



# HOME INSPECTION REPORT

Prepared For Exclusive Use By  
**John Q. Public**



For The Property Located At  
**123 Elm St, Rancho Santa Fe, CA 92067**

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## Table of Contents

General Information	4
Summary Inspection Report	5
HOME INSPECTION REPORT	8
Exterior	8
Grading and Drainage	8
Hardscaping	8
Site Features	8
Building Features	9
Structural	10
Structure & Framing	11
Slab Foundation	11
Garage Foundation	11
Roof	12
Primary Roof	12
Attic and Loft	14
Attic	14
Electrical	15
Service	15
Main Panel	16
Sub Panel	16
Wiring	18
Lights and Switches	18
Receptacle Outlets	18
GFCI Protection	18
AFCI Protection	19
Fan Fixtures	19
Plumbing	19
Water Supply System	19
Drainage and Venting System	20
Plumbing Fixtures	20
Water Heater	21
Gas Supply System	22
Heating	23
Forced Air Furnace	23
Heating and Cooling	24
Split System	24
Fireplace	26
Factory-Built	26
Second Factory-Built	27
Gas Appliance	28
Kitchen	28
Kitchen	28
Living Areas	30
Entry	30
Living Room	31
Dining Room	31
Dinette	31
Family Room	32
Office	32
Loft	33

Bedrooms	33
Master Bedroom	33
Middle Bedroom	34
Guest Bedroom	34
Upper Guest Bedroom	35
East Upper Level Bedroom	35
Bathrooms	36
Master Bathroom	36
Hall Bathroom	37
Upper Hall Bathroom	38
Guest Bathroom	39
1/2 Bathroom	40
Lower level Guest Bathroom	41
Stairs and Hallways	41
1st Floor Stairs	42
1st Floor Hallway	42
2nd Floor Hallway	42
Interior	43
General	43
Laundry Provisions	43
Smoke Alarms	44
Carbon Monoxide Detectors	44
Floors	44
Windows	44
Walls and Ceilings	44
Cabinet and Pantry	44
Other Components	45
Garage	45
Interior	45
Vehicle Doors	46
2nd Garage	46
Interior	46
Vehicle Doors	47
Pool and Spa	47
Pool	47
General	48
Environmental Comments	49
Property Comments	49
Important Information	50

## General Information

Property Address:	123 Elm St
Property City:	Rancho Santa Fe
Property State:	CA
Inspection Date:	10.19.2015
Inspection Start Time:	10:00:00 AM
Inspection End Time:	02:00:00 PM
Inspection Weather:	Overcast and mild
Inspector's Name:	Christopher Dembroski
Client's Name:	John Q. Public
Inspection Fee:	\$0
Structure Type:	Wood Frame
Furnished:	Furnished
Number of Stories:	2
Structure Style:	Single Family
Structure Orientation:	South
Property Occupation Status:	Occupied
People on Site At Time of Inspection:	Buyer, Buyer's Agent, Owners

## Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

### Exterior

#### Site Features

##### Fencing and Gating

1.12 -- SAFETY: Pool or spa safety requirements not met

#### Building Features

##### Wall Coverings

1.16 -- DEFICIENT: Wall covering has some damage

##### Screens

1.24 -- DEFICIENT: Sliding door screen does not function properly

### Roof

#### Primary Roof

##### Clay Tile

3.5 -- DEFICIENT: There are broken tile that need replacement

3.6 -- DEFICIENT: A number of tiles/mortar have slipped

### Attic and Loft

#### Attic

##### Access

4.5 -- DEFICIENT: Attic access hatch broken or missing

### Heating

#### Forced Air Furnace

##### General Comments

7.1 -- DEFICIENT: Thermostat not functioning

##### Furnace

7.5 -- DEFICIENT: Forced air heating units failed to respond

### Heating and Cooling

## **Split System**

### **Cooling**

8.1 -- DEFICIENT: Cooling system did not respond to user controls

8.2 -- DEFICIENT: No appreciable difference in temperature split

## **Kitchen**

### **Kitchen**

#### **Garbage Disposal**

10.12 -- DEFICIENT: Garbage disposal switch is loose

## **Bedrooms**

### **Master Bedroom**

#### **Ceiling**

12.3 -- DEFICIENT: Damage to ceiling

### **East Upper Level Bedroom**

#### **Ceiling**

12.36 -- DEFICIENT: Moisture intrusion at bedroom ceiling

## **Bathrooms**

### **Guest Bathroom**

#### **Shower Stall**

13.51 -- DEFICIENT: Cracked tiles in shower stall

## **Interior**

### **Carbon Monoxide Detectors**

#### **Placement**

15.11 -- SAFETY: No carbon monoxide detectors installed

### **Floors**

#### **Carpet Coverings**

15.13 -- SAFETY: Carpeting excessively loose or stretched

### **Cabinet and Pantry**

#### **Cabinetry**

15.17 -- DEFICIENT: The pantry cooler fan is leaking

15.18 -- DEFICIENT: Cabinetry is damaged

## **Pool and Spa**

### **Pool**

#### **Filter**

18.8 -- DEFICIENT: Pressure gauge on pool filter needs service

18.9 -- DEFICIENT: High pressure reading on pool filter gauge

**Protective Enclosures**

18.11 -- SAFETY: Pool enclosure does not meet safety standards

18.12 -- SAFETY: Gate giving pool access not in compliance

18.13 -- SAFETY: Enclosure and alarms needed

**Door Alarms**

18.14 -- SAFETY: Audible alarms needed at exterior doors to pool

**Supply and Return Lines**

18.17 -- DEFICIENT: Leak at water fill line valve

**General**

**Property Comments**

**Further Recommendations and Property Condition**

19.3 -- DEFICIENT: Some of the homes systems need to be further evaluated by licensed professionals

# HOME INSPECTION REPORT

## Exterior

### Grading and Drainage

#### Surface Drainage

1.1 - COMMENTS: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

1.2 - MAINTENANCE: The property is served by one or more area drains that are not filled or tested by your home inspector. However, because dirt and/or debris can block the pipes, they should be tested (flushed through) to determine whether or not the drain line(s) are currently functional. The lines must be maintained and tested annually, and the drain covers evaluated regularly for damage.

#### Elevations

1.3 - COMMENTS: There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

#### Grading

1.4 - COMMENTS: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

### Hardscaping

#### Patio

1.5 - MONITOR: The concrete patio at multiple locations around the residence is functional but has some cracks that are likely the result of settlement or expansion but that do not appear to warrant attention or concern at this time.

1.6 - COMMENTS: The concrete patio areas at multiple locations around the residence are functional.

#### Driveway

1.7 - COMMENTS: The concrete paver driveway is functional.

#### Walkways

1.8 - COMMENTS: The concrete walkways at various locations around the residence is functional.

### Site Features

#### Yard Walls

1.9 - MONITOR: The yard wall has cracking or minor damage, It is advised that the yard wall be monitored for any future movement.

1.10 - COMMENTS: The yard walls appear to be functional and displayed no evidence of failure or damage.

#### Vegetation

1.11 - DEFERRED: There are trees on or adjacent to the property that your home inspector is not qualified to evaluate, but that you may wish to have examined by an appropriately qualified specialist (an arborist is considered best qualified).

### Fencing and Gating

1.12 - SAFETY: The property does not meet with minimum pool safety requirements, and potential drowning hazards exist. A property with a pool is commonly required to have self-closing gates that open away from the pool area, be a minimum 5 feet in height, and include a latch at fifty-four inches. In addition, alarms are required to be installed at all exterior doors accessing the pool area, including garage side doors. However, since safety requirements can differ significantly from area to area, and as potential hazards have been identified, we strongly recommend that you have the fencing and gating provisions at the property evaluated by an appropriately qualified specialist for further remarks and recommendations.

1.13 - COMMENTS: The fencing and gating attached to the inspected structure(s) is functional.

### Watering System

1.14 - DEFERRED: A sprinkler system is installed on the property. However, since evaluation of any type of grounds watering system is outside the scope of a home inspection, you may wish to have a landscaping contractor evaluate the system before the close of the transaction. In any event, it is important that you make sure the sprinklers do not spray against the residence, or create water pooling around the base of the home, as water can cause damage to the foundation and exterior, and can also lead to moisture intrusion and mold growth within the home.

### Landscape Components

1.15 - DEFERRED: The fountain at the west of the property was not tested as part of this inspection.

### Building Features

#### Wall Coverings

1.16 - DEFICIENT: The stucco wall coverings at the the east side of the residence are damaged and need repair.



1.17 - DEFERRED: The wall coverings and building envelope are not tested for watertightness, and we do not guarantee or provide any type of warranty against moisture intrusion.

