



Confidential Inspection Report

LOCATED AT:
123 Elm St
San Diego, California 92120

PREPARED EXCLUSIVELY FOR:
Mr Buyer

INSPECTED ON:
Friday, July 3, 2020



Inspector, Chris Dembroski
Smart Home Inspection

Friday, July 3, 2020
Mr Buyer
123 Elm St
San Diego, California 92120

Dear Mr Buyer,

We have enclosed the report for the property inspection we conducted for you on Friday, July 3, 2020 at:

123 Elm St
San Diego, California 92120

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- DEFI = The system or component is deficient and needs repair, replacement or service by an appropriate qualified professional.
- WARN = Potentially a serious issue that should be addressed.
- SAFE = The system, condition or component shows a safety concern that should be corrected. For this reason all safety concerns should be further evaluated and corrected.
- UPG = Upgrade of a system or component is recommended.
- HAND = This condition is considered a repair easily corrected or repaired by a handyman.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Chris Dembroski
Smart Home Inspection



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: DIRECTION: For purposes of identification and reporting, the front of this building faces north.

NOTES

2: The house was estimated to be approximately 21 years old.

3: WEATHER: Over the course of this inspection the temperature was estimated to be between 80 and 90 degrees.

4: WEATHER: The weather was sunny at the time of our inspection.

5: DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

6: ENVIRONMENTAL: The inspection does not include reporting on the presence of Mold or Fungus these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

7: ENVIRONMENTAL: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Exterior/Site/Ground

BASIC INFORMATION

8: SITE GRADING: Site grading: Sloped away from structure

9: TOPOGRAPHY: General lot topography: Uneven lot

10: DRIVEWAY: Driveway: Concrete on grade

11: WALKWAYS: Walkways: Concrete

12: PATIO: Patio: Concrete

13: EXTERIOR PRIMARY FINISH: Primary exterior wall covering: Stucco

14: EXTERIOR PRIMARY FINISH: Primary exterior wall covering is: Stone.

15: EXT WINDOW MATERIALS: Primary exterior window material: Vinyl/plastic or vinyl clad

LIMITATIONS

16: Portions of the building exterior and/or the building site and grounds could not be inspected due to the presence of storage/vegetation. No adverse conditions are suspected, but clearing obstructions may reveal reportable conditions.

GRADING

17: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

DRAINAGE

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

19: The surface drainage system appears to be properly installed, but it was not water tested as part of the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather. The system should also be flushed to determine if the system is functioning properly.

20: A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge.

21: The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

22: The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

23: We observed some, but possibly not all, of the intake and discharge points for the drainage system. The property owner should identify and flag them for future reference.

ELEVATIONS

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

GUTTERS

25: The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS

26: The downspouts appear to be properly installed and in serviceable condition.

DRIVEWAY

27: The driveway appears to be properly installed and is generally in good condition.

WALKWAYS

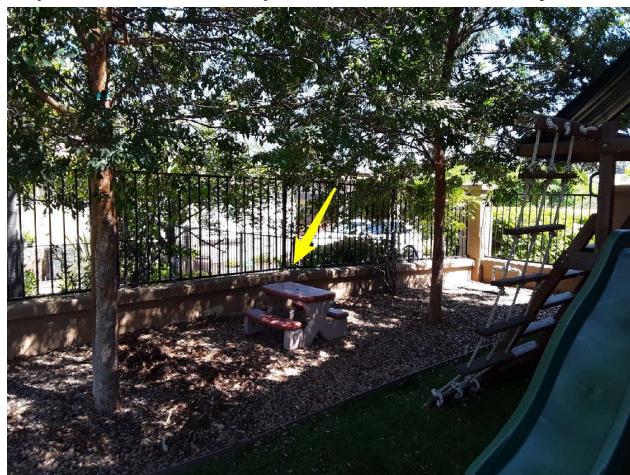
28: The walkways appear to be properly installed and are in serviceable condition.

PATIO SURFACE

29: The patio appears to be installed in a workmanlike manner and is in good condition.

