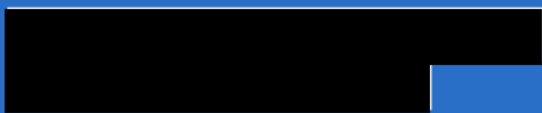




Site Address:



Inspection Date & Time:



Inspected by:



Mark Yap



mypropinspection@gmail.com



9293868587



M.Y Property Inspection LLC

Client:



LEGENDS



Deficiency

This icon means an inspected item needs to be repaired and is inhibiting the function of the system.



Information

This icon means the statement is for general information about the system. It can also represent an issue that is only cosmetic in nature and not inhibiting function or safety of the system.



Not Inspected

This icon means an inspected item that is an immediate safety risk and should be approached with caution.

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Header:

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

- ⊗ 4.0.0.1.0 Exterior (**Contains Images**)
- ⊗ 4.0.0.2.0 Exterior (**Contains Images**)
- ⊗ 9.0.0.1.0 Interior (**Contains Images**)
- ⊗ 9.0.0.2.0 Interior (**Contains Images**)
- ⊗ 9.0.0.3.0 Interior (**Contains Images**)
- ⊗ 9.0.0.4.0 Interior (**Contains Images**)
- ⊗ 9.0.0.5.0 Interior (**Contains Images**)

REPORT HEADER

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are general informational, comments in black are a restriction on the inspection, and comments with the red icon are also displayed on the summary. Please read them all. Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

1: GENERAL

General Details:

Property Type:

Townhouse/Villa

Square Footage:

1800

Year Built:

2023

Stories:

3 Levels

Front Faces:

South

Status:

Occupied

Bystanders Present During the Inspection:

Client

Weather Conditions:

Sunny

Outside Temperature:

85F

Outside Relative Humidity:

43%

2: SITE

Walkways Type: Concrete
Driveway Type: Unspecified

Concrete

Unspecified

2: SITE

Walkways Type Images:



Please be advised that our evaluation of the structural components is inherently limited due to the presence of interior and exterior finishes which may conceal the underlying structure. As such, the disclosure of materials, their condition, and any potential defects are beyond the scope of this inspection. Our characterization of the framing structure is based solely on visible sections within the attic space, and any remarks concerning material type, condition, or identified defects pertain only to the areas that are readily accessible at the time of inspection. Detailed commentary related to any deficiencies discovered within the attic are to be found in the 'Roof & Attic' section of this report. Further, it is important to note that a substantial portion of the foundation, particularly within the interior living areas, is typically obscured by flooring. Consequently, our inspection and subsequent report are restricted to areas of the foundation that are clearly visible and accessible. We recommend a more specialized and invasive inspection if a comprehensive evaluation of the hidden structural elements is required.

Structure Details:

Foundation Types:

Monolithic

Foundation Material:

Poured Concrete

Floor Structure:

Engineered I-Joist

Subflooring:

Oriented Strand Board

Wall Structure:

Wood Frame

Roof Structure:

Framed

Assessment:

The structure appeared to be original without modifications or additions. Follow up with the current owner and local building department for a complete history.

4: EXTERIOR

The exterior inspection is a visual assessment of accessible and visible components. It does not imply a guarantee or warranty against future problems, including water penetration. It's always recommended to consult with specialized contractors for a more in-depth evaluation if defects are observed or if any significant renovations or alterations are planned.

Exterior Details:

Wall Covering Material:

Brick Veneer, Vinyl

Exterior Door Material Type:

Wood

Window Glazing Type:

Double Pane

Window Types:

Single Hung

Exterior Comments

4: EXTERIOR

Comment:



The following comments refer to the deficiency for this section:

Description:

- The front side of the lintel wasn't painted with protective paint.

Recommendation Solution:

- Refer to the developer to evaluate the situation and perform proper maintenance to prevent the lintel from rusting.

Remediation:

Contractor

Location:

Lintel (All the Windows Opening)



4: EXTERIOR

Comment:



The following comments refer to the deficiency for this section:

Description:

- The area that shown in the photo is really soft when step on it, highly suspect there are significant amount of water in the ground.
- The reason is due to significant amount of water discharged from the HVAC water line.

