

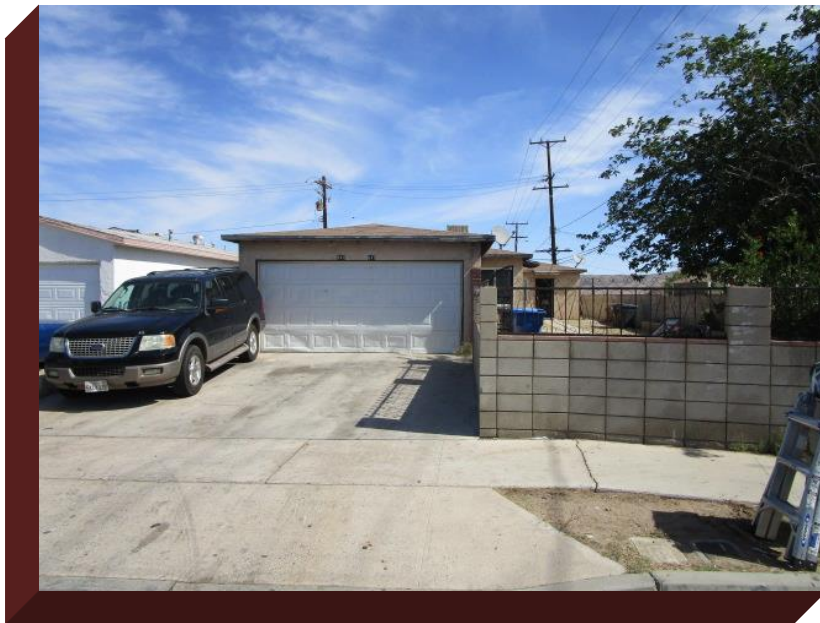
# Home Inspection Report

Inspection for

845-847 E Fredricks St,

Barstow, CA 92311

Date: May 4, 2022 @ 10:00 AM



Inspected by

Ihab Saad

Home Inspector

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## 1. Introduction:

Our mission is to be a leading regional company that provides a wide array of professional home inspections in the engineering and real estate field.

As per our client's request we conducted an assessment of the property located at

**845-847 E Fredricks St, Barstow, CA 92311**

The inspection was performed in according with HIF standards and includes the: Roof, plumbing system, electrical system, garage, cooling system, heating system, built in appliances, attic, chimney and structure.

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT. YOU FURTHER AGREE THAT YOU UNDERSTAND THE LIMITATIONS OF A HOME INSPECTION AND HAVE READ THE DISCLAIMER PAGE OF THIS REPORT.

## 2. Scope of Work:

The attached inspection report will provide you information about major visible defects.

The inspection report included: exterior, interior, stairs, attic, fire place, roof, plumbing system, electrical system, cooling system, heating system, garage, built in appliances, attic, chimney and structure.

Built in appliances, plumbing, electrical and mechanical components were observed visually.

Functional equipment was operated with user control in at least one of the operated modes suited to indicate its general performance, but not necessarily every mode.

The inspection report excludes environmental hazard and harmful substance, building code, geological stability, and soil condition, structure stability, wood destroying and engineering analysis.

## 3. Tools:

Tools used in inspection are:

1. Measuring Tap
2. Drone
3. Moisture Meter
4. Ladder
5. Flash Light
6. GFCI Receptacle Tester
7. Digital Camera
8. Water Pressure Test Gauge
9. Laser Temperature Gun Thermometer



#### 4. List of Priority Defects

1. Water pressure is 95 PSI needs adjustment (45:80)
2. House is furnished and in accordance with industry standards we only inspect exposed surfaces

##### Exterior

3. Dent in garage door needs repair
- 4. Water damage and peeling paint around the building needs to be serviced**
5. Crack stucco needs repair
6. Loose garage door side seal needs to be serviced
7. Crack on concrete floor in drive way needs repair
- 8. Stand water and broken washer drain needs to be serviced**
- 9. Damage weather stripping, caulking or flashing (windows and door) needs repair**
10. Improper window AC needs to be serviced
- 11. Missing cover in electric panels needs to be serviced**
12. The electric panel at each unit is electric hazard and recommend to be seen by licence electrician
13. Crack dry wall in garage needs repair
- 14. Loose electric outlet in garage needs to be serviced**
- 15. Evidence of mice drop-pings in garage recommend pest control company**
- 16. Corroded or rusted pipe in the garage needs repair**
17. Electric panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy
18. Termite, evidence of infestation is found recommend termite inspector