FENCING

30: There is deterioration/damage to the fencing. We recommend the fencing be monitored and repaired and/or replaced as necessary.



GATES

31: The gates were operating. Routine maintenance will keep them functional and maximize service life.

STUCCO

32: The stucco wall covering appears to be in satisfactory condition.

DOORS

33: The exterior doors appear to be properly installed and in serviceable condition.

WARN **34:** There is a large gap at the exterior door located at laundry room door that needs to be repaired to prevent moisture intrusion or damage.



WINDOWS

DEFI **35:** One window at the right side exterior is damaged. We recommend it be repaired or replaced.



SCREENS

DEFI **36:** There are one or more damaged or torn screen(s) that should be repaired or replaced.

WEATHERSTRIPPING

WARN **37:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

TRIM

38: The exterior trim appears to be properly installed and is in good condition.

FASCIA

39: The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

40: The eaves and overhangs appear to be properly installed and in good condition.

PAINT/STAIN

41: The exterior finishes are in good condition and have an attractive appearance.

MISCELLANEOUS

42: Outdoor kitchens and or outdoor BBQ's are not inspected as part of this inspection.

VEGETATION

43: 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 them examined by an appropriately qualified specialist (an arborist is considered best qualified).

RETAINING WALLS

44: Decorative retaining walls are generally landscaping features which, even though aesthetically important and expensive to repair or replace, would not adversely affect the buildings or other site improvements if damaged or eliminated.

45: DECORATIVE: The decorative retaining walls appear to have performed as intended and are in serviceable condition.

PATIO COVERING

46: The patio cover appears to be generally in serviceable condition, with exceptions noted below.

DEFI 47: The patio cover shows signs of wood destroying pest. It is advised that the home be further evaluated by a pest control professional.



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BALCONY/PORCH

WARN 48: The walking surface of the balcony is spongy or loose. It's advised that the surface be monitored closely for any signs of failure.



49: ELASTOMERIC: The balcony is constructed with a coating which provides both the walking surface and the waterproof membrane. These modern 'elastomeric' membranes are quite durable but still require maintenance and/or recoating from time to time.

DEFI 50: ELASTOMERIC: The elastomeric coating is worn and appears to be in only marginally serviceable condition. We recommend it be patched and recoated as preventive maintenance.

DEFI 51: ELASTOMERIC: The elastomeric coating has split, probably at a seam in the underlying plywood substrate. We recommend the coating be patched or replaced to prevent leakage and serious damage to the support structure.



DEFI 52: ELASTOMERIC: There is surface damage to the balcony that needs to be repaired to prevent moisture intrusion or damage to the under balcony area.



53: OTHER: The balcony at the rear of the home appears to have been constructed prior to requirements for a secondary or back-up drain. Keeping the drain for this area clear will be extremely important. If it is easily clogged, installation of an overflow drain should be considered.

RAILINGS

54: The railings appear to properly installed and are in serviceable condition.

OUTDOOR RECEPTACLES

55: The receptacles were found to be properly installed and in serviceable condition.

OUTDOOR LIGHTS

56: The motion sensor light fixtures were not inspected as part of this inspection. It's advised that the lights be tested for proper function.

57: Low voltage and/or 120 voltage ambience lighting systems are not reviewed or inspected.

FOUNDATION

58: CONCRETE/BLOCK: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

PEST CONTROL

59: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

60: FOUNDATION: Foundation type: Slab-on-grade

61: MATERIAL: Slab material: Poured concrete

62: SILL: Mudsill: Bolted to slab

63: EXTERIOR WALLS: Exterior wall support: Wood frame

SLAB FOUNDATION

64: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. The inspector can only comment on what is visible and accessible at the time of inspection.

MUDSILL

65: The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

66: There was no evidence of any cosmetic conditions on the interior or exterior finishes to indicate the need for destructive testing and further inspection.

WALL FRAMING

67: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

68: The wall is primarily 2x4 wood stud construction type.

