1 Item 5 (Picture)

---

### 4.2 AUTOMATIC SAFETY CONTROLS

INSPECTED

---

### 4.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED

---

### 4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

---

### 4.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED

---

### 4.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

NOT PRESENT

---

### 4.7 GAS/LP FIRELOGS AND FIREPLACES

NOT PRESENT

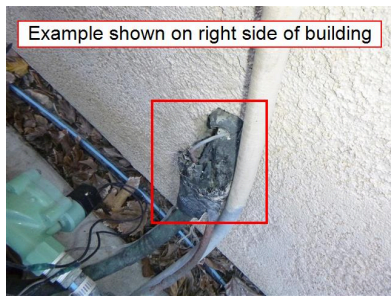
---

### 4.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED, REPAIR OR REPLACE

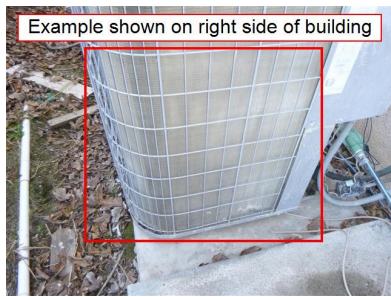
## Valor Inspection Services

(1) Inspector noted coolant tube insulation damaged. Review/repair as needed.



4.8 Item 1 (Picture)

(2) Inspector noted AC unit's fins appear worn in some areas. Inspector recommends having unit cleaned and serviced by a licensed/certified HVAC professional. Review/repair recommended.



4.8 Item 2 (Picture)

---

### 4.9 NORMAL OPERATING CONTROLS

☑ NOT INSPECTED

The A/C was not tested for proper operation due to the outside air temperature being 60 degrees or less at time of inspection. Running the AC when it is below 60 degrees outside can result in inaccurate temp. differentials and/or failure of the compressor. Review recommended.

---

### 4.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ INSPECTED

*The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 5. PLUMBING SYSTEM

### ☰ DESCRIPTION

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### ✂ STYLES & MATERIALS: PLUMBING SYSTEM

|                                                                 |                                                                 |                                                          |
|-----------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------|
| <b>Water Source:</b><br>Public                                  | <b>Water Filters:</b><br>(We do not inspect filtration systems) | <b>Plumbing Water Supply (into home):</b><br>Not visible |
| <b>Plumbing Water Distribution (inside home):</b><br>PEX<br>PVC | <b>Washer Drain Size:</b><br>2" Diameter                        | <b>Plumbing Waste:</b><br>PVC                            |
| <b>Water Heater Power Source:</b><br>Gas (quick recovery)       | <b>Water Heater Capacity:</b><br>Unknown                        | <b>Water Heater Location:</b><br>Garage                  |

### 👁 ITEMS: PLUMBING SYSTEM

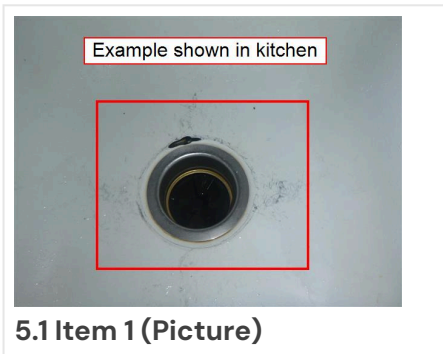
#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑ INSPECTED

### 5.1 KITCHEN

☐ INSPECTED, REPAIR OR REPLACE

Inspector noted cosmetic damage to sink at one or more locations. Review/repair as needed.

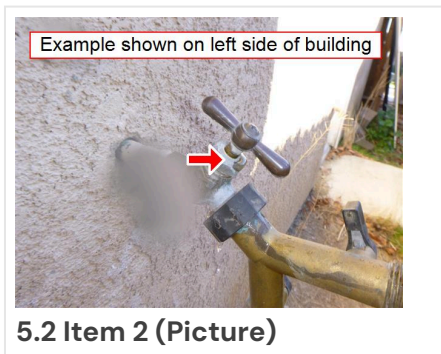
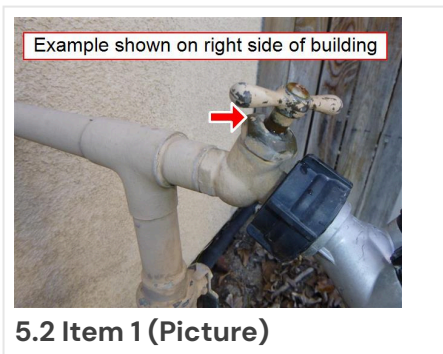


---

### 5.2 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☐ INSPECTED, REPAIR OR REPLACE

Inspector noted leak where spindle/handle meet at one or more locations. Review/repair recommended.

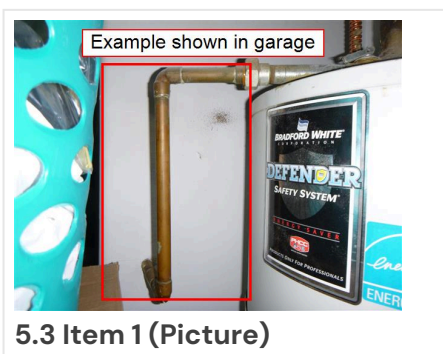


---

### 5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☐ INSPECTED, REPAIR OR REPLACE

(1) **(MODERATE)** Inspector recommends installing a solid pipe (copper,cpvc) that positions downward terminating no less than 6 inches from ground. Review/repair as needed.



## Valor Inspection Services

(2) Inspector noted all bathroom sinks/tubs/showers had adequate temperature readings for hot water supplied to systems.