Recommendation Solution:

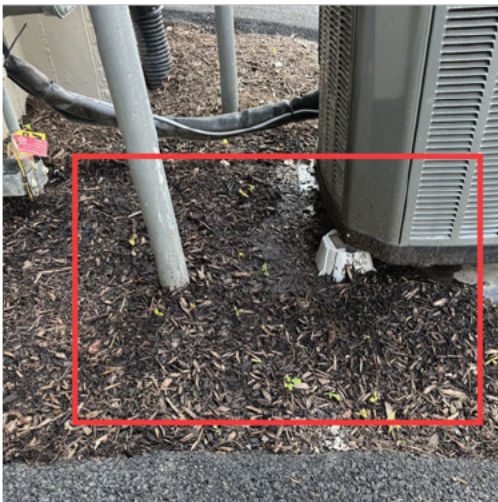
- Highly recommend refer to the developer contractor to evaluate the situation.
- Recommend to modify the water line in order for the water to be discharge away from the house as discussed during the inspection.

Remediation:

Contractor

Location:

HVAC Water Line
(Backyard)



4.1: DECKS, PORCHES, AND/OR BALCONIES

Decks, Porches, and/or Balconies Details:

Structure Type:

Wood

Decking:

Wood

Railings:

Wood

Stairs:

Not Present

Structure Type Images:



5: ROOFING

The inspection of the roof and its components is a visual examination of the accessible areas of the roof at the time of inspection. This may include the roof coverings, flashings, skylights, chimneys, and roof penetrations. Please note that this inspection does not constitute a warranty or guarantee of the roof's condition or its watertight integrity. Weather conditions and other factors may affect the roof performance, and leaks may occur at any time, even on a roof that appears to be in good condition during the inspection. Inspection of the roof does not include an assessment of its remaining lifespan, the discovery of latent defects, or defects that may only be visible in certain weather conditions or after prolonged periods of specific weather activity, such as heavy rain or wind. Furthermore, this report does not include an assessment of any underground or concealed downspout diverter drainage pipes or whether guttering and downspouts completely divert water away from foundation walls. In case of any concerns or doubts raised in the report, it is recommended to hire a qualified roofing contractor to perform a more in-depth evaluation of the roof, its structure, and components. Finally, regular maintenance of the roof and its components is essential to prolong its lifespan and to detect any potential issues early. Regularly clearing debris from the roof and gutter system, ensuring downspouts are properly diverting water, and checking for any visible signs of damage are all recommended practices.

Roofing Details:

Inspection Method:

Not Inspected

Geometry:

Gable

Covering Material:

Asphalt Shingle Architectural

Ventilation:

Ridge Vents

6: PLUMBING

The inspection of the plumbing system is a visual examination of the accessible areas of the plumbing at the time of the inspection. This includes visible and accessible components of the water supply and distribution system, drains, waste and vent systems, water heating equipment, and the placement of main water and main fuel shut-off valves. Please note, this inspection does not involve any invasive procedures, disassembly of components (including water heater and boiler), or turning any shut off valves or backflow preventers. The interior of pipes, sewer lines, sealed plumbing components, or concealed parts of the system are not directly inspected. Detection of water leaks is limited to visual observation of active leaks at the time of inspection. Furthermore, the inspection does not guarantee the system's capacity or performance, as it is not a pressure test of the water system or a test of the sewer line or septic system.

Determination of whether the sewer line is free of defects, roots, or blockages; the condition of any underground or concealed plumbing components; or the presence of any non-functional valves or pipes is outside the scope of this inspection. Should the report mention any concerns, it is strongly recommended to have a more comprehensive examination of the system by a licensed plumbing contractor. To help maintain your plumbing system in good working condition, it is advised to regularly check for leaks, ensure pipes in unheated areas are adequately insulated to prevent freezing, and flush your water heater as recommended by the manufacturer. Please note that the lifespan of plumbing components can vary greatly depending on various factors including, but not limited to, the quality of the materials, the quality of the installation, the level of maintenance, and the type of usage. As such, predicting future conditions or the remaining lifespan of the components is beyond the scope of this inspection.