MOISTURE

69: The slab should be monitored during the rainy season for evidence of moisture. If moisture appears, drainage upgrading should be considered.

PEST CONTROL

70: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

General

SCOPE

71: The roof and its materials were not water tested as part of this inspection.

72: The gutters and the roof drainage system was not water tested as part of this inspection.

73: This inspection does not warranty the roof against leaks. Roofing leaks can happen without any prior signs of damage. This inspection is not responsible for future roof issues.

Tile

BASIC INFORMATION

74: LOCATION: Location: Covers whole building

75: SLOPE: Roof slope: Medium pitch

76: MATERIALS: Material: Concrete shingles

77: LAYERS: Layers: Single layer

78: AGE IN YEARS: Age: Approximately 20 +years old

79: CONNECT/PENETRATE: Connections and penetrations: Sealed with a combination of metal and mastic seals

80: ROOF DRAINAGE: Roof drainage system: Gutters and downspouts

INSPECTION METHOD

81: The roof covering was inspected by a remote controlled aerial drone. 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.

SURFACE

82: The tile roofing system shows minor wear and tear but appears to have been properly installed and is in a condition deemed acceptable for its age. No action is indicated at this time.

FLASHINGS: OVERALL

83: Metal flashing has been used to seal the connections and penetrations.

84: The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

PROTRUSIONS

85: The roof protrusions appear to be in satisfactory condition.

CHIMNEY AT ROOF

86: The chimney appears to be properly installed and in serviceable condition.

87: The chimney appears to be properly installed and in serviceable condition. The spark arrestor was not removed for an examination of the interior of the chimney.

SOLAR COLLECTORS

88: Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field. Leakage at these panels is common. We recommend further review.

DEFI **89:** Testing the operation of the solar collectors is beyond the scope of this inspection. However, the collectors are damaged broken glass or broken panels. The solar panels need to be further evaluated by an appropriate qualified professional.



GENERAL COMMENT

90: The roof covering appears to have been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would suggest immediate attention is required.

WARN **91:** Due to the age of the roof it is advised that the underlayment be further evaluated by an appropriate qualified professional to better determine its longevity.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

92: SERVICE ENTRY: Service entry into building: Underground service lateral

93: VOLTAGE: Voltage supplied by utility: 120/240 volts

94: AMPERAGE: Capacity (available amperage): 200 amperes

95: GROUND: System grounding source: Water supply piping

96: PROTECTION: Branch circuit protection: Circuit breakers

97: SERVICE CONDUCTORS: Wiring material: Aluminum wiring where seen

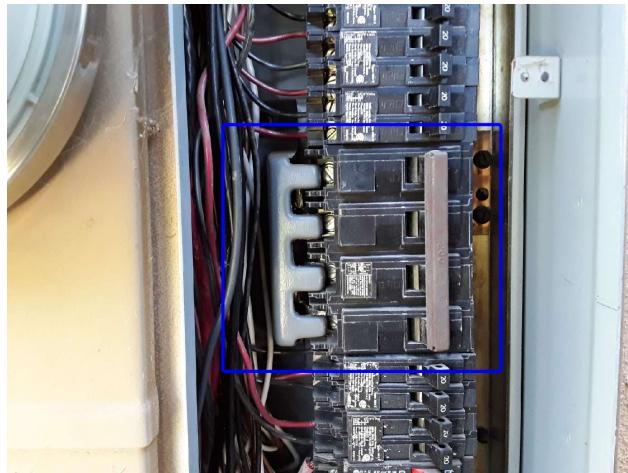
98: WIRING METHOD: Wiring method: Non-metallic sheathed cable or 'romex'

METER & MAIN

99: The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT

100: The main disconnect is incorporated into the electrical service panel.