##### Unite # 845

19. Missing drawer in kitchen needs to be serviced
20. Missing range control knob needs to be serviced
- 21. GFI outlet required next to kitchen sink needs to be serviced**
- 22. Water damage and mold under kitchen sink needs to be serviced**
- 23. Uncover electric cable in kitchen needs to be serviced**
24. Improper faucet in kitchen sink needs to be serviced
- 25. Evidence of moisture in kitchen floor needs further evaluation**
26. Improper windows needs repair
27. Stain in living room ceiling needs repair
- 28. Crack and open dry wall all house needs repair**
- 29. Evidence of roaches recommend pest control company**
- 30. Evidence of moisture in bathroom floor needs further evaluation**
- 31. Missing bulb and uncover electric outlet in bedroom needs to be serviced**
- 32. Uncover electric outlet in hallway needs to be serviced**
- 33. Improper wall heater needs to be serviced**
34. Missing door in bedrooms needs to be serviced
- 35. Evidence of mice drop-pings in attic recommend pest control company**



- 36. Rust in pipes in attic needs repair**
- 37. Uncover electric cable in attic needs to be serviced**
- 38. Improper security door needs to be serviced
- 39. Water Heater less than 18 inch above ground floor needs to be serviced
- 40. Loose water heater chimney and not in proper height needs to be serviced**
- 41. Missing water heater strap needs to be serviced**
- 42. Damage frame door needs to be serviced

Unite # 847

- 43. Improper wall heater needs to be serviced**
- 44. Missing range control knob needs to be serviced
- 45. Missing cabinets door in kitchen needs to be serviced
- 46. Unsealed kitchen sink needs to be serviced**
- 47. Uncover electric switch in kitchen needs to be serviced**
- 48. Uncover electric switch in hallway needs to be serviced**
- 49. Missing AC grill cover and filter needs to be serviced**
- 50. Improper windows needs to be serviced
- 51. Improper patch in bedroom ceiling needs repair
- 52. Improper bathroom vanity needs repair
- 53. Broken toilet seat need to be serviced
- 54. Improper sealant in bathtub needs to be serviced**
- 55. Evidence of moisture in bathroom floor needs further evaluation**
- 56. Evidence of moisture in kitchen floor needs further evaluation**
- 57. Uncover electric cable in bedroom needs to be serviced**
- 58. Uncover electric cable in attic needs to be serviced**
- 59. Evidence of mice drop-pings in attic recommend pest control company**
- 60. Missing water heater strap needs to be serviced**
- 61. Calcium or limescale built in valve and pipe in water heater needs to be serviced**
- 62. Water Heater less than 18 inch above ground floor needs to be serviced
- 63. Damage frame door needs to be serviced
- 64. Uncover electric outlet in backyard needs to be serviced**

Attic

- 65. Evidence of mice drop-pings recommend pest control company**

Roof

- 66. Missing gutter and Downspouts needs to be serviced
- 67. Gaps that line up between course of shingle needs repair**
- 68. Worn out flashing material needs repair**
- 69. Viable nail hole needs repair**
- 70. Loose shingle needs rapier**
- 71. Separation and missing of shingles needs to be serviced**
- 72. Too many layer of roofing



**73. Service Cable clearance over roof is not to proper height must be 3 feet from roof needs to be serviced**

ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.



## 5. Inspection Report

- **Structure Foundation**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Observation
		<b>X</b>	Ventilation
	<b>X</b>		Foundation Drainage

Note: Foundation on clay soil required and even moisture around the perimeter of the foundation the entire year to prevent movement, tree shrubs can cause foundation damage when growing too close. Water should not be permitted to pond or erode under or alongside any part of the foundation. Depending on the design and method of original construction of a pier and beam foundation, the floor system may need levelling periodically.

- **Roof**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Observation
	<b>X</b>		Flashing
		<b>X</b>	ROOF VENTS RAIN CAPS
	<b>X</b>		Gutters Downspouts

Note: Weather condition, wind, hail and temperature affect all roofing from day to day, so, continual observation is required.