1.18 - MONITOR: There are a number cracks in the stucco wall covering. As all stucco cracks are different, but these appear to be typical in nature especially in a seismic zone. You should monitor these cracks and if any become over an 1/8 of an inch, we recommend that you have them evaluated by an appropriate qualified specialist. In any event, the wider cracks can permit moisture entry, and will need to be sealed/serviced as a preventivemeasure.

1.19 - PREVENTIVE: There are areas of the homes stucco wall covering that have excess water staining. This could be a result of improper site or roof drainage. It is suggested that this be fixed to prevent premature damage of the stucco and to prevent water intrusion.



1.20 - COMMENTS: The stucco wall covering is in satisfactory condition.

**Fascia and Trim**

1.21 - COMMENTS: The fascia board and trim appears to be in satisfactory condition.

**Eaves and Soffits**

1.22 - COMMENTS: The eaves are in satisfactory condition.

**Doors and Windows**

1.23 - COMMENTS: The door and window exteriors are in satisfactory condition.

**Screens**

1.24 - DEFICIENT: The sliding screen door at the north side of the residence does not function properly and needs to be serviced.



1.25 - COMMENTS: The provided window and door screens are functional.

**Deck and Patio Covers**

1.26 - COMMENTS: The patio cover at multiple locations around the residence is functional.

**Porches and Stoops**

1.27 - COMMENTS: The porch at the south side of the residence appears functional.

**Decks and Balconies**

1.28 - DEFERRED: The walking surface membrane at the balcony at the south side of the residence was not tested for watertightness.

1.29 - COMMENTS: The attached balcony at the north side of the residence is in functional condition.

**Railings**

1.30 - COMMENTS: The guardrailings at the attached wood balcony at the north side of the residence appear functional.

**Structural**

## Structure & Framing

### Wall Structure

2.1 - COMMENTS: The wall structure components appear functional.

2.2 - COMMENTS: The walls of the home would appear to be conventionally framed with 2x4 wood studs.

### Floor Structure

2.3 - COMMENTS: Where visible, the floor structure components appeared functional.

2.4 - COMMENTS: The floor of the home is constructed of poured concrete.

2.5 - COMMENTS: The upper floor structure is conventionally framed with 2x8 wood joists and sheathed with OSB wood ply sheathing.

### Ceiling and Roof Structure

2.6 - COMMENTS: The ceiling and roof structure appeared functional.

2.7 - COMMENTS: The ceiling and roof structure is framed with prefabricated wood trusses.

## Slab Foundation

### General Comments

2.8 - COMMENTS: The residence has a concrete slab foundation. Not all slab foundations are alike, however. For example, steel reinforcement bars and moisture barriers were not used in earlier slabs, but are included in most new slabs. Some slabs are post-tension, which incorporate the use of cable that is put undertension to help prevent cracking. In any event, our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or remove the floor coverings, nor do we use any specialized measuring equipment. It is, however, important to note that most concrete slabs are found to contain cracks when the floor coverings are removed, but cracks that are less than 1/4" and are not offset are generally not considered to be structurally significant.

### Concrete Slab

2.9 - MONITOR: There are a few cracks in the slab. These are relatively small (less than 1/4" wide). Generally speaking, cracks that are less than 1/4" wide are not commonly regarded as being signs of structural failure, but can provide access for subterranean termites. In any event, it would be a good idea to monitor the cracks to see if there is additional movement that might necessitate further evaluation by a specialist at a later date.



2.10 - COMMENTS: The visible portions of the concrete slab foundation appeared to be in satisfactory condition at the time of the inspection.

### Footings

2.11 - DEFERRED: The Inspector does not verify the presence and depth of footings below the soil line.

## Garage Foundation

**General Comments**

2.12 - COMMENTS: The garage rests upon a slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any evidence of significant cracks or structural deformation, but we do not move stored items or vehicles.

**Concrete Slab**

2.13 - DEFERRED: Where visible, the garage concrete slab foundation appeared to be in satisfactory condition. However, the garage was filled with stored items, preventing a clear view of the slab and perimeter stem walls and for this reason we cannot fully endorse it. We recommend that the slab and perimeter stem walls be reinspected once all stored items and belongings are removed.

**Footings**

2.14 - DEFERRED: The Inspector does not verify the presence and depth of footings below the soil line.

## Roof

**Primary Roof****General Comments**

3.1 - COMMENTS: This inspection is purely a visual inspection of the roof and its structure. This inspection does not certify the roof or its structure or claim to guarantee against any water intrusion or future water intrusion. This inspection does not certify the roof's age or life expectancy. Any information given on the roof's age or life expectancy is purely done as a courtesy.

3.2 - COMMENTS: The residence utilizes two basic types of roof construction, sloped (also called pitched) and flat. Most sloped roofs are covered with individual pieces of shingle or tile material overlapped to prevent water penetration. Flat roofs are basically watertight membranes that should have just enough slope to allow water to run off. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow/ice and wind. For example, south and west roof faces have a higher wear factor than north or east exposures, highly reflective shingles tend to have a longer life expectancy, and cement or slate roofs last much longer than standard asphalt shingles. Asphalt shingle is the most common roofing material used on sloped or pitched roofs. Other types of covering for sloped roofs include asphalt roll roofing, concrete or clay tiles, wood shakes and shingles, and slate shingles. There are also fiberglass shingles, metal shingles and metal sheet roofing systems. Flat roofs are 'built up' with layers of molten asphalt and felts, or covered with a membrane of modified bitumin or asphalt base, or plastics or rubber. Most are heat-sealed ('hot-mopped') and some are glued. Some are covered with rock or gravel. Flat roofs must be regularly maintained and routinely inspected for excessive wear or damage.

3.3 - COMMENTS: Inspection of roof areas/systems/components was inspected by a drone.

**Roof Access**

3.4 - DEFERRED: The roof covering was not walked upon in order to prevent damage to the tile. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. We therefore recommend that you have the covering evaluated by an appropriately qualified specialist for further remarks and recommendations.

**Clay Tile**

3.5 - DEFICIENT: There are a number cracked tile at the north end of the residence that you should have mended for protection of the felt paper underlayment and to forestall the possibility of leakage.



3.6 - DEFICIENT: There are a number of tiles or mortar that are not secured and have slipped. We recommend that you have the roof covering evaluated by an appropriately qualified specialist for further remarks and recommendations.



3.7 - COMMENTS: The clay tile roof covering appears to be in satisfactory condition relative to its age. However, because this type of covering can be easily broken when the house is being tented, we recommend that you check the pest control report to see if the house needs to be tented. If it will be, we recommend that you have a roofing contractor evaluate the condition of the roof before and after it has been tented. The roof was not accessed or walked upon for the inspection.

3.8 - COMMENTS: There are several cracked or chipped tile, but none that are large enough to warrant replacement of the tile.



**Built-Up**

3.9 - COMMENTS: The built up roofing material appears to be in satisfactory condition relative to its age. The roof was not accessed or walked upon for the inspection.

**Flashings**

3.10 - COMMENTS: The roof flashing, where visible, appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

**Protrusions**

3.11 - COMMENTS: Where visible, the roof protrusions (vent pipes, etc.) appeared to be well sealed and/or flashed and in satisfactory condition.

**Roof Drainage**

3.12 - DEFERRED: The provided roof drainage system components were not filled or tested.

3.13 - PREVENTIVE: Gutters and downspouts have not been provided at all areas of the roof. However, because poor site drainage can damage the structure and foundation and lead to moisture intrusion, serious consideration should be given to the installation of a complete system for drainage of rainwater away from the residence and its foundation.



3.14 - COMMENTS: The gutters and downspouts that were installed appeared to be in satisfactory condition. However, without water in the gutters it is virtually impossible to determine whether they are watertight and properly sloped towards the downspouts, so you may wish to have the system water tested for proper function at this time, or take your chances and wait for the next heavy rainfall to evaluate the system.

3.15 - MAINTENANCE: The roof gutters need to be cleaned and serviced to perform properly.



**Attic and Loft**

**Attic**

**General Comments**

4.1 - DEFERRED: We will inspect the attic as best as we possibly can from all accessible vantage points. However, we will usually not try to enter an attic that is less than thirty-six inches high, or where passage is restricted by framing, furnaces, distribution ducting, etc, nor will we attempt to access any areas where the insulation conceals the framework that would otherwise provide a visible secure footing. With regards to insulation, we do not attempt to determine its R-value, do not sample or test its composition for hazardous content, and use approximate measurements and descriptive terminology. Also, since we do not move or disturb the insulation during our inspection, components such as water pipes, electrical conduits, junction boxes, exhaust fans, etc. may not be visible for evaluation.

4.2 - DEFERRED: There are sections or areas of the attic at the east and west side of the residence that could not be entered for inspection.