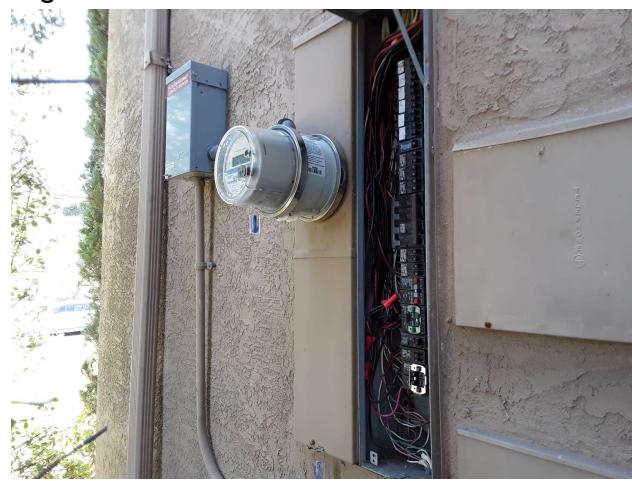
MAIN DISCONNECT

101: The ampacity of the main disconnect is 200 amps.

CIRCUIT BREAKER MAIN PANEL

102: GENERAL: The main service panel is in good condition with circuitry installed and fused correctly.

103: PANEL: The main electric panel is located right side exterior.



104: PANEL: The main electric panel size is 200 amp.

UPG 105: BREAKERS: The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

106: LIMITATIONS: Load calculations were not conducted on the electrical system. It was not determined if the main panel and its components will meet the homes electrical demands.

DEFI 107: LIMITATIONS: Access to the panel was limited due to vegetation. We recommend the vegetation be eliminated for safe and convenient access to the panel. It is advised that 36 inches of clear access be provided in front of the panel.

SERVICE GROUNDING

108: The system and equipment grounding appears to be correct.

CONDUCTOR MATERIAL

109: The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

110: For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

111: Based upon our inspection of only a representative number of receptacles, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

112: We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

113: The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

114: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

115: GFCI protection is inexpensive and can provide a substantial increased margin of safety.

UPG 116: It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

GENERAL COMMENT

117: The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

118: The solar electric system is not inspected as part of this inspection. The systems capacity is not evaluated. The electric connections are inspected and the general condition of the panels are also evaluated.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

119: DOMESTIC WATER: Domestic water source: Public supply

120: LANDSCAPE WATER: Landscape water source: Public supply

121: MAIN WATER LINE: Main water line: Copper

122: SUPPLY PIPING: Supply piping: Copper where seen

123: WASTE DISPOSAL: Waste disposal: Municipal

124: WASTE PIPING: Waste piping: Plastic where seen (ABS or PVC)

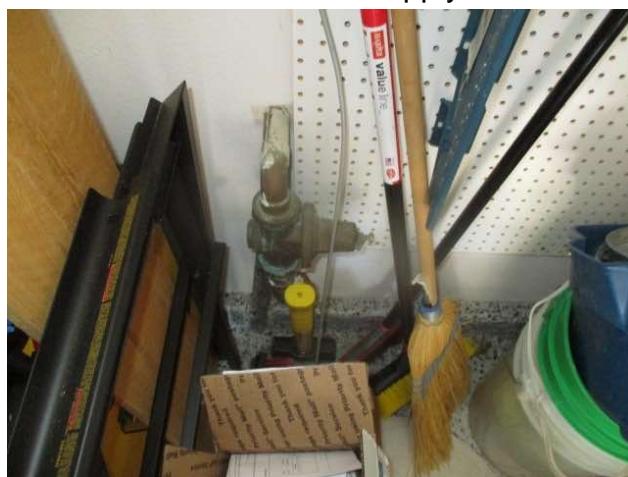
125: OTHER DEVICES: Other installed systems: Fire sprinkler, not inspected

126: OTHER DEVICES: Other installed systems: Landscape watering, not inspected

127: OTHER DEVICES: Water purification system, water filters or hot water devices are not tested as part of this inspection.

WATER SHUTOFF LOCATION

128: The domestic water supply shut-off valve is in the garage.



WATER SHUTOFF COMMENTS

129: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

130: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

131: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WARN 132: Some of the homes water supply lines run through the concrete slab. Slab leaks can occur without visible signs or indications, it is advised that the water supply system be monitored closely for any sign of failure.