Plumbing Details:

6: PLUMBING

Sewage Management:

The waste disposal system of this property is listed as being connected to a public or community sewage system. It was not possible to access or inspect the underground components and connections of the system in order to positively confirm this. Contact the local utility provider to confirm that the home is served by a public or community sewer system as listed. The Homeowner may be able to provide records that address this.

Water Meter Location:

Utility Room

Primary Water Shutoff Location: Water Supply Pressure:

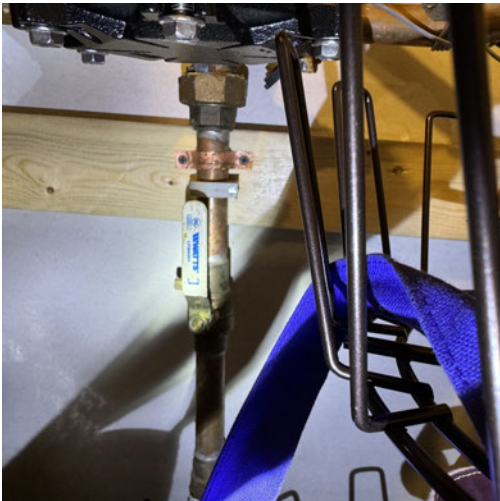
Utility Room

6: PLUMBING

Water Meter Location Images:



Primary Water Shutoff Location Images:



6.1: WATER HEATER

Water Heater Details:

Location:	Type:
Utility Room	Tank
Energy Source:	Manufacturer:
Electric	Rheem
Manufactured Year:	Capacity:
2023	50 Gallon
Functionality:	
Operational	

Location Images:



6.2: PLUMBING MATERIALS

Plumbing Materials Details:

Water Supply Material:

CPVC

Vent Material:

PVC

Drain and Waste Material:

PVC

6.3: FUEL SUPPLY AND DELIVERY

Fuel Supply and Delivery Details:

Fuel Type:

Natural Gas

Fuel Tank/Meter Location:

Exterior Rear

Main Fuel Shut Off Location:

Utility Room

Fuel Supply Material:

Copper

Fuel Tank/Meter Location Images:



6.3: FUEL SUPPLY AND DELIVERY

Main Fuel Shut Off Location Images:



7: ELECTRICAL

The inspection of the electrical system is limited to visible and readily accessible components at the time of the inspection. This may include service entrance conductors, service equipment, main overcurrent devices, main and distribution panels, amperage and voltage ratings of the service, ground bonding, switch and receptacle operation, ground fault circuit interrupters (GFCI), arc fault circuit interrupters (AFCI), and presence of smoke and carbon monoxide detectors. Please note that this inspection does not involve disassembly of electrical fixtures, receptacles or panels; removal of panel coverings that are painted shut or sealed; or manipulation of overcurrent protection devices. It does not include any examination of hidden wiring, underground wiring, low voltage systems, telephone, security, cable TV, intercoms, alarm systems, or any off-site remote control systems. While every attempt is made to identify and report on safety hazards or deficiencies, this inspection does not imply or guarantee future conditions, safety, or compliance with any electrical code or manufacturer's specifications. Electrical repairs, replacements or evaluations should only be made by qualified, licensed electricians. Given the potentially fatal risks associated with electricity, homeowners should never attempt to do their own electrical work unless they are properly trained and equipped. Regular professional maintenance and prompt attention to any potential issues is highly recommended. Regularly testing your home's safety devices, such as GFCIs, AFCIs, smoke and carbon monoxide detectors, is also advised. This report does not provide a detailed inventory of every individual electrical component in the house, and it does not determine whether "knob and tube" or aluminum wiring might be buried or hidden behind finished surfaces. If the house contains any DIY (do-it-yourself) wiring, or if any modifications or additions were made by a previous homeowner, we recommend that you have the system evaluated by a licensed electrician.