4.3 - DEFERRED: Attic insulation limited inspection of attic areas and components.

4.4 - DEFERRED: There are signs of termite waste or activity in the attic. It is advised that a pest control technician further evaluate the condition.(minor)

### Access

4.5 - DEFICIENT: The attic access hatch in the master bedroom closet is broken and should be replaced or repaired.



4.6 - COMMENTS: There is a clear access to the attic in the laundry room, master bedroom closet and loft that was entered in order to evaluate the attic areas and components.

### Ventilation

4.7 - COMMENTS: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

### Insulation

4.8 - COMMENTS: The attic floor is insulated with approximately 10 inches of fiberglass batt insulation, which should be adequate.

## Electrical

### Service

#### Service Entrance

5.1 - COMMENTS: The service entrance is underground.

#### Service Lines

5.2 - COMMENTS: The service line capacity is 200 amps and 220 volts.

5.3 - COMMENTS: The aluminum service lines appear to be in satisfactory condition.

#### Service Disconnect

5.4 - COMMENTS: The 200 amp main disconnect is located inside the main panel.



### Grounding Electrode System

5.5 - COMMENTS: The main electrical panel appears to be properly grounded.

### Main Panel

#### Main Panel

5.6 - DEFERRED: Load-calculations were not conducted in an effort to determine if the main panel and its components will meet the demands of the residence and/or its new occupants.

5.7 - COMMENTS: The residence is served by what appears to be a 400 amp panel, located at the north side of the residence.



5.8 - COMMENTS: The main panel and its components have no visible deficiencies.

### Panel Covers

5.9 - COMMENTS: The interior and exterior covers at the main panel appear functional.

### Circuit Breakers

5.10 - COMMENTS: There were no visible deficiencies with the circuit breakers in the main electrical panel.

### Sub Panel

#### Service Lines

5.11 - COMMENTS: The service lines to the sub panel are in satisfactory condition.

#### Sub Disconnect

5.12 - COMMENTS: The 90 amp sub disconnect is located inside the main panel.



5.13 - COMMENTS: The 90 amp sub disconnect is located inside the main panel.

5.14 - COMMENTS: The 50 amp sub disconnect is located inside the main panel. (pool panel)

**Sub Panel**

5.15 - COMMENTS: There is a 200 amp sub panel located in the garage



5.16 - COMMENTS: The sub panel and its components have no visible deficiencies.

**Sub Panel 2**

5.17 - COMMENTS: There is a 125 amp sub panel located in the garage (2nd Garage)



5.18 - COMMENTS: The sub panel and its components have no visible deficiencies.

**Sub Panel 3**

5.19 - COMMENTS: There is a 125 amp sub panel located at the pool.

5.20 - COMMENTS: The sub panel and its components have no visible deficiencies.

**Panel Covers**

5.21 - COMMENTS: The interior and exterior covers at the sub panels appear functional.

**Circuit Breakers**

5.22 - COMMENTS: There were no visible deficiencies with the circuit breakers in the sub panels.

**Grounding**

5.23 - COMMENTS: The sub panels appear to be properly grounded.

## **Wiring**

### **Wiring Types**

5.24 - COMMENTS: Where visible and accessible, the branch circuit wiring in this residence is primarily vinyl-wrapped NM copper.

### **Branch Circuit Wiring**

5.25 - COMMENTS: We observed no deficiencies with the visible and accessible branch circuit wiring at the time of the inspection.

### **Exterior Wiring**

5.26 - COMMENTS: We observed no deficiencies with the visible and accessible exterior branch circuit wiring at the time of the inspection.

### **Interior Wiring**

5.27 - COMMENTS: We observed no deficiencies with the visible and accessible interior branch circuit wiring at the time of the inspection.

### **Kitchen Wiring**

5.28 - COMMENTS: We observed no deficiencies with the visible and accessible kitchen branch circuit wiring at the time of the inspection.

### **Garage Wiring**

5.29 - COMMENTS: We observed no deficiencies with the visible and accessible garage branch circuit wiring at the time of the inspection.

### **Attic Wiring**

5.30 - COMMENTS: We observed no deficiencies with the visible and accessible attic branch circuit wiring at the time of the inspection.

## **Lights and Switches**

### **Interior and Exterior**

5.31 - COMMENTS: All tested interior and exterior light fixtures and switches were functional.

### **Sensors and Timers**

5.32 - DEFERRED: Light fixtures equipped with sensors or timers are not evaluated or tested.

### **Low Voltage**

5.33 - DEFERRED: We do not evaluate light fixtures that are not attached to the inspected structure(s), including low-voltage or decorative lights, garden lights, recessed light fixtures in stairs, drives, patios and walkways, post lights, etc., and we recommend that you have the sellers demonstrate their operation and performance or hire an appropriately qualified specialist to do it for you.

## **Receptacle Outlets**

### **Interior and Exterior**

5.34 - COMMENTS: All tested interior and exterior receptacle outlets were functional.

### **Inspection Limitations**

5.35 - DEFERRED: Our inspection was limited to visible and accessible outlets only. Those outlets that were concealed or inaccessible due to stored items, furniture, etc. were not tested or inspected. Only a representative sampling of outlets were tested.

## **GFCI Protection**

**General Comments**

5.36 - COMMENTS: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but these devices can fail at any time. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

**GFCI Receptacle Outlets**

5.37 - COMMENTS: The GFCI protected receptacle outlets at the home responded correctly when tested using the built-in test buttons.

**Inspection Limitations**

5.38 - DEFERRED: GFCI equipment was tested using the manufacturers test buttons only.

**AFCI Protection**

**General Comments**

5.39 - COMMENTS: Arc fault circuit interruption (AFCI) has been proven to reduce the risk of fire due to arc faults in bedroom circuit wiring and is now required in new construction in most jurisdictions. We recommend that you carefully test all AFCI breakers for proper function on a regular basis using the manufacturers test button(s). This is important because an AFCI breaker that is functional one day can fail on the next.

**AFCI Breakers**

5.40 - COMMENTS: The AFCI protected circuit breaker at the main panel and sub panels responded correctly when tested using the built-in test buttons.

**Inspection Limitations**

5.41 - DEFERRED: AFCI equipment was tested with manufacturers test buttons only.

**Fan Fixtures**

**Fans**

5.42 - COMMENTS: All tested fan fixtures responded to normal user controls.

## Plumbing

### Water Supply System

#### Water Main

6.1 - COMMENTS: Where exposed to view, the water main entering the home is 1-1/4 inch copper. The supply line enters at the south side of the residence.

#### Water Main Shut Off

6.2 - COMMENTS: The main water shut-off valve handle was in satisfactory condition.

6.3 - COMMENTS: The water main shut off valve is located at the south side of the home.



## Pressure Regulator

6.4 - COMMENTS: A water pressure regulator was in place on the main water line. Internal water pressure was 60 psi at the time of the inspection, which is acceptable.



## Functional Flow

6.5 - COMMENTS: The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we suggest that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

## Supply Pipes and Connectors

6.6 - COMMENTS: The potable water pipes, where visible, are copper, and appear to be in satisfactory condition.

## Hose Bibs

6.7 - COMMENTS: The hose bibs are functional.

## Inspection Limitations

6.8 - DEFERRED: Water quality or potability of water supply was not evaluated or tested.

6.9 - DEFERRED: The shut-off valves at the supply fixtures were not handled as they are subject to leakage when turned.

6.10 - DEFERRED: Water purification systems such as that installed beneath the kitchen sink were not inspected.

6.11 - DEFERRED: Attic insulation prevented us from determining the presence and/or condition of water supply piping in the attic.

## Drainage and Venting System

### General Comments

6.12 - COMMENTS: We test the drain, waste and vent (DWV) system by running water through every fixture drain and watching for blockages or slow drains. Fixture blockages become quickly evident and can usually be cured by clearing out the traps. However, if the main drain line is blocked or damaged, there is a very strong chance that it will not become apparent during the course of our inspection, and for this reason we strongly recommend that you have it video scanned by an appropriately qualified specialist to determine its present condition.

### Drain and Vent Pipes

6.13 - COMMENTS: The drainage and vent piping is predominantly ABS plastic.

## Plumbing Fixtures

### Sinks

6.14 - COMMENTS: The bar sinks and exterior sink and related components are functional.

### Hydro-Spa

6.15 - COMMENTS: The hydro-spa in the master bathroom is functional.

### Bidets

6.16 - COMMENTS: The master bathroom bidet and related components are functional.

### Steam Shower

6.17 - DEFERRED: Evaluation of steam shower equipment or functionality falls outside the scope of a home inspection, and we therefore recommend that the equipment for the master bathroom steam shower be evaluated and tested by an appropriately qualified specialist for further remarks and recommendations.