WATER PRESSURE

133: The homes water pressure measured 80 PSI (pounds per square inch).



REGULATOR

134: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal.

FIXTURES: OVERALL

WARN 135: The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

EXTERIOR PLUMBING

136: The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

137: SPRINKLERS: Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.

DRAIN LINES

138: The visible drain piping appears to be properly installed and in serviceable condition.

WARN 139: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

SEWER CLEANOUT

140: We were unable to locate the cleanout for the waste system.

VENT LINES

141: The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER LOCATION

142: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GAS METER COMMENT

143: The gas meter appears to be in satisfactory condition.

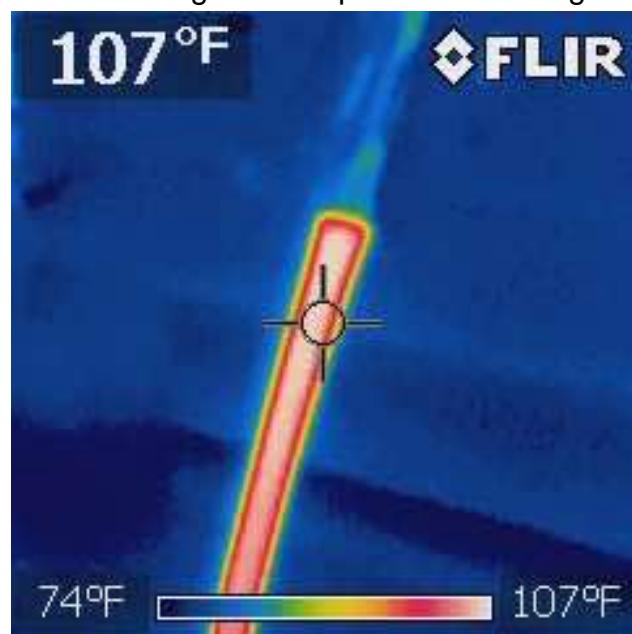
GAS PIPING

144: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

145: Checking for gas leaks is beyond the scope of this inspection.

GENERAL COMMENT

146: The water temperature coming out of the kitchen faucet measured 107 degrees which is an acceptable safe temperature. Any Temperature over 126 degrees is a potential scalding hazard.



147: A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

148: A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

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Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

149: LOCATION: Location: In the garage



150: BRAND & AGE: The water heater is manufactured by A O Smith .

151: BRAND & AGE: The homes water heater appears to be 3 years old.

152: ENERGY SOURCE: Energy source: Natural gas

153: CAPACITY: Capacity: 75 gallons

154: UNIT TYPE: Unit type: Free standing tank

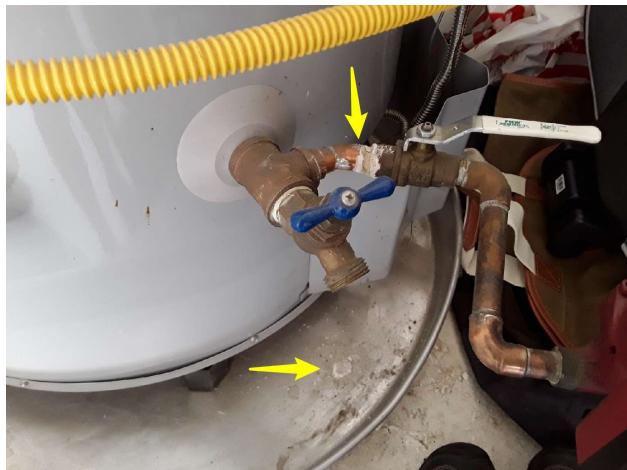
155: TEMPERATURE SETTING: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

WATER CONNECTORS

156: SHUT-OFF VALVE: The water heater is equipped with a cold water shut-off valve. It is functioning as designed and intended.

157: INLET/OUTLET: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

158: INLET/OUTLET: The water connections are corroded and leaking. We recommend they be replaced.



159: DRAIN VALVE: The water heater drain valve is in satisfactory condition and shows no signs of leakage.