Electrical Details:

Service Entrance Type:

Underground

Utility Meter Location:

Front Side

7: ELECTRICAL

Service Voltage:

240/120 Volts

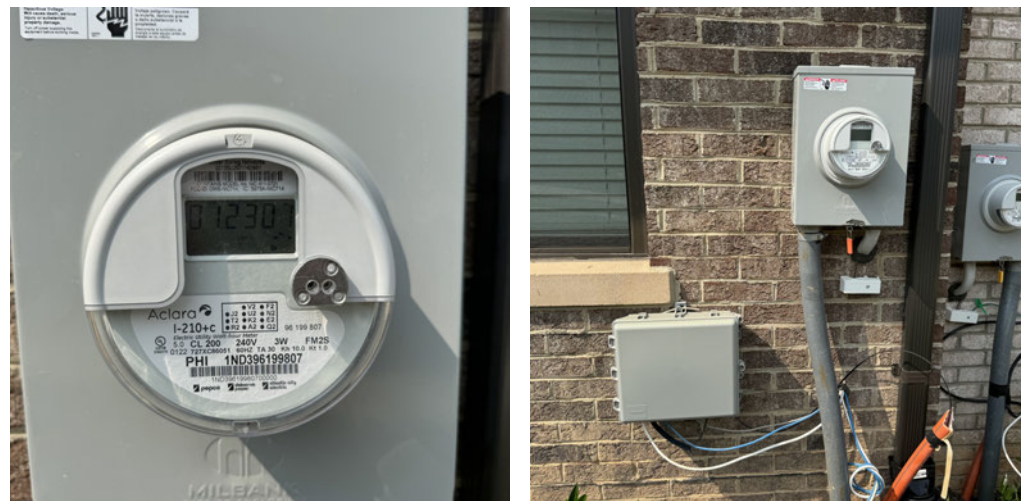
Grounding Type:

Copper Water Supply Service

Fault Protection:

Ground Fault Circuit Protection

Service Entrance Type Images:



7.1: MAIN DISCONNECT

Main Disconnect Details:

Location:	Panel Manufacturer:
First Level	Siemens
Panel Amperage Rating:	Disconnect Amperage Rating:
200 amp	200 amp
Predominant Branch Circuit Wiring Method:	
Copper NM	

Location Images:



The inspection of the heating and cooling system includes a visual and operational check of the readily accessible components at the time of inspection. This may include the furnace or boiler, heat pump, central air conditioning system, ductwork, thermostats, and filters. Please note, this inspection does not involve disassembly of equipment, activation of cooling systems when ambient temperatures risk damage, assessment of heat exchanger integrity, humidifiers, air purifiers, motorized dampers, heat pump defrost controls, or evaluation of refrigerant levels. The interior of chimneys or flues, which are not readily accessible, are also not inspected. While every effort is made to determine the system's general condition and operability, this inspection does not imply or guarantee future performance, longevity, efficiency, or overall safety of the system. It is also beyond the scope of the inspection to determine whether the size or capacity of the heating or cooling system is adequate for the home. Furthermore, due to the large number of components and the complex nature of HVAC systems, the evaluation is inherently limited in scope and not all potential issues may be identified. Repairs, replacements or evaluations should only be carried out by licensed HVAC contractors. Homeowners should arrange for regular professional maintenance and promptly attend to any potential issues to ensure the ongoing performance and safety of the system. Changing filters as recommended by the manufacturer, ensuring outdoor units are clear of debris and vegetation, and checking for any unusual noises or odors when the system is operating, are all recommended practices. This inspection does not provide an exhaustive list of every minor defect or omission with the heating or cooling system. If the system is aged, or if any repairs are needed, we recommend that you have the system evaluated by a licensed HVAC contractor.