### Inspection Limitations

6.18 - DEFERRED: Shower stall surrounds are not tested for watertightness.

6.19 - DEFERRED: Tub and sink overflows are not filled or tested as a part of our inspection.

### Water Heater

#### Water Heater

6.20 - COMMENTS: There is a 7 year old, 75 gallon, BRADFORD WHITE natural gas water heater located at the south exterior.



6.21 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

### Controls

6.22 - COMMENTS: The control valve handle or knob was functional.

### Combustion Chamber

6.23 - COMMENTS: The combustion chamber is free of leakage and excessive rust or corrosion.

### Combustion Air

6.24 - COMMENTS: The water heater appears to have an adequate combustion-air supply.

### Water Line Connectors

6.25 - COMMENTS: The water supply lines and connectors appeared to be in satisfactory condition.

### TPR Valve

6.26 - COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required. The valve includes a discharge pipe that discharges to within 6 inches of the ground at a visible and accessible exterior location as needed.

### Drip Pan

6.27 - PREVENTIVE: The water heater was not equipped with a drip pan or overflow pipe to minimize water damage from a leak, and you may wish to install a drip pan and overflow pipe as a preventative measure.

### Venting Provisions

6.28 - COMMENTS: The vent pipe and cap on the gas water heater appeared to be functional.

### Gas Shut-Off Valve

6.29 - PREVENTIVE: There is no gas line drip leg sediment trap on the water heater gas supply line. One should be installed by an appropriately qualified specialist.



6.30 - COMMENTS: The gas control valve and connector appear to be functional.

### Seismic Bracing

6.31 - COMMENTS: The water heater is braced, anchored or strapped to help prevent falling or moving during an earthquake.

### Drain Valve

6.32 - COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

### Recirculating Pump

6.33 - COMMENTS: The plumbing system includes a hot water recirculating pump that appears to be functional.

### Water Shut-Off Valve

6.34 - COMMENTS: The shut-off valve and water line connectors on the water heater appeared functional. To avoid possible leakage, our evaluation does not include turning or testing of the shut-off valve.

### Gas Supply System

#### Meter and Main

6.35 - COMMENTS: The gas meter appeared to be in satisfactory condition, and is located at the west side of the residence.

#### Gas Shut-Off

6.36 - COMMENTS: The gas shut-off valve is located at the gas main.



### Lines and Valves

6.37 - DEFERRED: Testing for gas leaks was not performed. However, as a safety precaution, we recommend that you have the gas system tested for leaks by the gas utility company.

6.38 - COMMENTS: The visible portions of the gas pipes appear to be in satisfactory condition.

## Heating

### Forced Air Furnace

#### General Comments

7.1 - DEFICIENT: The thermostat was not functioning at the time of inspection. Without a properly functioning thermostat the HVAC system could not be fully inspected.



7.2 - DEFERRED: Due to the age of the furnace it's advised that the unit be serviced and evaluated by a HVAC professional to better determine any need for repair and to get an idea of the remaining service life of the furnace.

7.3 - DEFERRED: The heating and cooling system did not functional to an appropriate level. It is suggested that the system be further evaluated by a HVAC professional.

7.4 - COMMENTS: A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems.

#### Furnace

7.5 - DEFICIENT: The 1st and 2nd 8 year old, 100,000 btu RHEEM gas-fired forced air heating units failed to respond to normal user controls at the time of the inspection and they will need to be evaluated by an appropriately qualified specialist for further remarks and recommendations. The units is located in the 2nd floor and east 1st floor attic.



7.6 - COMMENTS: The 9 year old, 50,000 btu RHEEM gas-fired forced air heating unit is located in the attic. The furnace responded to normal user controls at the time of the inspection. (Third Unit)



### Combustion Air

7.7 - COMMENTS: The combustion-air supply for the all the gas furnaces appeared adequate.

### Vent Pipe and Termination

7.8 - COMMENTS: The furnaces venting system components appear satisfactory.

### Gas Valve and Connector

7.9 - PREVENTIVE: The gas lines at the furnaces do not have a drip leg sediment traps installed. And they should be installed by an appropriate qualified professional.

7.10 - COMMENTS: The gas valves and connectors appear to be in satisfactory condition.

### Safety Switch

7.11 - COMMENTS: The safety switch (a built-in switch that shuts down the system when the lower door is opened) responded to controls at the time of inspection.

### Air Filter

7.12 - COMMENTS: At the time of the inspection, the air filter was clean or relatively clean and did not need replacement. However, it is important to replace or clean the filter (depending on type) every two or three months. If filters are not changed (or cleaned) regularly, the ducts can become contaminated, and can be expensive to clean or replace.

### Return Air System

7.13 - COMMENTS: The return air compartment appeared to be in satisfactory condition.

### Distribution System

7.14 - COMMENTS: Where visible and accessible, the flexible plastic supply ducts were in satisfactory condition.

### Heat Exchanger

7.15 - DEFERRED: We do not attempt to dismantle any portion of the system, nor do we evaluate heat exchangers, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Also, we may not always be able to check every register to determine the adequacy of its air flow.

### Service Conditions

7.16 - COMMENTS: The working platform in the attic was satisfactory. This platform must remain free and clear of stored items to allow access to, and servicing of, the furnace.

7.17 - COMMENTS: The furnace work light was functional.

## Heating and Cooling

### Split System

### Cooling

8.1 - DEFICIENT: The split-systems central cooling did not respond to normal there user controls at the time of the inspection. It is suggested that the unit be further evaluated by a HVAC professional.



8.2 - DEFICIENT: The 14 degrees differential temperature split between the air entering the system return and that coming out of the registers is inadequate, and an indication that the system is in need of servicing.



8.3 - DEFERRED: A pressure test was not performed on the coolant system and cooling system capacity or overall efficiency was not assessed.

8.4 - DEFERRED: The cooling system and its components are working but not in an efficient manner. Some areas of the home do not have an appreciable temperature difference. Some air vents have limited airflow. This could be due to several factors. It is advised that the heating and cooling system be further evaluated by a certified HVAC professional.

8.5 - COMMENTS: The central air-conditioning in this home is part of a split-system, with a 7 year old, GOODMAN condensing unit located at the east side of the residence, and a ALL STYLE evaporator coil located at the furnace.

8.6 - COMMENTS: The second central air-conditioning unit in this home is part of a split-system, with a 7 year old, GOODMAN condensing unit located at the east side of the residence, and a ALL STYLE evaporator coil located at the furnace.

8.7 - COMMENTS: The central air-conditioning in this home is part of a split-system, with a 7 year old, GOODMAN condensing unit located at the west side of the residence, and a ALL STYLE evaporator coil located at the furnace.

**Condenser**

8.8 - COMMENTS: The condenser appears to be in functional condition.

**Evaporator Coil**

8.9 - COMMENTS: The evaporator coil appears to be in functional condition.

**Refrigerant Lines**

8.10 - PREVENTIVE: The Refrigerant lines need to be wrapped with insulation to prevent condensation build-up on the lines. This will help prevent further corrosion of the furnace and its components.



8.11 - COMMENTS: Where visible, the refrigerant lines appear to be in satisfactory condition.

**Condensate Drainage**

8.12 - COMMENTS: The primary and secondary condensate discharge pipes appear to be functional.

**Drip Pan**

8.13 - COMMENTS: The drip pan below the evaporator coil appears to be functional.

**Service Disconnect**

8.14 - COMMENTS: The condenser disconnect appears to be in functional condition.

## Fireplace

**Factory-Built****Fireplace**

9.1 - DEFERRED: The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components, and a visual inspection such as that provided by your inspector is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety.

9.2 - COMMENTS: The living room fireplace and chimney system is a two-story factory-built one, manufactured by LENNOX, and can be used to burn both gas and solid fuel.

9.3 - COMMENTS: The fireplace does not appear to have ever been used, and we are unable to evaluate the past operation/performance of the fireplace and chimney system.

**Refractories**

9.4 - COMMENTS: The concrete refractories are in satisfactory condition.

#### **Damper**

9.5 - COMMENTS: The damper is functional.

#### **Log Grate**

9.6 - COMMENTS: The log grate appeared functional.

#### **Log Starter**

9.7 - COMMENTS: The gas log starter in the fireplace appeared functional.

#### **Fireplace Screen**

9.8 - COMMENTS: The fireplace screen appears satisfactory.

#### **Glass Doors**

9.9 - COMMENTS: The fireplace glass doors are functional.

#### **Hearth Extension**

9.10 - COMMENTS: The hearth extension is in satisfactory condition.

#### **Mantle and Legs**

9.11 - COMMENTS: The stone mantle is in satisfactory condition.

#### **Combustion Air**

9.12 - COMMENTS: An outside combustion air vent has been supplied, which is needed for energy conservation.