5.3 Item 2 (Picture)



5.3 Item 3 (Picture)



5.3 Item 4 (Picture)



5.3 Item 5 (Picture)

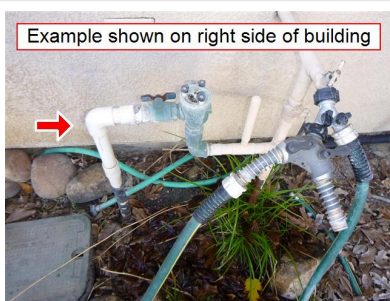


5.3 Item 6 (Picture)

## 5.4 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED

The main shut off is located outside in the ground.



5.4 Item 1 (Picture)

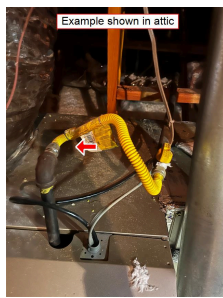
## 5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

INSPECTED, REPAIR OR REPLACE

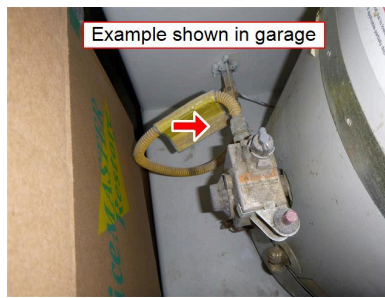


## Valor Inspection Services

Inspector noted missing sediment trap on furnace and water heater. This is typical for age of construction. Sediment traps help prevent sediment in the gas piping from getting into the gas valve or burner area, and help preserve the life of an appliance. Review/upgrade recommended.



5.5 Item 1 (Picture)

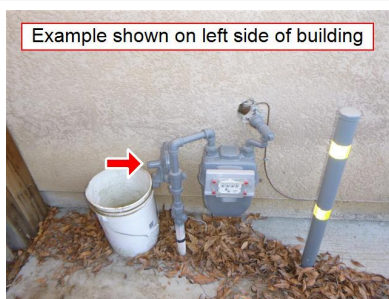


5.5 Item 2 (Picture)

## 5.6 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☑ INSPECTED

The main fuel shut off is at gas meter outside.



5.6 Item 1 (Picture)

## 5.7 SUMP PUMP

☑ NOT PRESENT

## 5.8 BATHROOM

☑ INSPECTED

*The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 6. ELECTRICAL SYSTEM

### ☰ DESCRIPTION

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### ✂ STYLES & MATERIALS: ELECTRICAL SYSTEM

**Electrical Service**

**Conductors:**

Below ground

**Panel Capacity:**

125 AMP

**Panel Type:**

Circuit breakers

GFCI Breakers

AFCI Breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

### 👁 ITEMS: ELECTRICAL SYSTEM

#### 6.0 SERVICE ENTRANCE CONDUCTORS

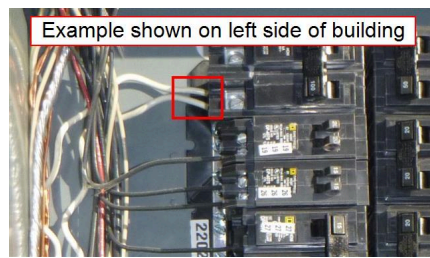
☑ INSPECTED

#### 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

📄 INSPECTED, REPAIR OR REPLACE

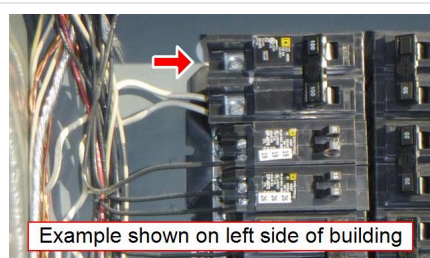
## Valor Inspection Services

(1) **(LOW)** Inspector noted whites wires feeding into circuits (main panel) are not labeled as hot (black). Inspector recommends labeling white wires with black tape. Review/repair recommended.



6.1 Item 1 (Picture)

(2) Inspector noted 100 amp circuit not wired for usage. Circuit was switched off at time of inspection.



6.1 Item 2 (Picture)

---

### 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

---

### 6.3 ELECTRICAL MODIFICATIONS

NOT PRESENT

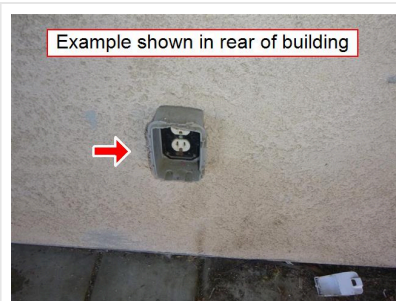
---

### 6.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTED, REPAIR OR REPLACE

## Valor Inspection Services

(1) Inspector noted exterior receptacle missing cover plate in one or more locations. Review/repair recommended.



6.4 Item 1 (Picture)

(2) Inspector noted loose connection at switch/receptacle at one or more locations. Review/repair recommended.



6.4 Item 2 (Picture)

(3) Inspector noted light fixture missing/damaged globe. Review/repair as needed.



6.4 Item 3 (Picture)

(4) **(MODERATE)** Inspector noted light switch/receptacle not mounted in attic. This could be a safety issue. Review/repair recommended.



6.4 Item 4 (Picture)

6.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

☑ INSPECTED

6.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

**(MODERATE)** Inspector noted there is no GFCI outlet found in bath. While the outlet may be connected to a GFCI elsewhere in home, inspector recommends a duplex GFCI outlet be installed individually in all bathrooms, kitchen/utility areas and exterior outlets near a water source. Review/repair recommended by licensed residential electrician.