• **Attic**

Not Inspected	Need Repair	Performing Intended Function	
		<b>X</b>	Truss Roof System Yes No
		<b>X</b>	Rafters-Purlins-Collar Ties
		<b>X</b>	Decking
		<b>X</b>	Ceiling Joists Rafter Ties Yes No
		<b>X</b>	Ventilation

• **Garage**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Garage Door Opener
		<b>X</b>	Auto reverse
		<b>X</b>	Decking
	<b>X</b>		Door Metal/Wood

• **Exterior Wall (Fence)**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Stone/Brick/Concrete Blocks/ Stucco/Frame
	<b>X</b>		Siding Trim





• **Electrical**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Service Entrance
	<b>X</b>		Panel Location
		<b>X</b>	Sub Panel Location
	<b>X</b>		GFCI- Outlets
<b>X</b>			Pool/ SPA Elec.
	<b>X</b>		FIXTURE – SWITCHING AND OUTLETS
	<b>X</b>		Smoke Detector No.
	<b>X</b>		Garage- Kitchen- Bathroom

• **Fireplace**

Not Inspected	Need Repair	Performing Intended Function	
<b>X</b>			Fireplace Lighter
<b>X</b>			Fire Box Brick/Metal
<b>X</b>			Lintel-Dumper-Fuel
<b>X</b>			Chimney- Chimney Cap

• **Heating System**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		CENTRAL/GAS/FLR WALL/ELECTRIC/RADIANT/HEAT PUMP
	<b>X</b>		Burner/Elements



• **Cooling System**

Not Inspected	Need Repair	Performing Intended Function	
X			Central/Zoned/Refrigerated/Evaporative
X			Compressor
X			CONDENSER-COIL & FAN
X			Condensate Drain
X			Thermostat
X			AIR OUT – AIR IN
X			Ceiling Fan
X			ATTIC FAN
X			BATH VENT FANS

• **Plumbing System**

Not Inspected	Need Repair	Performing Intended Function	
	X		MAIN METER SHUT OFF
		X	Outside Faucets No( )
X			SPRINKLER SYS. – BACK FLOW PREVENTER – ANT SIPHON VALVE
		X	GAS LINE CHECK
		X	Water Meter Check
	X		Kitchen Faucet & Drain
	X		Tubs No
X			Shower No ( )
	X		Commodes No( )
	X		Water Heater Gas/Electric
		X	TEMPERATURE & PRESSURE VALVE OPERATION



- Mechanical Appliance**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Cook Top/Range Gas - Electric
		<b>X</b>	OVEN SELF CLEAN/CONTINUOUS CLEAN/ MANUAL CLEAN
<b>X</b>			Microwave
<b>X</b>			Kitchen Exhaust Vented/ Not Vented
<b>X</b>			Dishwasher
<b>X</b>			Disposal
<b>X</b>			Refrigerator
<b>X</b>			ICE MAKER BUILT-IN/ FREE-STANDING
<b>X</b>			Compactor
<b>X</b>			Intercom
<b>X</b>			Gas Grill

- Interior**

Not Inspected	Need Repair	Performing Intended Function	
	<b>X</b>		Ceiling & Wall
	<b>X</b>		Floors
	<b>X</b>		Doors
	<b>X</b>		Windows
	<b>X</b>		Water Penetration



• **Exterior**

Not Inspected	Need Repair	Performing Intended Function	
	X		Doors
	X		Windows
	X		Windows & Door Trim
	X		Caulk Weather Strip