#### **Termination**

9.13 - COMMENTS: The termination on the chimney is in satisfactory condition.

#### **Chimney Cover**

9.14 - COMMENTS: The chimney cover appears satisfactory.

#### **Gas Supply**

9.15 - MAINTENANCE: The gas shut off control is missing its key it is suggested that you purchase a replacement.

#### **Second Factory-Built**

##### **Fireplace**

9.16 - DEFERRED: The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components, and a visual inspection such as that provided by your inspector is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. In one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety.

9.17 - COMMENTS: The family room fireplace and chimney system is a two-story factory-built one, manufactured by LENNOX, and can be used to burn both gas and solid fuel.

9.18 - COMMENTS: The fireplace does not appear to have ever been used, and we are unable to evaluate the past operation/performance of the fireplace and chimney system.

## **Refractories**

9.19 - COMMENTS: The concrete refractories are in satisfactory condition.

## **Damper**

9.20 - COMMENTS: The damper is functional.

## **Log Grate**

9.21 - COMMENTS: The log grate appeared functional.

## **Log Starter**

9.22 - COMMENTS: The gas log starter in the fireplace appeared functional.

## **Fireplace Screen**

9.23 - COMMENTS: The fireplace screen appears satisfactory.

## **Glass Doors**

9.24 - COMMENTS: The fireplace glass doors are functional.

## **Hearth Extension**

9.25 - COMMENTS: The hearth extension is in satisfactory condition.

## **Mantle and Legs**

9.26 - COMMENTS: The stone mantle is in satisfactory condition.

## **Combustion Air**

9.27 - COMMENTS: An outside combustion air vent has been supplied, which is needed for energy conservation.

## **Termination**

9.28 - COMMENTS: The termination on the chimney is in satisfactory condition.

## **Chimney Cover**

9.29 - COMMENTS: The chimney cover appears satisfactory.

## **Gas Supply**

9.30 - MAINTENANCE: The gas shut off control is missing its key it is suggested that you purchase a replacement.

## **Gas Appliance**

### **Fireplace**

9.31 - COMMENTS: The living room fireplace and chimney system is a single-story, vented gas appliance, manufactured by LENNOX, and is designed for use with gas only.

9.32 - COMMENTS: The factory-built fireplace and chimney system has no visible defects.

# **Kitchen**

## **Kitchen**

### **Floor**

10.1 - COMMENTS:

Where visible, the kitchen floor structure appears functional.

### **Walls**

10.2 - COMMENTS: The kitchen wall coverings are functional.

**Ceiling**

10.3 - COMMENTS: The kitchen ceiling coverings appear to be functional.

**Doors**

10.4 - COMMENTS: The kitchen door is functional.

**Windows**

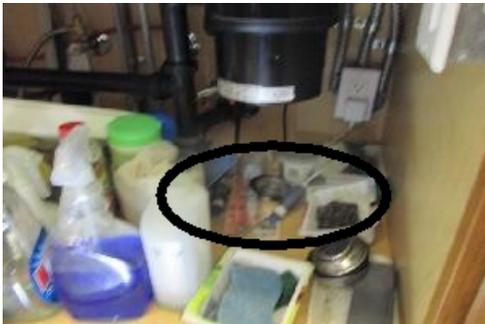
10.5 - COMMENTS: All tested windows in the kitchen were found to be functional at the time of the inspection.

**Electrical**

10.6 - COMMENTS: The switches and outlets in the kitchen are functional.

**Cabinets and Countertops**

10.7 - DEFERRED: Water stains were found at the bottom shelf of the kitchen sink cabinet which could be evidence of an existing water leak.



10.8 - COMMENTS: The kitchen cabinetry and countertops were found to be in satisfactory condition.

10.9 - COMMENTS: There were stored items in the kitchen cabinets that prevented the inspector from gaining full visual access to the interior of these cabinets; as a result, the inspector is unable to flag any deficiencies in the cabinets obscured by the stored items.

**Sinks and Faucets**

10.10 - COMMENTS: The kitchen sink(s) and related plumbing components are functional.

**Caulking Deficiencies**

10.11 - PREVENTIVE: Caulking is needed around the kitchen sink to prevent potential (or further) water intrusion into the sink cabinet and adjacent areas.



**Garbage Disposal**

10.12 - DEFICIENT: The garbage disposal switch is loose or damaged.



10.13 - COMMENTS: The garbage disposal responded to normal user controls.

**Dishwasher**

10.14 - COMMENTS: The Bosch dishwasher responded to normal user controls.

**Range**

10.15 - COMMENTS: The kitchen is equipped with a Dacor gas range.

10.16 - COMMENTS: The range (includes the stove burners, oven components, and primary controls) responded to normal user controls.

**Wall Oven**

10.17 - COMMENTS: The kitchen is equipped with a Gaggenau electric wall oven.

10.18 - COMMENTS: The electric wall oven responded to normal user controls.

**Hood or Exhaust**

10.19 - COMMENTS: The built-in Dacor vent hood responded to normal user controls.

**Microwave**

10.20 - COMMENTS: The built-in Dacor microwave oven responded to normal user controls.

## Living Areas

**Entry**

**Floor**

11.1 - COMMENTS:  
Where visible, the entry way floor structure appears functional.

**Walls**

11.2 - COMMENTS: The main entry wall coverings are functional.

**Ceiling**

11.3 - COMMENTS: The main entry way ceiling coverings appear to be functional.

**Doors**

11.4 - COMMENTS: The main entry way door is functional.

**Windows**

11.5 - COMMENTS: All tested windows in the main entry way were found to be functional at the time of the inspection.

**Electrical**

11.6 - COMMENTS: The switches and outlets in the main entry way are functional.

## **Smoke Alarm**

11.7 - COMMENTS: There is a hardwired and battery powered smoke alarm in the entry way.

## **Doorbell**

11.8 - COMMENTS: The door bell was functional.

## **Living Room**

### **Floor**

11.9 - COMMENTS:

Where visible, the living room floor structure appears functional.

### **Walls**

11.10 - COMMENTS: The living room wall coverings are functional.

### **Ceiling**

11.11 - COMMENTS: The living room ceiling coverings appear to be functional.

### **Doors**

11.12 - COMMENTS: The living room door is functional.

### **Windows**

11.13 - COMMENTS: All tested windows in the living room were found to be functional at the time of the inspection.

### **Electrical**

11.14 - COMMENTS: The switches and outlets in the living room are functional.

## **Dining Room**

### **Floor**

11.15 - COMMENTS:

Where visible, the dining room floor structure appears functional.

### **Walls**

11.16 - COMMENTS: The dining room wall coverings are functional.

### **Ceiling**

11.17 - COMMENTS: The dining room ceiling coverings appear to be functional.

### **Doors**

11.18 - COMMENTS: The dining room door is functional.

### **Windows**

11.19 - COMMENTS: All tested windows in the dining room were found to be functional at the time of the inspection.

### **Electrical**

11.20 - COMMENTS: The switches and outlets in the dining room are functional.

## **Dinette**

### **Floor**

11.21 - COMMENTS:

Where visible, the dinette floor structure appears functional.

### **Walls**

11.22 - COMMENTS: The dinette wall coverings are functional.

### **Ceiling**

11.23 - COMMENTS: The dinette ceiling coverings appear to be functional.

### **Doors**

11.24 - COMMENTS: The dinette door is functional.

### **Windows**

11.25 - COMMENTS: All tested windows in the dinette were found to be functional at the time of the inspection.

### **Electrical**

11.26 - COMMENTS: The switches and outlets in the dinette are functional.

## **Family Room**

### **Floor**

11.27 - COMMENTS:  
Where visible, the family room floor structure appears functional.

### **Walls**

11.28 - COMMENTS: The family room wall coverings are functional.

### **Ceiling**

11.29 - COMMENTS: The family room ceiling coverings appear to be functional.

### **Doors**

11.30 - COMMENTS: The family room door is functional.

### **Windows**

11.31 - COMMENTS: All tested windows in the family room were found to be functional at the time of the inspection.

### **Electrical**

11.32 - COMMENTS: The switches and outlets in the family room are functional.

## **Office**

### **Floor**

11.33 - COMMENTS:  
Where visible, the office floor structure appears functional.

### **Walls**

11.34 - COMMENTS: The office wall coverings are functional.

### **Ceiling**

11.35 - COMMENTS: The office ceiling coverings appear to be functional.

### **Doors**

11.36 - COMMENTS: The office door is functional.

### **Windows**

11.37 - COMMENTS: All tested windows in the office were found to be functional at the time of the inspection.

### **Electrical**

11.38 - COMMENTS: The switches and outlets in the office are functional.

**Smoke Alarm**

11.39 - COMMENTS: There is a hardwired and battery powered smoke alarm in the office.