6.6 Item 1 (Picture)

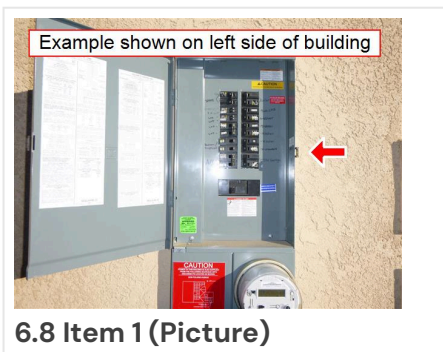
6.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

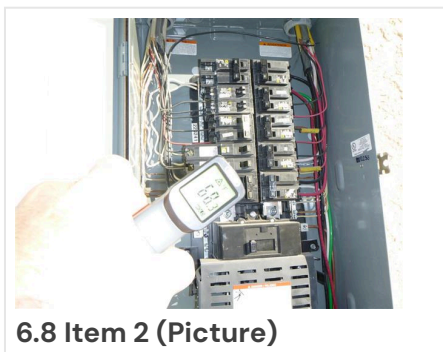
6.8 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

The main panel box and service disconnect is located outside. Inspector noted panel contains 125 amp main breaker. At time of inspection, no apparent signs of: irregular grounding and bonding on the bus bar(s), overcrowding, irregular size of the conductors relative to the amperage rated on the fuse or breaker, double tapping, loose connections, overheating within the panel, or signs of adverse aging.



6.8 Item 1 (Picture)



6.8 Item 2 (Picture)



6.8 Item 3 (Picture)



## 6.9 SMOKE DETECTORS

☑ INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

---

## 6.10 CARBON MONOXIDE DETECTORS

☑ INSPECTED

*The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 7. INSULATION AND VENTILATION

### ☰ DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### ✂ STYLES & MATERIALS: INSULATION AND VENTILATION

**Attic Insulation:**

Blown  
Batt

**Ventilation:**

Gable vents

**Exhaust Fans:**

Fan with light

**Dryer Power Source:**

220 Electric  
Gas Connection

**Dryer Vent:**

Metal

**Floor System Insulation:**

Unknown

### 👁 ITEMS: INSULATION AND VENTILATION

#### 7.0 INSULATION IN ATTIC

☑ INSPECTED

#### 7.1 INSULATION UNDER FLOOR SYSTEM

☑ NOT INSPECTED

#### 7.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑ NOT PRESENT

#### 7.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

#### 7.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

☑ INSPECTED

#### 7.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ INSPECTED

*The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust*

## Valor Inspection Services

*fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 8. INTERIORS

### 📋 DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. **The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

### ✂️ STYLES & MATERIALS: INTERIORS

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Laminated T&G  
Linoleum

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

**Cabinetry:**

Wood

**Countertop:**

Tile

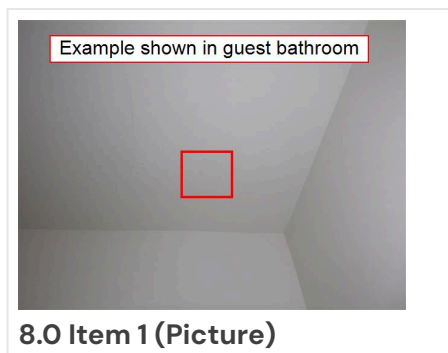
### 👁️ ITEMS: INTERIORS

#### 8.0 CEILINGS

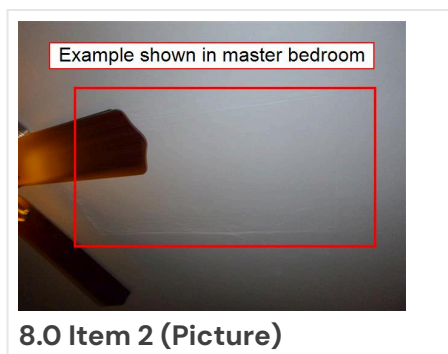
📋 INSPECTED, REPAIR OR REPLACE

## Valor Inspection Services

(1) Inspector noted cracks/nail pops at one or more location in building. This is considered cosmetic. Review/repair as needed.



(2) Inspector noted previous patch/repair at one or more locations. Repair seems to be done in a workman like manner consistent with existing quality and appeal. Review recommended.



---

## 8.1 WALLS

☑ INSPECTED

---

## 8.2 FLOORS

📄 INSPECTED, REPAIR OR REPLACE

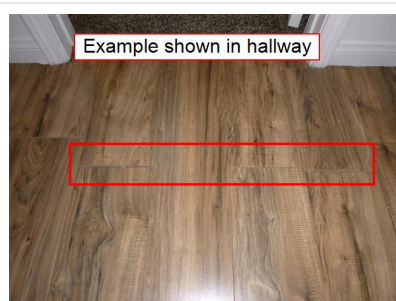
(1) Inspector noted loose transition strip separating adjoining flooring. Review/repair recommended.





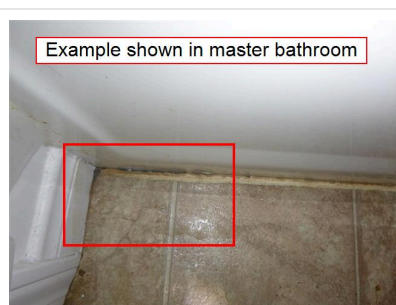
## Valor Inspection Services

(2) Inspector noted laminated wood flooring raising in one or more locations. This is considered cosmetic. Review/repair as needed.



8.2 Item 2 (Picture)

(3) Inspector noted damaged/lifting linoleum in one or more locations. Review/repair as needed.



8.2 Item 3 (Picture)

---

## 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

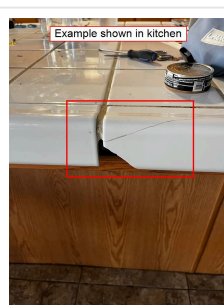
NOT PRESENT

---

## 8.4 COUNTERTOPS AND CABINETS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

(1) Inspector noted cracked/damaged tile on counter tops in one or more locations. This is considered cosmetic. Review/repair as needed.