160: Valves may leak when operated after a period of inactivity. For this reason, they are not tested during the home inspection.

COMBUSTION AIR

161: The combustion air supply is adequate.

162: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

SEISMIC RESTRAINT

163: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

GAS SUPPLY

164: GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

165: CONNECTOR: The gas connector is an approved flexible type in good condition.

COMBUSTION CHAMBER

166: The combustion chamber is in satisfactory condition.

BURNERS

167: The burner is generally clean and appears to be in serviceable condition.

T/P RELEASE VALVE

168: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

DEFI 169: The temperature and pressure relief valve is leaking. We recommend it be replaced.



VENTING

170: The water heater vent is properly installed and appears in serviceable condition.

ELEVATION/LOCATION

171: The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids.

DRAIN PAN

172: The water heater drain pan appears to be in satisfactory condition.

RECIRCULATING

173: The hot water recirculating system is a beneficial feature but there are energy costs associated with this convenience. We do not review or inspect these systems.



EXPANSION TANK

174: The water heater is equipped with an expansion tank that appears properly installed and in serviceable condition. However, review of this equipment is beyond the scope of this inspection.



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GENERAL COMMENT

175: This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

First Floor Forced Hot Air Heat

BASIC INFORMATION

176: LOCATION: Furnace location: Attic



177: ENERGY SOURCE: Energy source: Natural gas

178: MANUFACTURER: Manufacturer: Comfortmaker

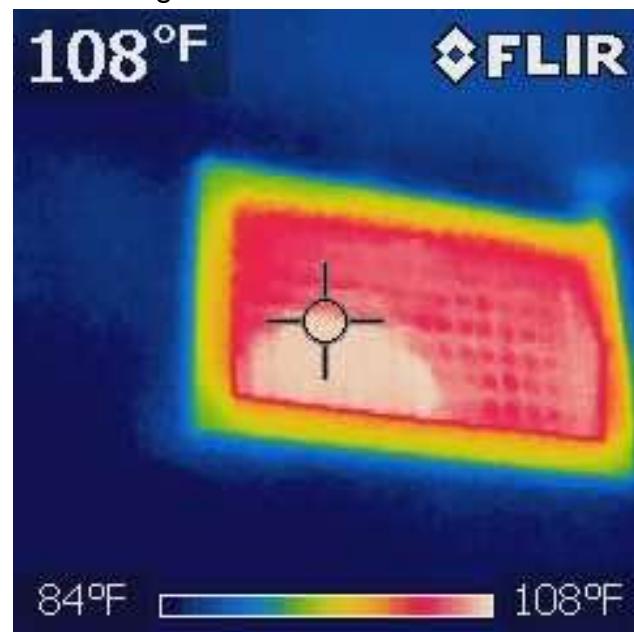
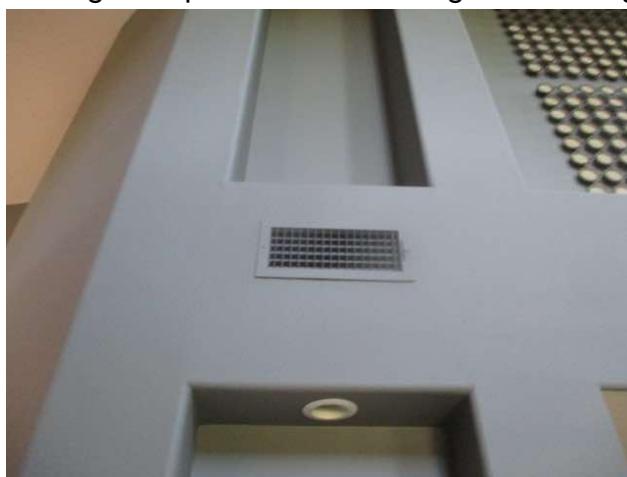
179: BTU RATING: Furnace btu input rating: 75,000 btu's

180: Age: 23 years old

SYSTEM NOTES

181: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

182: The heating system responded to normal user controls at the time of inspection. With an average temperature of 108 degrees coming out of the register vents.