**Loft**

**Walls**

11.40 - COMMENTS: The loft wall coverings are functional.

**Ceiling**

11.41 - COMMENTS: The loft ceiling coverings appear to be functional.

**Doors**

11.42 - COMMENTS: The loft door is functional.

**Windows**

11.43 - COMMENTS: All tested windows in the loft were found to be functional at the time of the inspection.

**Electrical**

11.44 - COMMENTS: The switches and outlets in the loft are functional.

**Smoke Alarm**

11.45 - COMMENTS: There is a hardwired and battery powered smoke alarm in the loft.

## Bedrooms

**Master Bedroom**

**Floor**

12.1 - COMMENTS:  
Where visible, the bedroom floor structure appears functional.

**Walls**

12.2 - COMMENTS: The bedroom wall coverings are functional.

**Ceiling**

12.3 - DEFICIENT: The ceiling of the bedroom has some damage that is in need of repair.



12.4 - COMMENTS: There are hairline cracks in the ceiling of the bedroom that do not appear to be structurally significant.



**Doors**

12.5 - COMMENTS: The bedroom door is functional.

**Windows**

12.6 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

**Electrical**

12.7 - COMMENTS: The switches and outlets in the bedroom are functional.

**Closets and Cabinetry**

12.8 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

**Smoke Alarm**

12.9 - COMMENTS: There is a hardwired and battery powered smoke alarm in the bedroom.

**Middle Bedroom**

**Floor**

12.10 - COMMENTS:  
Where visible, the bedroom floor structure appears functional.

**Walls**

12.11 - COMMENTS: The bedroom wall coverings are functional.

**Ceiling**

12.12 - COMMENTS: The bedroom ceiling coverings appear to be functional.

**Doors**

12.13 - COMMENTS: The bedroom door is functional.

**Windows**

12.14 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

**Electrical**

12.15 - COMMENTS: The switches and outlets in the bedroom are functional.

**Closets and Cabinetry**

12.16 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

**Smoke Alarm**

12.17 - COMMENTS: There is a hardwired and battery powered smoke alarm in the bedroom.

**Guest Bedroom**

**Floor**

12.18 - COMMENTS:

Where visible, the bedroom floor structure appears functional.

**Walls**

12.19 - COMMENTS: The bedroom wall coverings are functional.

**Ceiling**

12.20 - COMMENTS: The bedroom ceiling coverings appear to be functional.

**Doors**

12.21 - COMMENTS: The bedroom door is functional.

**Windows**

12.22 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

**Electrical**

12.23 - COMMENTS: The switches and outlets in the bedroom are functional.

**Closets and Cabinetry**

12.24 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

**Smoke Alarm**

12.25 - COMMENTS: There is a hardwired and battery powered smoke alarm in the bedroom.

**Upper Guest Bedroom**

**Floor**

12.26 - COMMENTS:

Where visible, the bedroom floor structure appears functional.

**Walls**

12.27 - COMMENTS: The bedroom wall coverings are functional.

**Ceiling**

12.28 - COMMENTS: The bedroom ceiling coverings appear to be functional.

**Doors**

12.29 - COMMENTS: The bedroom door is functional.

**Windows**

12.30 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

**Electrical**

12.31 - COMMENTS: The switches and outlets in the bedroom are functional.

**Closets and Cabinetry**

12.32 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

**Smoke Alarm**

12.33 - COMMENTS: There is a hardwired and battery powered smoke alarm in the bedroom.

**East Upper Level Bedroom**

**Floor**

12.34 - COMMENTS:

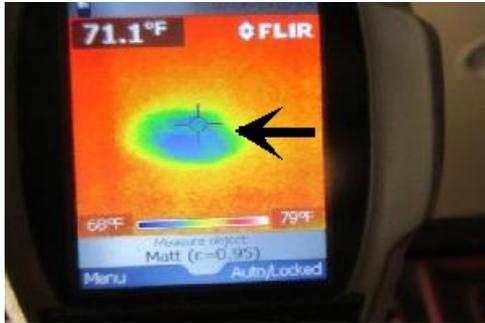
Where visible, the bedroom floor structure appears functional.

**Walls**

12.35 - COMMENTS: The bedroom wall coverings are functional.

**Ceiling**

12.36 - DEFICIENT: There is moisture intrusion in the bedroom ceiling around the fire sprinkler system.



**Doors**

12.37 - COMMENTS: The bedroom door is functional.

**Windows**

12.38 - COMMENTS: All tested windows in the bedroom were found to be functional at the time of the inspection.

**Electrical**

12.39 - COMMENTS: The switches and outlets in the bedroom are functional.

**Closets and Cabinetry**

12.40 - COMMENTS: The bedroom closet/cabinetry is in satisfactory condition.

**Smoke Alarm**

12.41 - COMMENTS: There is a hardwired and battery powered smoke alarm in the bedroom.

## Bathrooms

**Master Bathroom**

**Floor**

13.1 - COMMENTS:  
Where visible, the bathroom floor structure appears functional.

**Walls**

13.2 - COMMENTS: The bathroom wall coverings are functional.

**Ceiling**

13.3 - COMMENTS: The bathroom ceiling coverings appear to be functional.

**Doors**

13.4 - COMMENTS: The bathroom door is functional.

**Windows**

13.5 - COMMENTS: All tested windows in the bathroom were found to be functional at the time of the inspection.

**Exhaust Fan**

13.6 - COMMENTS: The exhaust fan in the bathroom was functional.

**Electrical**

13.7 - COMMENTS: The switches and outlets in the bathroom are functional.

**Sinks and Faucets**

13.8 - COMMENTS: The bathroom sink and related components are functional.

**Cabinets and Countertops**

13.9 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.

13.10 - COMMENTS: There were stored items in the bathroom cabinets that prevented the inspector from gaining full visual access to the interior of these cabinets; as a result, the inspector is unable to flag any deficiencies in the cabinets obscured by the stored items.

**Toilet**

13.11 - COMMENTS: The toilet operated properly when flushed.

**Shower Stall**

13.12 - COMMENTS: The bathroom shower and its related components are functional.

**Hydro-Spa**

13.13 - COMMENTS: The hydro-spa is functional.

**Hall Bathroom**

**Floor**

13.14 - COMMENTS:  
Where visible, the bathroom floor structure appears functional.

**Walls**

13.15 - COMMENTS: The bathroom wall coverings are functional.

**Ceiling**

13.16 - COMMENTS: The bathroom ceiling coverings appear to be functional.

**Doors**

13.17 - COMMENTS: The bathroom door is functional.

**Windows**

13.18 - COMMENTS: All tested windows in the bathroom were found to be functional at the time of the inspection.

**Exhaust Fan**

13.19 - COMMENTS: The exhaust fan in the bathroom was functional.

**Electrical**

13.20 - COMMENTS: The switches and outlets in the bathroom are functional.

**Sinks and Faucets**

13.21 - COMMENTS: The bathroom sink and related components are functional.

**Cabinets and Countertops**

13.22 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.

13.23 - COMMENTS: There were stored items in the bathroom cabinets that prevented the inspector from gaining full visual access to the interior of these cabinets; as a result, the inspector is unable to flag any

deficiencies in the cabinets obscured by the stored items.

### **Toilet**

13.24 - COMMENTS: The toilet operated properly when flushed.

### **Shower Stall**

13.25 - PREVENTIVE: There are open grout-joints in the tiles of the bathroom shower stall that should be sealed to prevent moisture damage.



13.26 - COMMENTS: The bathroom shower and its related components are functional.

### **Caulking**

13.27 - PREVENTIVE: Caulking is needed in and around the bathroom shower to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

### **Upper Hall Bathroom**

#### **Floor**

13.28 - COMMENTS:  
Where visible, the bathroom floor structure appears functional.

#### **Walls**

13.29 - COMMENTS: The bathroom wall coverings are functional.

#### **Ceiling**

13.30 - COMMENTS: The bathroom ceiling coverings appear to be functional.

#### **Doors**

13.31 - COMMENTS: The bathroom door is functional.

#### **Windows**

13.32 - COMMENTS: All tested windows in the bathroom were found to be functional at the time of the inspection.

#### **Exhaust Fan**

13.33 - COMMENTS: The exhaust fan in the bathroom was functional.

#### **Electrical**

13.34 - COMMENTS: The switches and outlets in the bathroom are functional.

#### **Sinks and Faucets**

13.35 - COMMENTS: The bathroom sink and related components are functional.

#### **Cabinets and Countertops**

13.36 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.  
13.37 - COMMENTS: There were stored items in the bathroom cabinets that prevented the inspector from gaining full visual access to the interior of these cabinets; as a result, the inspector is unable to flag any

deficiencies in the cabinets obscured by the stored items.