8.4 Item 1 (Picture)

## Valor Inspection Services

(2) Inspector noted evidence of water staining/damage in one or more locations. Stains appear to be old. No active leaks noted at time of inspection.



### 8.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Inspector noted closet door bypass guide missing at one or more locations. Review/repair as needed.



### 8.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

### 8.7 OBSTRUCTIONS

NOT PRESENT

*The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 9. GARAGE

---

### 🔧 STYLES & MATERIALS: GARAGE

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

### 👁️ ITEMS: GARAGE

---

#### 9.0 GARAGE CEILINGS

✔️ INSPECTED

---

#### 9.1 OBSTRUCTIONS

📁 INSPECTED, REPAIR OR REPLACE

Inspector noted access impaired due to personal belongings. Because of this, certain walls/windows/outlets could not be visually or physically inspected for integrity/functionality.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)

---

#### 9.2 GARAGE ROOFING

✔️ INSPECTED

---

#### 9.3 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

✔️ INSPECTED

---

#### 9.4 GARAGE FLOOR

✔️ INSPECTED

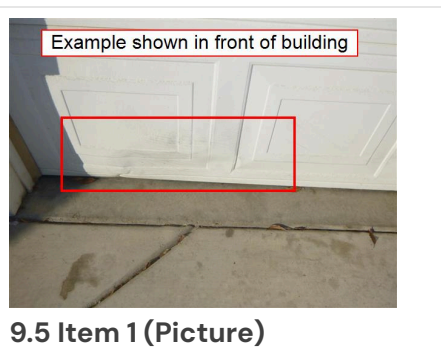
---

#### 9.5 GARAGE DOOR (S)

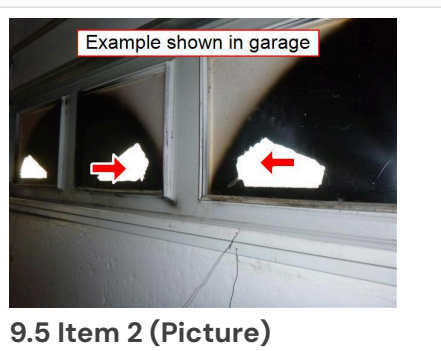
📁 INSPECTED, REPAIR OR REPLACE

## Valor Inspection Services

(1) Inspector noted garage door damaged at one or more locations. Review/repair as needed.



(2) Inspector noted garage door tint peeling in one or more locations. Review recommended.



---

### 9.6 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

☑ INSPECTED

---

### 9.7 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

☑ INSPECTED

Inspector noted garage door operator was functional at time of inspection upon opening/closing and reversing with resistance.



---

### 9.8 GARAGE WINDOW (S)

☑ NOT PRESENT

---

### 9.9 CARPORT

---

## Valor Inspection Services

NOT PRESENT

---

## 🏠 10. BUILT-IN KITCHEN APPLIANCES

---

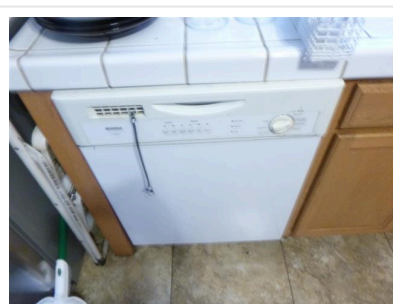
### 👁️ ITEMS: BUILT-IN KITCHEN APPLIANCES

---

#### 10.0 DISHWASHER

✅ INSPECTED

Inspector noted dishwasher was functional at time of inspection.



10.0 Item 1 (Picture)

#### 10.1 RANGES/OVENS/COOKTOPS

✅ INSPECTED

Inspector noted range/oven and cooktop were functional at time of inspection.



10.1 Item 1 (Picture)

#### 10.2 RANGE HOOD/VENT

📄 INSPECTED, REPAIR OR REPLACE



## Valor Inspection Services

Inspector noted hood/vent was functional at time of inspection but was missing screen at fan. Review/repair recommended.



10.2 Item 1 (Picture)

---

### 10.3 TRASH COMPACTOR

☑ NOT PRESENT

---

### 10.4 FOOD WASTE DISPOSER

☑ INSPECTED

Inspector noted food waste disposer was functional at time of inspection.

---

### 10.5 MICROWAVE COOKING EQUIPMENT

☑ NOT PRESENT

---

*The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

📄 SUMMARY

---



Valor Inspection Services  
16346 Salmon Bay Court  
Bakersfield, Ca. 93314  
877-VALOR77 (877-825-6777)

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

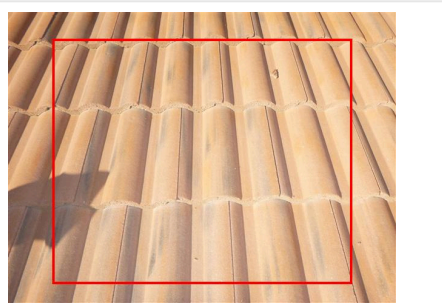
## 1. ROOFING

---

### 1.0 ROOF COVERINGS

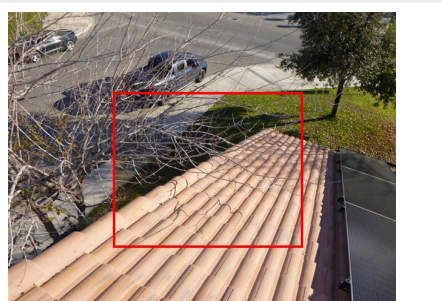
#### ☐ INSPECTED, REPAIR OR REPLACE

(1) Inspector noted roof covering is weathered/worn in one or more locations. While it appears to have remaining life, some areas may need patching/repair over time. No major defects noted at time of inspection. For a more comprehensive analysis of remaining economic life of roof, review with licensed roofing contractor. Review/repair as needed.