GAS SUPPLY

183: GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

UPG 184: GAS SHUT-OFF VALVE: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.

185: CONNECTOR: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER

186: Heat exchanger not dismantled

AIR FILTERS

187: The filter for the heating unit appears clean and in functional condition. It is advised that the filter be changed every 3 months.

BURNERS

188: The burners were inspected and found to be clean and in good working order.

FAN/LIMIT SWITCH

189: The fan compartment shut off switch was tested and responded to normal user controls at the time of inspection. This switch shut off power to the fan when the access panel cover is removed.

VENT

190: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

191: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

192: There is adequate combustion air for this heating unit.

DUCTS

193: The homes distribution ducting is a flexible plastic type.

194: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

195: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

196: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

197: This heating is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

Second Floor Forced Hot Air Heat

BASIC INFORMATION

198: LOCATION: Furnace location: Attic



199: ENERGY SOURCE: Energy source: Natural gas

200: MANUFACTURER: Manufacturer: Comfortmaker

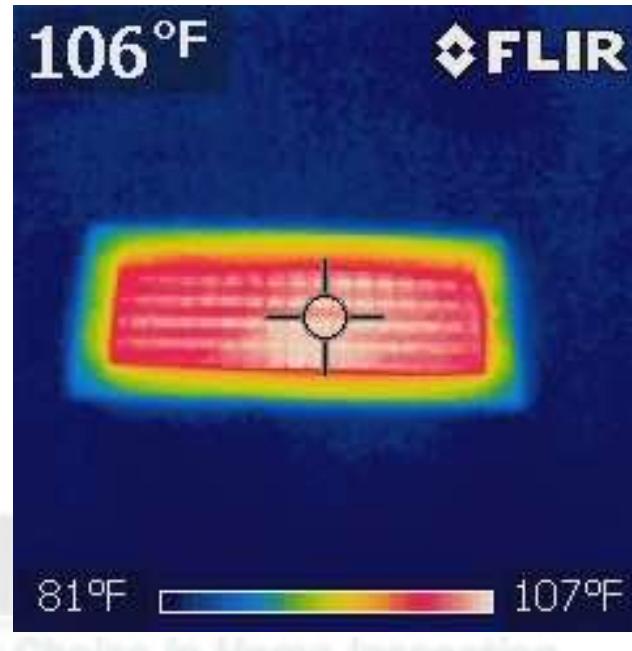
201: BTU RATING: Furnace btu input rating: 75,000 btu's

202: Age: 23 years old

SYSTEM NOTES

203: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

204: The heating system responded to normal user controls at the time of inspection. With an average temperature of 106 degrees coming out of the register vents.



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GAS SUPPLY

205: GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

UPG 206: GAS SHUT-OFF VALVE: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.

207: CONNECTOR: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER

208: Heat exchanger not dismantled

AIR FILTERS

209: The filter for the heating unit appears clean and in functional condition. It is advised that the filter be changed every 3 months.

BURNERS

210: The burners were inspected and found to be clean and in good working order.

FAN/LIMIT SWITCH

211: The fan compartment shut off switch was tested and responded to normal user controls at the time of inspection. This switch shut off power to the fan when the access panel cover is removed.

VENT

212: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

213: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

214: There is adequate combustion air for this heating unit.

DUCTS

215: The homes distribution ducting is a flexible plastic type.

216: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

217: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

218: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

219: This heating is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

First Floor Air Conditioning

BASIC INFORMATION

- 220:** TYPE: Type of system: Gas heat with air conditioning
221: NUMBER OF UNITS: Number of units: 2
222: EQUIPMENT CONFIGURATION: Location of equipment: Split or remote system
223: Estimated to be approximately 19 years old
224: MANUFACTURER: Manufacturer: Payne
225: CONDENSER LOCATION: Condenser location: Exterior



- 226:** DISCONNECT LOCATION: Electrical disconnect location: Adjacent to condensing unit
227: METHOD OF COOLING: Method of cooling: Gas compression

HVAC DISCONNECT

- 228:** The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.
229: The local disconnect appears properly installed and in good condition.