**Toilet**

13.38 - COMMENTS: The toilet operated properly when flushed.

**Tub-Shower**

13.39 - COMMENTS: The tub-shower is functional.

**Guest Bathroom**

**Floor**

13.40 - COMMENTS:  
Where visible, the bathroom floor structure appears functional.

**Walls**

13.41 - COMMENTS: The bathroom wall coverings are functional.

**Ceiling**

13.42 - COMMENTS: The bathroom ceiling coverings appear to be functional.

**Doors**

13.43 - COMMENTS: The bathroom door is functional.

**Windows**

13.44 - COMMENTS: All tested windows in the bathroom were found to be functional at the time of the inspection.

**Exhaust Fan**

13.45 - COMMENTS: The exhaust fan in the bathroom was functional.

**Electrical**

13.46 - COMMENTS: The switches and outlets in the bathroom are functional.

**Sinks and Faucets**

13.47 - COMMENTS: The bathroom sink and related components are functional.

**Cabinets and Countertops**

13.48 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.  
13.49 - COMMENTS: There were stored items in the bathroom cabinets that prevented the inspector from gaining full visual access to the interior of these cabinets; as a result, the inspector is unable to flag any deficiencies in the cabinets obscured by the stored items.

**Toilet**

13.50 - COMMENTS: The toilet operated properly when flushed.

**Shower Stall**

13.51 - DEFICIENT: There are cracked or chipped tiles in the bathroom shower stall which should be repaired or replaced to forestall moisture intrusion.



13.52 - PREVENTIVE: There are areas of surface damage in one or more walls of the bathroom shower stall walls that will need to be repaired to help prevent water entry/damage.(unknown unsealed pipe)



### **Caulking**

13.53 - PREVENTIVE: Caulking is needed in and around the bathroom shower to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

### **1/2 Bathroom**

#### **Floor**

13.54 - COMMENTS:  
Where visible, the bathroom floor structure appears functional.

#### **Walls**

13.55 - COMMENTS: The bathroom wall coverings are functional.

#### **Ceiling**

13.56 - COMMENTS: The bathroom ceiling coverings appear to be functional.

#### **Doors**

13.57 - COMMENTS: The bathroom door is functional.

#### **Exhaust Fan**

13.58 - COMMENTS: The exhaust fan in the bathroom was functional.

#### **Electrical**

13.59 - COMMENTS: The switches and outlets in the bathroom are functional.

#### **Sinks and Faucets**

13.60 - COMMENTS: The bathroom sink and related components are functional.

#### **Cabinets and Countertops**

13.61 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.

#### **Toilet**

13.62 - COMMENTS: The toilet operated properly when flushed.

## Lower level Guest Bathroom

### Floor

13.63 - COMMENTS:

Where visible, the bathroom floor structure appears functional.

### Walls

13.64 - COMMENTS: The bathroom wall coverings are functional.

### Ceiling

13.65 - COMMENTS: The bathroom ceiling coverings appear to be functional.

### Doors

13.66 - COMMENTS: The bathroom door is functional.

### Windows

13.67 - COMMENTS: All tested windows in the bathroom were found to be functional at the time of the inspection.

### Exhaust Fan

13.68 - COMMENTS: The exhaust fan in the bathroom was functional.

### Electrical

13.69 - COMMENTS: The switches and outlets in the bathroom are functional.

### Sinks and Faucets

13.70 - COMMENTS: The bathroom sink and related components are functional.

### Cabinets and Countertops

13.71 - COMMENTS: The bathroom cabinetry and countertops were found to be in satisfactory condition.

### Toilet

13.72 - COMMENTS: The toilet operated properly when flushed.

### Shower Stall

13.73 - PREVENTIVE: There are open grout-joints in the tiles of the bathroom shower stall that should be sealed to prevent moisture damage.



13.74 - COMMENTS: The bathroom shower and its related components are functional.

### Caulking

13.75 - PREVENTIVE: Caulking is needed in and around the bathroom shower to prevent potential (or further) water intrusion into the sub-floor and walls of the bathroom.

## Stairs and Hallways

## **1st Floor Stairs**

### **Handrails**

14.1 - COMMENTS: The handrailings appear to be functional and secure.

### **Stairs**

14.2 - COMMENTS: The stairs and landing appeared to be in satisfactory condition.

### **Electrical**

14.3 - COMMENTS: The stairway switches and outlets are functional.

### **Windows**

14.4 - COMMENTS: All tested windows in the stairway were found to be functional at the time of the inspection.

## **1st Floor Hallway**

### **Floor**

14.5 - COMMENTS:  
Where visible, the hallway floor structure appears functional.

### **Walls**

14.6 - COMMENTS: The hallway wall coverings are functional.

### **Ceiling**

14.7 - COMMENTS: The hallway ceiling coverings appear to be functional.

### **Doors**

14.8 - COMMENTS: The hallway door is functional.

### **Windows**

14.9 - COMMENTS: All tested windows in the hallway were found to be functional at the time of the inspection.

### **Electrical**

14.10 - COMMENTS: The switches and outlets in the hallway are functional.

### **Smoke Alarm**

14.11 - COMMENTS: There is a hardwired and battery powered smoke alarm in the hallway

### **Cabinets**

14.12 - COMMENTS: The hallway cabinetry were found to be in satisfactory condition.

## **2nd Floor Hallway**

### **Floor**

14.13 - COMMENTS:  
Where visible, the hallway floor structure appears functional.

### **Walls**

14.14 - COMMENTS: The hallway wall coverings are functional.

### **Ceiling**

14.15 - COMMENTS: The hallway ceiling coverings appear to be functional.

### **Doors**

14.16 - COMMENTS: The hallway door is functional.

## **Windows**

14.17 - COMMENTS: All tested windows in the 2nd floor hallway were found to be functional at the time of the inspection.

## **Electrical**

14.18 - COMMENTS: The switches and outlets in the hallway are functional.

## **Smoke Alarm**

14.19 - COMMENTS: There is a hardwired and battery powered smoke alarm in the upper hallway

# **Interior**

## **General**

### **Interior Inspection**

15.1 - DEFERRED: Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move furniture or the contents of closets or cabinets, lift carpets or rugs, and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

### **Laundry Provisions**

#### **Laundry Provisions**

15.2 - COMMENTS: The laundry provisions are located in the laundry room off the hallway

#### **Washer Water Supply**

15.3 - COMMENTS: Washer water supply appears functional, but the line were not tested and we cannot guarantee that the water supply lines are fully functional. In accordance with home inspection industry standards, we do not test washer and dryers.

#### **Washer Drainage**

15.4 - COMMENTS: There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

#### **Washer Drain Pan**

15.5 - PREVENTIVE: There is no drain pan beneath where the laundry washing machine is placed. As a discretionary upgrade, you may wish to have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent water damage in the event of leakage.

#### **Dryer Venting**

15.6 - COMMENTS: Dryer exhaust provisions were satisfactory.

#### **Gas Supply**

15.7 - COMMENTS: The gas line and valve for the clothes dryer appeared to be in satisfactory condition. However, the valve was not turned or tested, and should be capped if it not to be used.

#### **Electrical Supply**

15.8 - COMMENTS: A 220 volt outlet was provided but was not tested.

#### **Laundry Sink**

15.9 - COMMENTS: The laundry sink and related components are functional.

## Smoke Alarms

### Testing

15.10 - DEFERRED: Because it is not unusual for a lengthy period of time to pass between the time the inspection took place and when the home is actually occupied, it is imperative that all smoke detectors, both battery and hardwired, be tested for safe and proper function prior to occupation of the premises.

## Carbon Monoxide Detectors

### Placement

15.11 - SAFETY: There are no carbon monoxide detectors installed anywhere in the home. We recommend that carbon monoxide detectors be installed throughout the home for safety before the premises are occupied.

## Floors

### Floor Coverings

15.12 - COMMENTS: The floor coverings are functional.

### Carpet Coverings

15.13 - SAFETY: The carpeting is excessively loose or stretched in some areas, but most noticeably in the master bedroom. This condition is not uncommon with older carpeting, but it represents a potential trip hazard, and we recommend that you have it evaluated and corrected or, if older carpeting, replaced, by an appropriately qualified specialist for safety.

## Windows

### Windows

15.14 - COMMENTS: The windows in this home are predominately a double paned gliding type.

## Walls and Ceilings

### Walls

15.15 - COMMENTS: The wall coverings are functional.

### Ceilings

15.16 - COMMENTS: The ceiling coverings are functional.

## Cabinet and Pantry

### Cabinetry

15.17 - DEFICIENT: The cooler fan in the pantry/wine cellar is leaking and needs to be serviced to prevent moisture damage.



15.18 - DEFICIENT: The laundry room cabinetry is damaged and will need repair or replacement.