1.0 Item 1 (Picture)

(2) Inspector recommends tree limbs that are in contact with roof, or hanging near, should be trimmed away. Review/maintenance recommended.

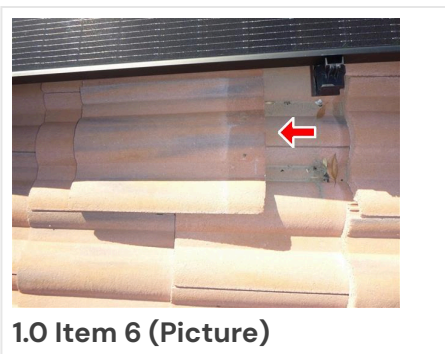
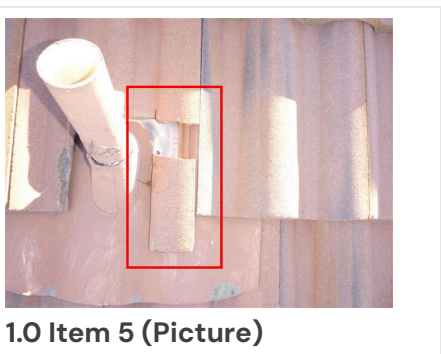
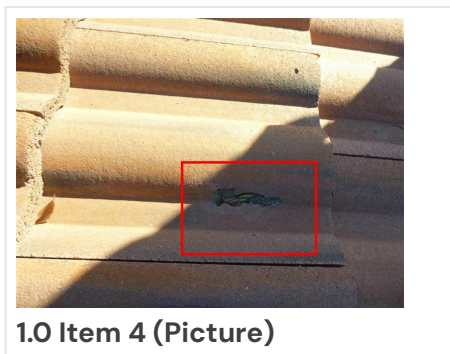


1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

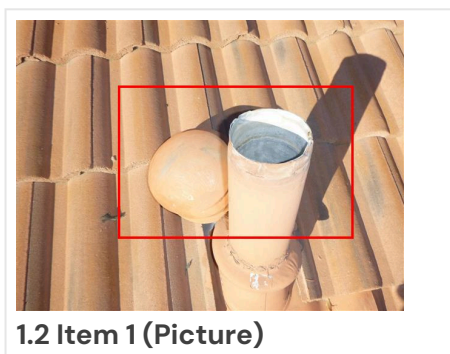
(3) Inspector noted cracked/damaged and/or slipped tiles at one or more locations. Pictures shown as a few examples. Review/repair by a licensed roofing contractor or qualified professional recommended.



## 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED, REPAIR OR REPLACE

Inspector noted roof ventilation cap damaged at one or more locations. Review repair recommended.



## 1.3 ROOF DRAINAGE SYSTEMS

INSPECTED, REPAIR OR REPLACE

Inspector noted debris on roof in valleys/gutters. This inspector recommends cleaning for adequate drainage and elimination of potential hazards.



# 2. EXTERIOR

## 2.2 DOORS (EXTERIOR)

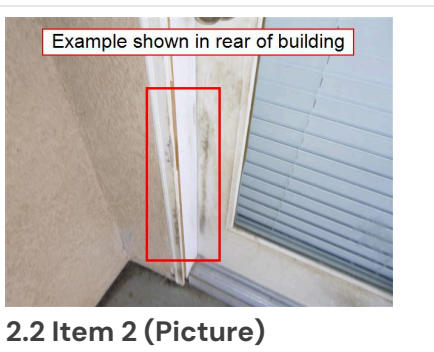
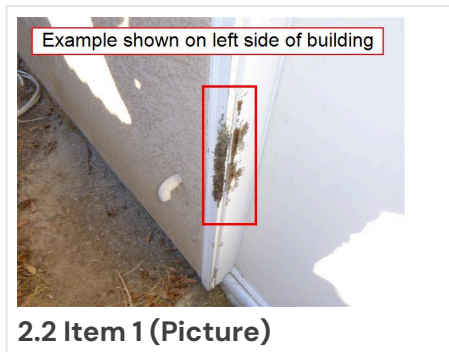
INSPECTED, REPAIR OR REPLACE

Inspector noted chipped/peeling paint and/or general wear on door casing and trim in one or more locations.



## Valor Inspection Services

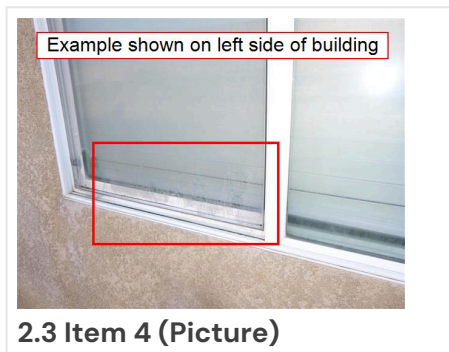
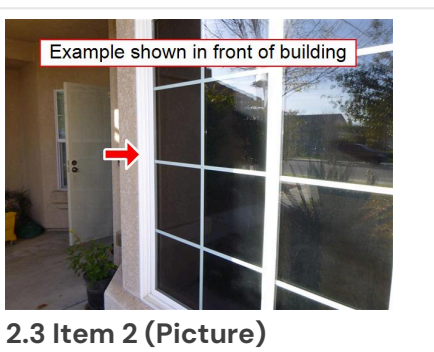
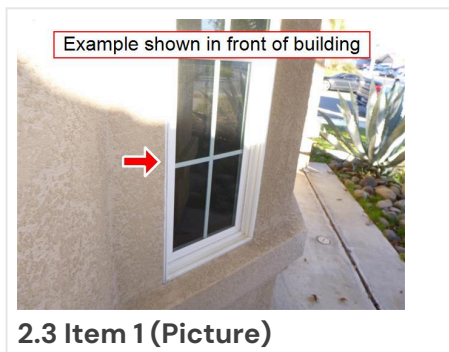
This is considered cosmetic and does not appear to affect the functionality of intended use. Review/repair as needed.