Heating and Cooling Details:

Thermostat Location:	Number of Zones:
Living Room,Third Floor	1

Heating and Cooling Comments

8: HEATING AND COOLING

Comment:



The following comments is for information purpose only:

Description:

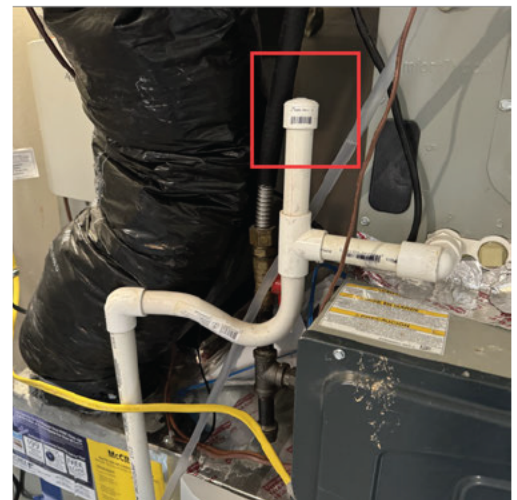
- The air filter is highly recommend to change every 2 to 3 months.
- The filter at the air handler is highly recommend to perform maintenance every 6 months by washing and drying it.
- Unlock the white cap at the PVC drain pipe to make sure it wasn't clog.
- Highly recommend to perform general maintenance on the HVAC, Furnace, and Water Heater every 2 years.

Remediation:

Owner

Location:

HVAC Maintenance

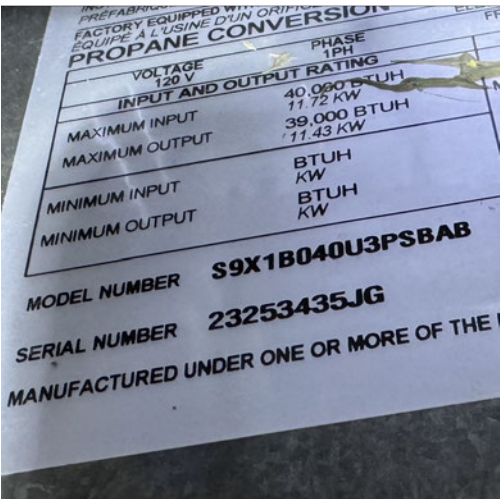


8.1: HEATING

Heating Details:

Equipment Type: High Efficiency Furnace	Equipment Location: Utility Room
Equipment Manufacturer: Trane	Manufactured Year: 2023
Fuel/Energy Source: Electric	Auxiliary Heating Type: Not Present
Emergency Heating Type: Not Present	Functionality: Operational

Equipment Type Images:



8.2: COOLING

Cooling Details:

Equipment Type:

Conventional Split Unit

Equipment Location:

Rear Side

Equipment Manufacturer:

Trane

Manufactured Year:

2023

Capacity BTU's/Tonnage:

Unspecified

Functionality:

Operational

Equipment Type Images:



8.2: COOLING

Manufactured Year Images:



Interior Comments

Comment:



The following comments refer to the deficiency for this section:

Description:

- Vibration sound was heard in the living room when the family member in the house using the bathroom in the third floor.
- Highly suspect the vibration noise is due to the plumbing wasn't firmly secure to the beam during construction.

Recommendation Solution:

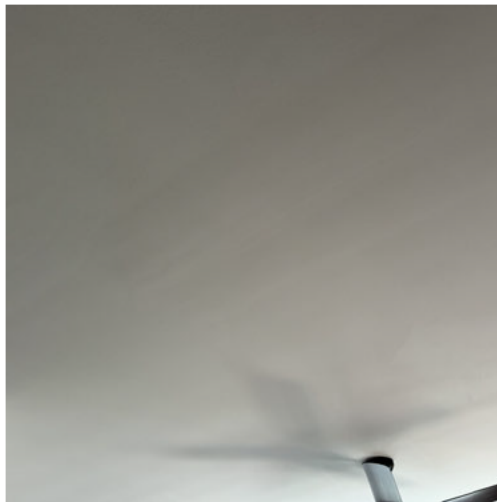
- Highly recommend refer to the developer construction team to evaluate the situation.