• **Pool/SPA**

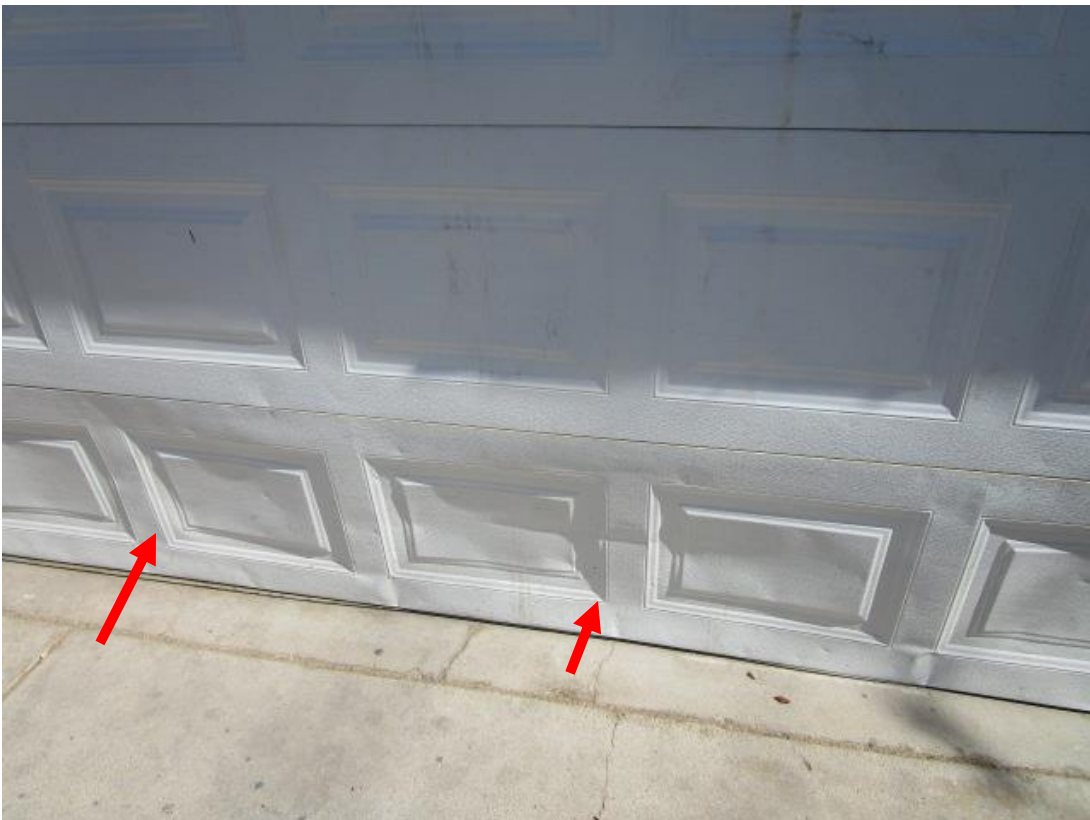
Not Inspected	Need Repair	Performing Intended Function	
X			Fiberglass/Vinyl/Gunite
X			Heater
X			Pool sweep
X			Diving Board / Ladder / Slide

## 6. Photos

Water pressure is 95 PSI needs adjustment (45:80)



Dent in garage door needs repair



**Water damage and peeling paint around the building needs to be serviced**



Crack stucco needs repair





Loose garage door side seal needs to be serviced



Crack on concrete floor in drive way needs repair



**Stand water and broken washer drain needs to be serviced**



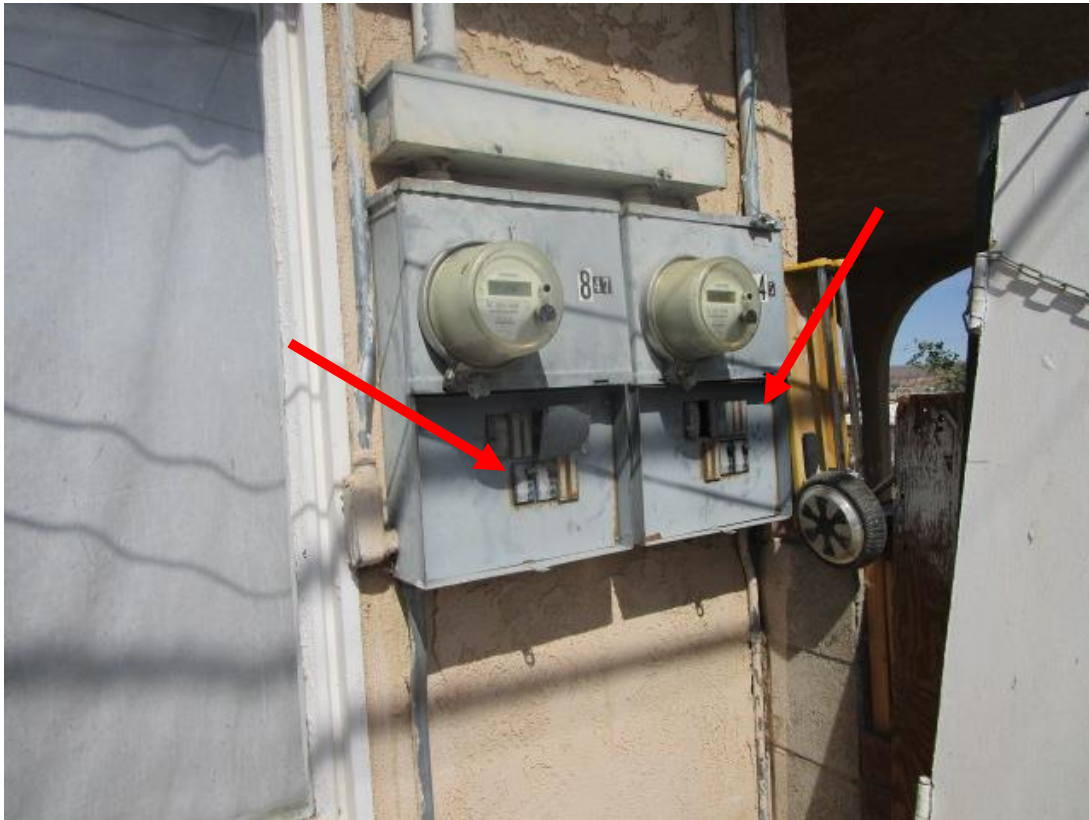
**Damage weather stripping, caulking or flashing (windows and door) needs repair**