## 2.3 WINDOWS

INSPECTED, REPAIR OR REPLACE

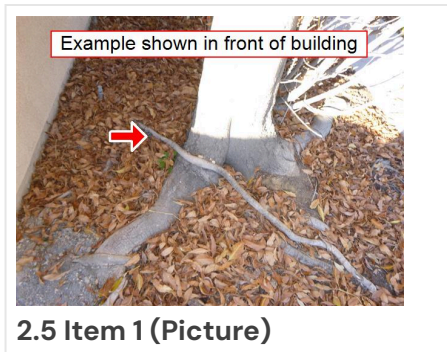
Inspector noted damaged/missing screens at one or more locations. Pictures shown as a few examples. This is considered cosmetic and does not affect the functionality of the unit. Review recommended.



## 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED, REPAIR OR REPLACE

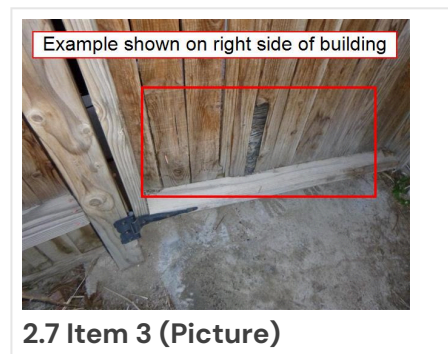
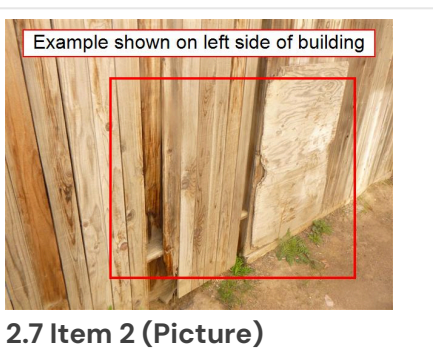
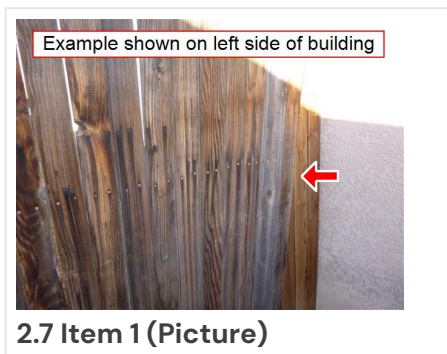
Inspector noted surface roots at one or more locations around property. Review recommended.



## 2.7 FENCE/PERIMETER STRUCTURE

☐ INSPECTED, REPAIR OR REPLACE

Inspector noted fence leaning/damaged at one or more locations. Pictures shown as a few examples. Review/repair Recommended.



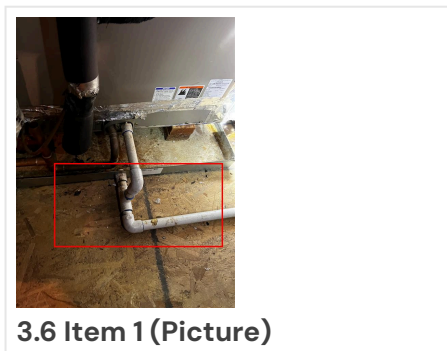
## 3. STRUCTURAL COMPONENTS

---

### 3.6 ROOF STRUCTURE AND ATTIC

☐ INSPECTED, REPAIR OR REPLACE

Inspector noted evidence of rodents/pests in attic. Inspector recommends having a licensed pest company inspect attic to prevent future damage.



## 4. HEATING / CENTRAL AIR CONDITIONING

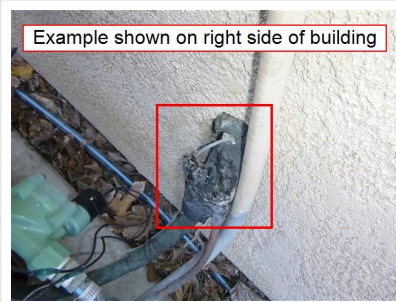
---

### 4.8 COOLING AND AIR HANDLER EQUIPMENT



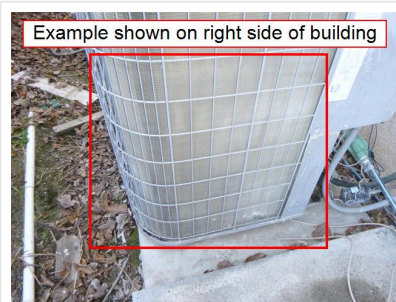
INSPECTED, REPAIR OR REPLACE

(1) Inspector noted coolant tube insulation damaged. Review/repair as needed.



4.8 Item 1 (Picture)

(2) Inspector noted AC unit's fins appear worn in some areas. Inspector recommends having unit cleaned and serviced by a licensed/certified HVAC professional. Review/repair recommended.



4.8 Item 2 (Picture)

## 5. PLUMBING SYSTEM

---

### 5.1 KITCHEN

INSPECTED, REPAIR OR REPLACE

Inspector noted cosmetic damage to sink at one or more locations. Review/repair as needed.