Remediation:

Contractor

Location:

Living Room



Comment:



The following comments refer to the deficiency for this section:

Description:

- There is a visible line on the ceiling in the top floor bedroom.

Recommendation Solution:

- Highly recommend refer to the developer construction team to evaluate the situation and perform proper repairs.

Remediation:

Contractor

Location:

Top Floor Bedroom



Comment:



The following comments refer to the deficiency for this section:

Description:

- The vinyl floor transition strip doesn't properly secure to the floor and caused movement.

Recommendation Solution:

- Highly recommend refer to the developer flooring contractor to evaluate and perform proper repair at the situation.

Remediation:

Contractor

Location:

Front Door Transition Strip



Comment:



The following comments refer to the deficiency for this section:

Description:

- The tile transition strip doesn't properly secure to the floor.
- The grout acts as a adhesive material started falling apart.

Recommendation Solution:

- Highly recommend refer to the developer flooring contractor to evaluate and perform proper repair at the situation.

Remediation:

Contractor

Location:

Third Floor Bathroom



Comment:



The following comments refer to the deficiency for this section:

Description:

- The vinyl floor plank doesn't properly secure in place and caused sliding as shown in the photos.

Recommendation Solution:

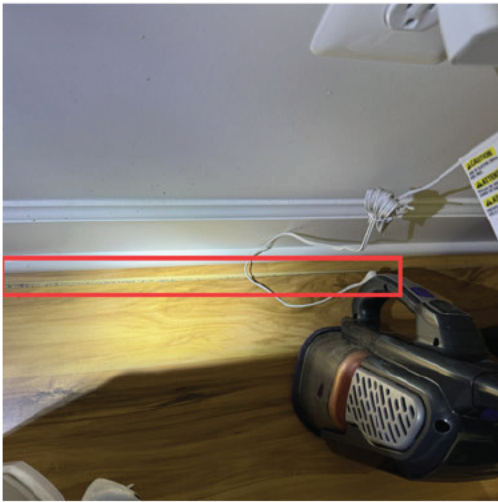
- Highly recommend refer to the developer flooring contractor to evaluate and perform proper repair at the situation.

Remediation:

Contractor

Location:

Edge between Second Floor Bathroom and Staircase



10: ATTIC

The inspection of the attic includes a visual examination of the accessible areas at the time of the inspection. This may include the framing, insulation, ventilation, and signs of water penetration. Please note that this inspection is limited to visible and accessible areas only. Insulation, stored items, or personal belongings may conceal underlying components and defects. Any areas deemed unsafe due to the risk of damage to the property or inspector, such as areas with inadequate flooring, low headroom, or potentially harmful substances like asbestos, may also be excluded. While every effort is made to identify visible deficiencies and potential issues, this inspection does not imply or guarantee future conditions or predict future failures, including roof leaks. It is also beyond the scope of this inspection to determine the adequacy of the insulation or ventilation, or to provide a comprehensive analysis of energy efficiency. Due to the limited visual inspection, hidden problems may exist. If more detailed information is desired, an invasive inspection performed by a qualified professional should be considered. Regular monitoring of the attic for changes in conditions is also advised. If the house is equipped with a pull-down ladder to access the attic, homeowners should ensure the ladder is safe and stable before use. It is also recommended to keep the attic free of excessive personal belongings to allow for a thorough inspection in the future. Repairs or alterations relating to the attic should only be carried out by licensed professionals. If the attic contains vermiculite insulation, which may contain asbestos, do not disturb it. Contact an asbestos abatement contractor for further evaluation. In conclusion, this report does not claim to identify every defect that may exist in the attic. We recommend that you have any alterations, repairs, or suspect areas evaluated by a qualified contractor.