Improper window AC needs to be serviced



**Missing cover in electric panels needs to be serviced**



Crack dry wall in garage needs repair



**Loose electric outlet in garage needs to be serviced**





**Evidence of mice drop-pings in garage recommend pest control company**



**Corroded or rusted pipe in the garage needs repair**



Missing drawer in kitchen needs to be serviced



Missing range control knob needs to be serviced



**GFI outlet required next to kitchen sink needs to be serviced**



**Water damage and mold under kitchen sink needs to be serviced**



**Uncover electric cable in kitchen needs to be serviced**



**Evidence of moisture in kitchen floor needs further evaluation**





Stain in living room ceiling needs repair



**Crack and open dry wall all house needs repair**





**Evidence of roaches recommend pest control company**



**Evidence of moisture in bathroom floor needs further evaluation**



**Missing bulb and uncover electric outlet in bedroom needs to be serviced**



**Uncover electric outlet in hallway needs to be serviced**



Missing door in bedrooms needs to be serviced





**Evidence of mice drop-pings in attic recommend pest control company**



**Rust in pipes in attic needs repair**



**Uncover electric cable in attic needs to be serviced**



**Loose water heater chimney and not in proper height needs to be serviced**



**Missing water heater strap needs to be serviced**



Damage frame door needs to be serviced



Unite # 847

**Improper wall heater needs to be serviced**



Missing range control knob needs to be serviced





Missing cabinets door in kitchen needs to be serviced



**Unsealed kitchen sink needs to be serviced**



**Uncover electric switch in kitchen needs to be serviced**



**Missing AC grill cover and filter needs to be serviced**



Improper patch in bedroom ceiling needs repair



Improper bathroom vanity needs repair



Broken toilet seat need to be serviced



**Improper sealant in bathtub needs to be serviced**





**Evidence of moisture in bathroom floor needs further evaluation**



**Evidence of moisture in kitchen floor needs further evaluation**



Uncover electric cable in bedroom needs to be serviced



**Uncover electric cable in attic needs to be serviced**



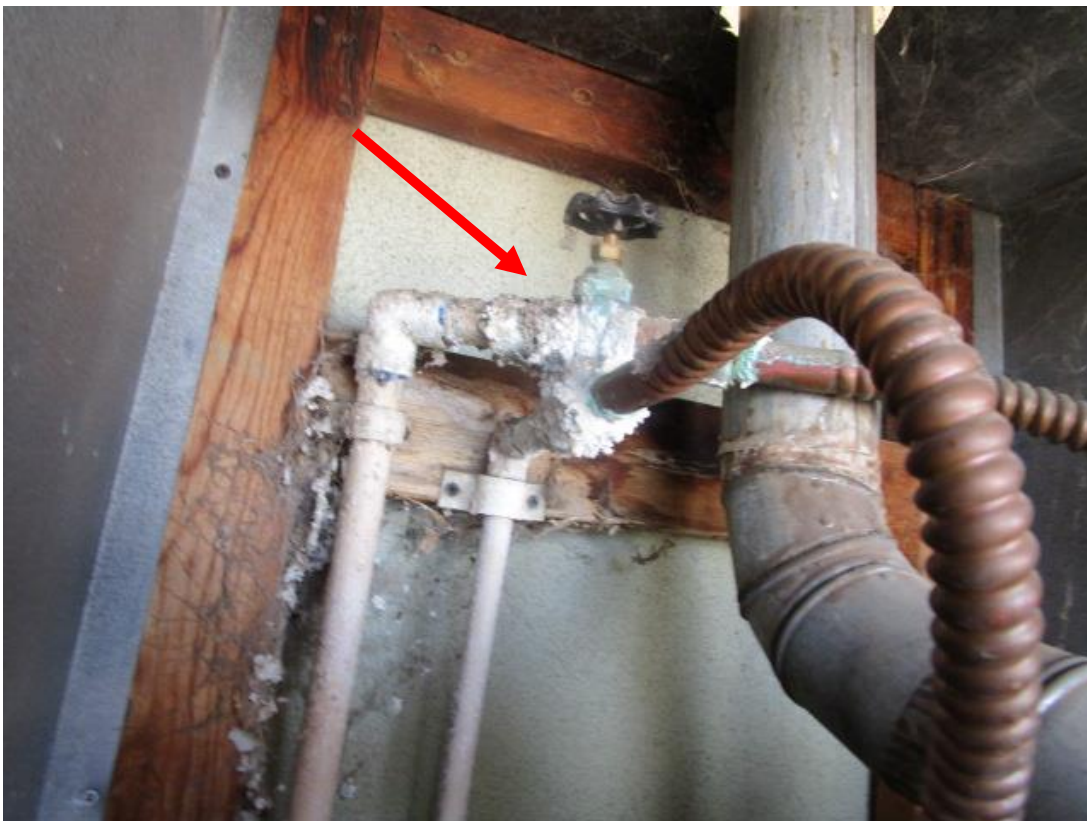
**Evidence of mice drop-pings in attic recommend pest control company**



**Missing water heater strap needs to be serviced**



**Calcium or limescale built in valve and pipe in water heater needs to be serviced**







Damage frame door needs to be serviced



**Uncover electric outlet in backyard needs to be serviced**



Missing gutter and Downspouts needs to be serviced



**Worn out flashing material needs repair**



**Viabile nail hole needs repair**



**Loose shingle needs rapier**



**Separation and missing of shingles needs to be serviced**



**Service Cable clearance over roof is not to proper height must be 3 feet from roof needs to be serviced**







## DISCLAIMERS

**Asbestos:** The inspector is not licensed by the EPA and cannot determine report on or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. Ihab Home Inspection will not engage in any claims regarding asbestos. **Interior:** Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection; dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are tested during this inspection, personal items are not moved to access any outlets/switches behind them. Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality; all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriate licensed contractor. **Bathrooms:** Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are



properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks). Kitchen: Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTU's, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report. Laundry: Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested. Attic: The inspector cannot determine report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. It's recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists. Garage: The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, DISCLAIMERS CONTINUED counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or



other alterations made to the garage. Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up with RecallChek.com is recommended. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency. Water Heater: The water heater is visually inspected only; the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on. Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them. Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector



cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector. Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance; consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owners Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces. Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected; consult DISCLAIMERS CONTINUED seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable. This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues. Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole



discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector. Pool: Solar panels/heating systems are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall. Plumbing: Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The "plumbing type" section of the report includes a percentage approximation of the plumbing type; it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection. \*Contractor References: This report may contain contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. The Ihab Home Inspection cannot control the events that take place between contractors and customers and therefore cannot be held liable for any problems that may occur. References to contractors, their products and services, are provided "as is" without warranty of any kind, either expressed or implied. In no event shall The Ihab Home Inspection be held liable



for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor you should: 1. Ask for and contact at least two customer references. 2. Find out how long they have worked in your area (familiarity with local building codes is important). 3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation. 4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money. This disclaimer applies to all references found on any and all of our report pages.