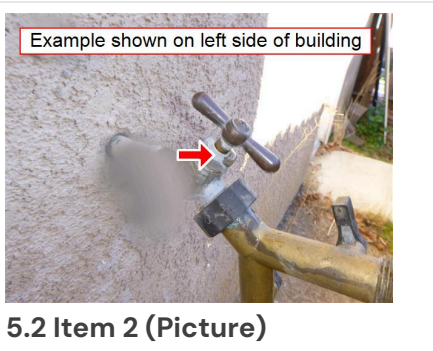
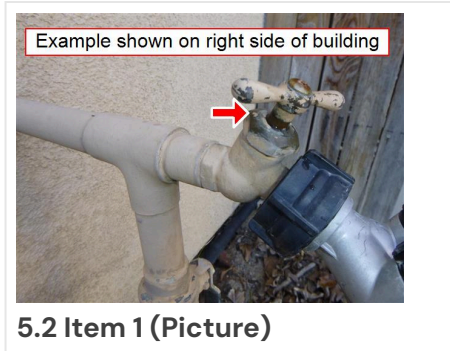


5.1 Item 1 (Picture)

### 5.2 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED, REPAIR OR REPLACE

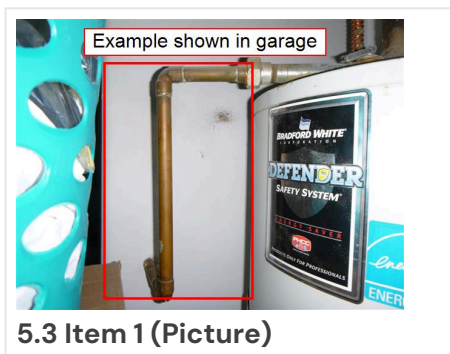
Inspector noted leak where spindle/handle meet at one or more locations. Review/repair recommended.



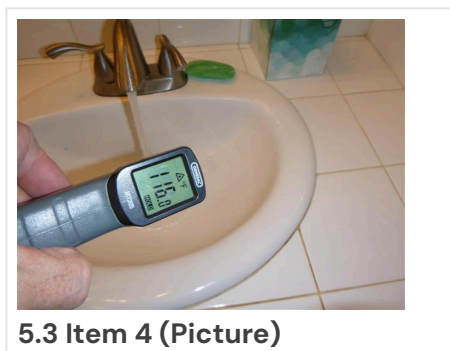
### 5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☐ INSPECTED, REPAIR OR REPLACE

(1) (MODERATE) Inspector recommends installing a solid pipe (copper,cpvc) that positions downward terminating no less than 6 inches from ground. Review/repair as needed.



(2) Inspector noted all bathroom sinks/tubs/showers had adequate temperature readings for hot water supplied to systems.



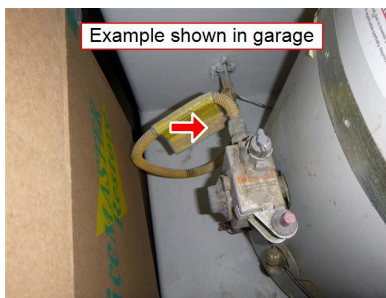
## 5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☐ INSPECTED, REPAIR OR REPLACE

Inspector noted missing sediment trap on furnace and water heater. This is typical for age of construction. Sediment traps help prevent sediment in the gas piping from getting into the gas valve or burner area, and help preserve the life of an appliance. Review/upgrade recommended.



5.5 Item 1 (Picture)



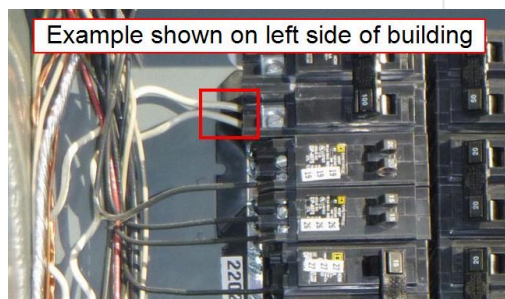
5.5 Item 2 (Picture)

## 6. ELECTRICAL SYSTEM

### 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

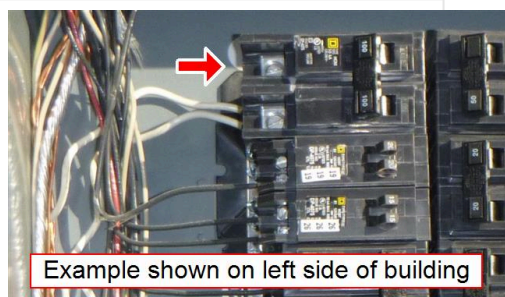
☐ INSPECTED, REPAIR OR REPLACE

(1) **(LOW)** Inspector noted whites wires feeding into circuits (main panel) are not labeled as hot (black). Inspector recommends labeling white wires with black tape. Review/repair recommended.



6.1 Item 1 (Picture)

(2) Inspector noted 100 amp circuit not wired for usage. Circuit was switched off at time of inspection.

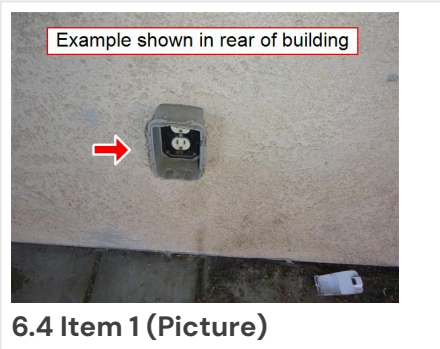


6.1 Item 2 (Picture)

6.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

☐ INSPECTED, REPAIR OR REPLACE

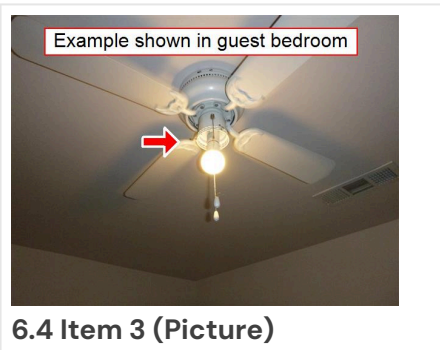
(1) Inspector noted exterior receptacle missing cover plate in one or more locations. Review/repair recommended.



(2) Inspector noted loose connection at switch/receptacle at one or more locations. Review/repair recommended.