## Other Components

### Central Vacuum System

15.19 - DEFERRED: A central vacuum system was installed on the property. Evaluation of central vacuum systems falls outside the scope of a home inspection. You may, however, wish to have the seller demonstrate and/or disclose whether or not it is functional.

### Fire Sprinkler System

15.20 - DEFERRED: The residence is equipped with fire sprinklers. Evaluation of fire sprinkler and/or fire suppression systems or equipment falls outside the scope of a home inspection. You may, however, wish to have the system evaluated by an appropriately qualified specialist.

### Doorbells

15.21 - COMMENTS: The doorbell responded audibly to its test button.

### Intercom System

15.22 - DEFERRED: There is an intercom system in the residence. Evaluation of intercom systems falls outside the scope of a home inspection. You may, however, wish to have the seller demonstrate and/or disclose whether or not it is functional.

### Security System

15.23 - DEFERRED: A security system and/or security system components were observed. Evaluation of security systems falls outside the scope of a home inspection. You may, however, wish to employ the services of a residential security system specialist to evaluate the system for proper function and explain its strengths and weaknesses.

## Garage

### Interior

#### General Comments

16.1 - DEFERRED: Stored items and belongings significantly limited our evaluation of the garage. We recommend that you have the garage reinspected once all stored items have been removed, as hidden defects may exist.

16.2 - DEFERRED: Our inspection of the garage interior includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move stored items or vehicles, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we do not report the absence of wall or ceiling coverings unless required for fire protection.

#### Fire Door

16.3 - COMMENTS: The interior door accessing the garage appears to be solid core, or fire-rated, and self-closes and latches as needed to maintain the fire separation barrier between the living areas of the home and garage.

#### **Firewall**

16.4 - COMMENTS: Where visible, the firewall in the garage appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

#### **Windows**

16.5 - COMMENTS: All tested garage windows were found to be functional at the time of the inspection.

#### **Walls and Ceiling**

16.6 - COMMENTS: The wall coverings appear functional, with typical wear or cosmetic damage commensurate with their age.

16.7 - COMMENTS: The ceiling coverings are functional.

#### **Vehicle Doors**

##### **Vehicle Doors**

16.8 - COMMENTS: The sectional garage vehicle door functioned satisfactorily when tested.

##### **Automatic Opener**

16.9 - COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

##### **Safety Sensors**

16.10 - COMMENTS: The safety sensors at the garage vehicle door functioned satisfactorily.

##### **Springs and Torsion Bars**

16.11 - COMMENTS: The vehicle door spring and torsion bar are functional.

## **2nd Garage**

### **Interior**

#### **General Comments**

17.1 - DEFERRED: Stored items and belongings significantly limited our evaluation of the garage. We recommend that you have the garage reinspected once all stored items have been removed, as hidden defects may exist.

17.2 - DEFERRED: Our inspection of the garage interior includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move stored items or vehicles, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we do not report the absence of wall or ceiling coverings unless required for fire protection.

#### **Fire Door**

17.3 - COMMENTS: The interior door accessing the garage appears to be solid core, or fire-rated, and self-closes and latches as needed to maintain the fire separation barrier between the living areas of the home and garage.

#### **Firewall**

17.4 - COMMENTS: Where visible, the firewall in the garage appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

## Windows

17.5 - COMMENTS: All tested garage windows were found to be functional at the time of the inspection.

## Walls and Ceiling

17.6 - COMMENTS: The wall coverings appear functional, with typical wear or cosmetic damage commensurate with their age.

17.7 - COMMENTS: The ceiling coverings are functional.

## Vehicle Doors

### Vehicle Doors

17.8 - COMMENTS: The sectional garage vehicle door functioned satisfactorily when tested.

### Automatic Opener

17.9 - COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

### Safety Sensors

17.10 - COMMENTS: The safety sensors at the garage vehicle door functioned satisfactorily.

### Springs and Torsion Bars

17.11 - COMMENTS: The vehicle door spring and torsion bar are functional.

## Pool and Spa

### Pool

#### Pool Body

18.1 - DEFERRED: We do not evaluate pools below the water line. Therefore, we recommend that you have the pool body evaluated by an appropriately qualified specialist before the close of this transaction.

18.2 - COMMENTS: The pool appeared to be reasonably level, as was evident from the water line on the tiles.

#### Tiles

18.3 - COMMENTS: The pool tiles at the water line appear functional.

#### Decking and Coping

18.4 - COMMENTS: The decking and coping of the pool appear in functional condition.

#### Pool Light

18.5 - COMMENTS: The pool light responded and is in functional condition.

#### Ladders and Rails

18.6 - COMMENTS: The pool ladder or steps appear in functional condition.

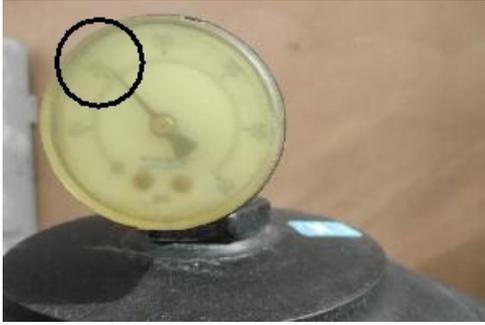
#### Skimmer

18.7 - COMMENTS: The pools skimmer is in functional condition.

#### Filter

18.8 - DEFICIENT: The pressure gauge at the pool filter is damaged and needs to be replaced.

18.9 - DEFICIENT: There is an excessively high pressure reading on the filter gauge that will need to be evaluated by an appropriately qualified specialist for further remarks and recommendations.



18.10 - COMMENTS: The pool filter is in functional condition. The filter should be cleaned and serviced annually.

**Protective Enclosures**

18.11 - SAFETY: Some areas of the pool enclosure do not conform to common safety standards. Pool enclosures and/or fencing are typically required to be a minimum fifty-four inches high when measured on the side facing away from the pool. We recommend further evaluation and correction by an appropriately qualified specialist prior to occupation of the premises.

18.12 - SAFETY: The gate at the south side of the home that provides access to the pool from the street side of the home does not fully comply with safety standards. Any gate that gives pool access is required to self-close and include a latch at fifty-four inches, and should open away from the pool, so that a toddler could not simply push open an unlatched gate.

18.13 - SAFETY: We recommend that you install a separate enclosure around the pool and install alarms at all of the exterior doors accessing the back yard. This is especially important if children will be visiting or occupying the premises.

**Door Alarms**

18.14 - SAFETY: For child safety reasons we recommend the installation of audible alarms at the exterior doors leading to the pool area.

**Heater**

18.15 - COMMENTS: The 8 year old 400,000 btu pool heater manufactured by Sta-Rite responded to normal user controls.

**Pool Motor**

18.16 - COMMENTS: The pool motors responded to normal user controls.

**Supply and Return Lines**

18.17 - DEFICIENT: There is a leak at the fill valve that needs to be serviced.



18.18 - COMMENTS: The pool supply lines are in functional condition.

## General

### Environmental Comments

#### Pest Control

19.1 - COMMENTS: Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

#### Mold

19.2 - COMMENTS: Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

### Property Comments

#### Further Recommendations and Property Condition

19.3 - DEFICIENT: Due to the condition of the property and its components. It is advised that further investigation by qualified certified or licensed professionals take place of the following systems before the close of escrow, the HVAC and roofing systems.

19.4 - COMMENTS: It is strongly suggested that a home warranty be purchased to protect the home. While a home warranty cannot prevent systems and appliances from failing, it can save you money on costly repairs and replacements. Since future performance of the home's systems after the day of inspection can not be guaranteed and this home inspection is not a home warranty in any way.

#### Topography

19.5 - COMMENTS: The residence is located on a hillside. Because your home inspector may not be able to identify signs of soil movement or instability, we recommend that you have the property evaluated by an appropriately qualified soils specialist before the close of this transaction.

## Important Information

### Important - Please Read Carefully

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. This inspection has been performed, and this report prepared, in accordance with State-recognized standards for home inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

#### DEFINITION OF TERMS USED IN REPORT:

**DEFICIENT:** A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

**SAFETY CONCERN:** Items or conditions reported as a safety concern may be property or system upgrades that enhance general safety, others may be considered life threatening. Your inspector will NOT prioritize or emphasize the importance of one safety concern over another. For this reason, ALL safety concerns should be evaluated by appropriate specialists and corrected immediately.

**MAINTENANCE:** A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, maintenance or improvement at this time. General deficiencies include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREVENTIVE:** Any improvement to an area, system, component or condition that would help prevent a deficiency from occurring.

**MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and will require further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional. Specialist evaluation of deferred items should take place as soon as possible to avoid any unpleasant surprises after title to the property has been transferred.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.