Attic Details:

Attic Access Type:

Scuttle Hatch

Attic Access Location:

Second Floor Office Room & Top Floor Bedroom

Ventilation Type:

Natural Ventilation

Insulation Type:

Blown-in Fiberglass

10: ATTIC

Insulation Depth:

Min 15"

Roof Decking Type:

Oriented Strand Board

Attic Access Type Images:



11: FIRE SAFETY

The fire safety inspection includes a visual examination of the readily accessible and visible portions of the home's fire safety features at the time of the inspection. This includes but is not limited to smoke detectors, carbon monoxide detectors, fire extinguishers, fire sprinkler systems, and the general condition of fireplaces and associated components. Please note, the examination of fire safety components is not exhaustive or technically exhaustive. Testing of smoke detectors, carbon monoxide detectors, fire extinguishers, and fire sprinkler systems is beyond the scope of this home inspection. Any such testing should be conducted by a qualified professional. Additionally, this inspection does not assess the home's compliance with current fire codes, nor does it include an assessment of the home's fire safety in the event of a specific type of fire event. If an in-depth assessment of this nature is required, a specialist in fire safety and prevention should be consulted. In the case of fireplaces, while a visual inspection is conducted, it is not as thorough as a Level 2 chimney inspection performed by a certified chimney sweep. It is recommended to have such an inspection performed for all fireplaces and chimneys prior to use. Regular maintenance and testing of all fire safety devices are crucial and homeowners are urged to follow manufacturers' recommendations for such maintenance and testing. In the event of a malfunctioning device, immediate replacement is recommended. Homeowners should also consider installing additional devices to improve fire safety, such as additional smoke detectors in bedrooms and common areas, and fire extinguishers in the kitchen and garage. In conclusion, the fire safety inspection aims to provide a general review of the visible and accessible fire safety components at the time of inspection, but does not ensure total safety from fire-related incidents. It is recommended to consult with a fire safety and prevention specialist for a comprehensive evaluation of the home's fire safety.

Fire Safety Details:

Smoke Detector Locations:

Throughout Whole House

Carbon Monoxide Detector Locations:

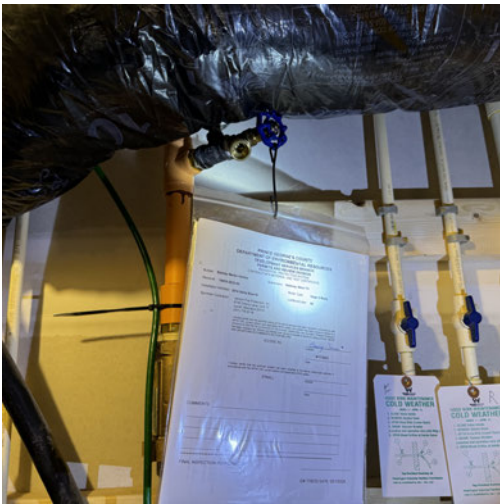
Throughout Whole House

11: FIRE SAFETY

Fire Sprinkler Locations:
Throughout The Property

**Fire Sprinkler Shut-off Valve
Location:**
Utility Room

Fire Sprinkler Shut-off Valve Location Images:



REPORT SUMMARY

Header:

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Exterior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- The front side of the lintel wasn't painted with protective paint.

Recommendation Solution:

- Refer to the developer to evaluate the situation and perform proper maintenance to prevent the lintel from rusting.

Remediation:

Contractor

Location:

Lintel (All the Windows Opening)



Exterior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- The area that shown in the photo is really soft when step on it, highly suspect there are significant amount of water in the ground.
- The reason is due to significant amount of water discharged from the HVAC water line.

Recommendation Solution:

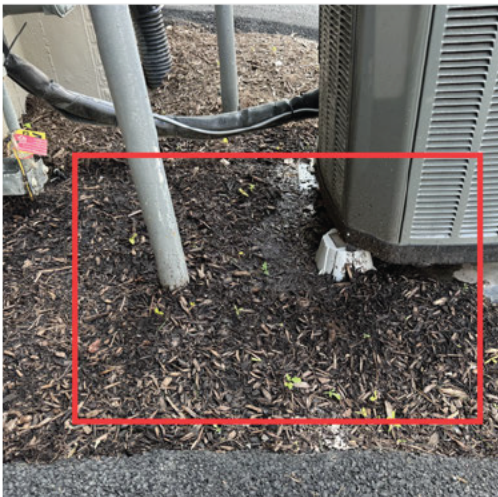
- Highly recommend refer to the developer contractor to evaluate the situation.
- Recommend to modify the water line in order for the water to be discharge away from the house as discussed during the inspection.