(3) Inspector noted light fixture missing/damaged globe. Review/repair as needed.



(4) **(MODERATE)** Inspector noted light switch/receptacle not mounted in attic. This could be a safety issue. Review/repair recommended.





6.4 Item 4 (Picture)

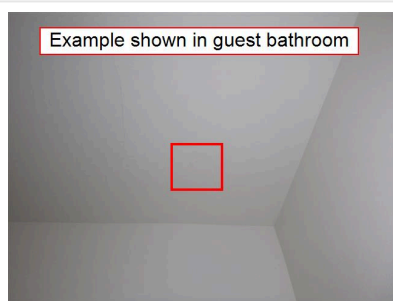
## 8. INTERIORS

---

### 8.0 CEILINGS

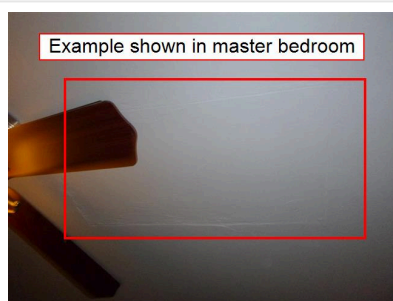
#### INSPECTED, REPAIR OR REPLACE

(1) Inspector noted cracks/nail pops at one or more location in building. This is considered cosmetic. Review/repair as needed.



8.0 Item 1 (Picture)

(2) Inspector noted previous patch/repair at one or more locations. Repair seems to be done in a workman like manner consistent with existing quality and appeal. Review recommended.



8.0 Item 2 (Picture)

### 8.2 FLOORS

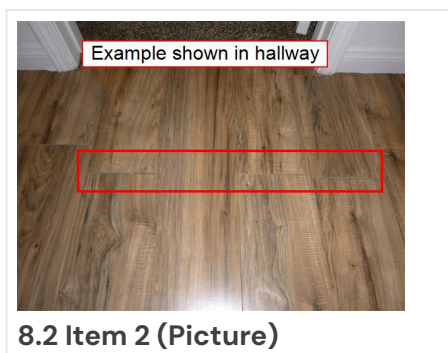
#### INSPECTED, REPAIR OR REPLACE

(1) Inspector noted loose transition strip separating adjoining flooring. Review/repair recommended.

## Valor Inspection Services



(2) Inspector noted laminated wood flooring raising in one or more locations. This is considered cosmetic. Review/repair as needed.



(3) Inspector noted damaged/lifting linoleum in one or more locations. Review/repair as needed.

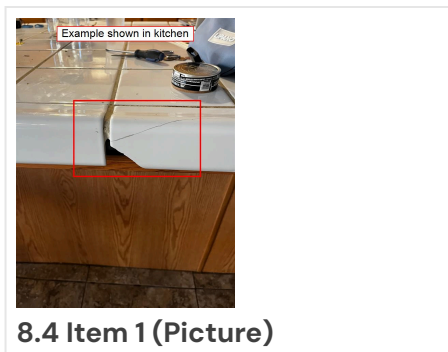


## 8.4 COUNTERTOPS AND CABINETS (REPRESENTATIVE NUMBER)

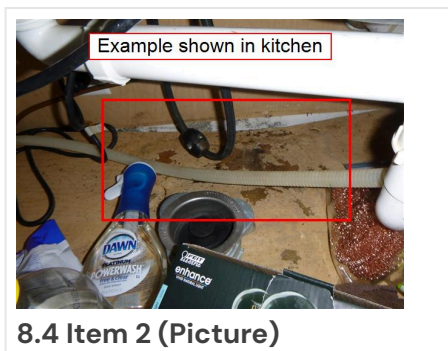
INSPECTED, REPAIR OR REPLACE

(1) Inspector noted cracked/damaged tile on counter tops in one or more locations. This is considered cosmetic. Review/repair as needed.





(2) Inspector noted evidence of water staining/damage in one or more locations. Stains appear to be old. No active leaks noted at time of inspection.



## 8.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Inspector noted closet door bypass guide missing at one or more locations. Review/repair as needed.



## 9. GARAGE

### 9.1 OBSTRUCTIONS

INSPECTED, REPAIR OR REPLACE

Inspector noted access impaired due to personal belongings. Because of this, certain walls/windows/outlets could not be visually or physically inspected for integrity/functionality.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

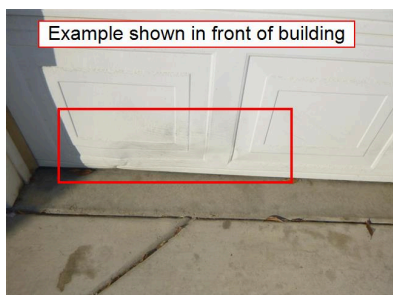


9.1 Item 3 (Picture)

## 9.5 GARAGE DOOR (S)

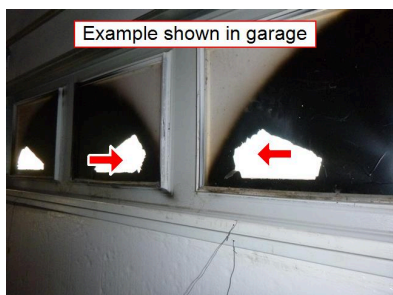
INSPECTED, REPAIR OR REPLACE

(1) Inspector noted garage door damaged at one or more locations. Review/repair as needed.



9.5 Item 1 (Picture)

(2) Inspector noted garage door tint peeling in one or more locations. Review recommended.



9.5 Item 2 (Picture)

## 10. BUILT-IN KITCHEN APPLIANCES

### 10.2 RANGE HOOD/VENT

INSPECTED, REPAIR OR REPLACE

Inspector noted hood/vent was functional at time of inspection but was missing screen at fan. Review/repair recommended.



*Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.*

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jaime Contreras