Remediation:

Contractor

Location:

HVAC Water Line
(Backyard)



Interior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- Vibration sound was heard in the living room when the family member in the house using the bathroom in the third floor.
- Highly suspect the vibration noise is due to the plumbing wasn't firmly secure to the beam during construction.

Recommendation Solution:

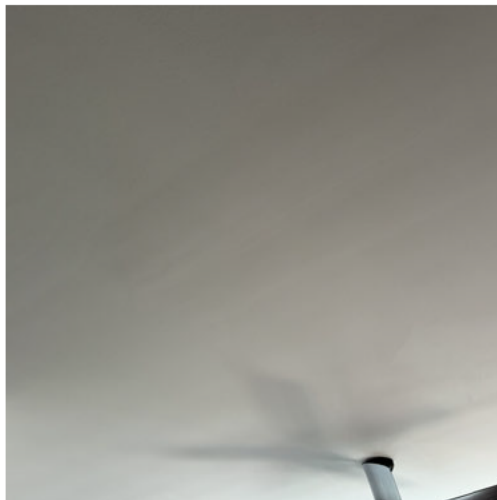
- Highly recommend refer to the developer construction team to evaluate the situation.

Remediation:

Contractor

Location:

Living Room



Interior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- There is a visible line on the ceiling in the top floor bedroom.

Recommendation Solution:

- Highly recommend refer to the developer construction team to evaluate the situation and perform proper repairs.

Remediation:

Contractor

Location:

Top Floor Bedroom



Interior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- The vinyl floor transition strip doesn't properly secure to the floor and caused movement.

Recommendation Solution:

- Highly recommend refer to the developer flooring contractor to evaluate and perform proper repair at the situation.

Remediation:

Contractor

Location:

Front Door Transition Strip



Interior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- The tile transition strip doesn't properly secure to the floor.
- The grout acts as a adhesive material started falling apart.

Recommendation Solution:

- Highly recommend refer to the developer flooring contractor to evaluate and perform proper repair at the situation.

Remediation:

Contractor

Location:

Third Floor Bathroom



Interior Comments:

Comment:



The following comments refer to the deficiency for this section:

Description:

- The vinyl floor plank doesn't properly secure in place and caused sliding as shown in the photos.

Recommendation Solution:

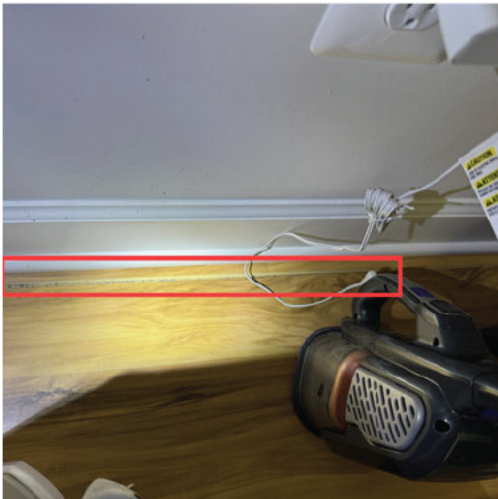
- Highly recommend refer to the developer flooring contractor to evaluate and perform proper repair at the situation.

Remediation:

Contractor

Location:

Edge between Second Floor Bathroom and Staircase



INSPECTION INFORMATION

The summary section of the report are items as components, systems, and materials that are inhibiting either safety, function or were determined by the inspector to be important enough to be in this section. It is encouraged to review the entire report for a complete understanding of the home

Inspected by :

Mark

mypropinspection@gmail.com

9293868587

M.Y Property Inspection LLC

Client :

[REDACTED]

[REDACTED]

[REDACTED]

Inspection Date & Time:

Wed Aug 14th, 2024 - 19:45 PM