CONDENSING UNIT

- 230:** The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

- 231:** CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

EVAPORATOR COIL

- 232:** An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

- 233:** The evaporator coil is concealed and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

DEFI 234: The AC coil needs sealing at the furnace connection to prevent air loss.

UPG 235: The horizontal furnace and AC coil does not have drip pan installed underneath. It's advised that one be added to prevent internal moisture or damage if the coil happens to leak.

236: CONDENSATION LINES: The primary and secondary condensation drip lines appear in satisfactory condition.

REFRIGERANT LINES

237: The accessible refrigerant lines appear to be in good condition.

238: The refrigerant lines were mostly inaccessible and could not be inspected. We suggest verification of proper insulation.

UPG 239: The refrigerant lines at the Air conditioning condenser should be wrapped with a UV tape to prevent deterioration.



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DEFI 240: Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

DUCTS

241: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

242: The ducts appear to be properly installed and are in serviceable condition.

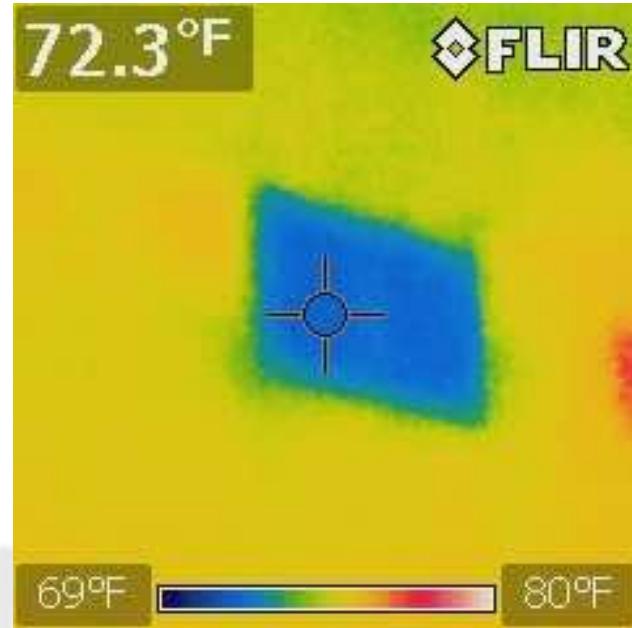
THERMOSTAT

243: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

244: Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection. This inspection does not judge the size or efficiency of the system.

WARN 245: The cooling system did not have an appreciable temperature split of the air entering the system and the air coming out of the register vents. Further evaluation is needed by an appropriate qualified professional.



246: The air conditioning is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

Second Floor Air Conditioning

BASIC INFORMATION

247: TYPE: Type of system: Gas heat with air conditioning

248: NUMBER OF UNITS: Number of units: 2

249: EQUIPMENT CONFIGURATION: Location of equipment: Split or remote system

250: Estimated to be approximately 10 years old

251: MANUFACTURER: Manufacturer: Rheem

252: CONDENSER LOCATION: Condenser location: Exterior



253: DISCONNECT LOCATION: Electrical disconnect location: Adjacent to condensing unit

254: METHOD OF COOLING: Method of cooling: Gas compression

HVAC DISCONNECT

255: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

256: The local disconnect appears properly installed and in good condition.

CONDENSING UNIT

257: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

258: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

EVAPORATOR COIL

259: An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

260: The evaporator coil is concealed and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

UPG 261: The horizontal furnace and AC coil does not have drip pan installed underneath. It's advised that one be added to prevent internal moisture or damage if the coil happens to leak.

262: CONDENSATION LINES: The primary and secondary condensation drip lines appear in satisfactory condition.

REFRIGERANT LINES

263: The accessible refrigerant lines appear to be in good condition.

264: The refrigerant lines were mostly inaccessible and could not be inspected. We suggest verification of proper insulation.

DUCTS

265: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

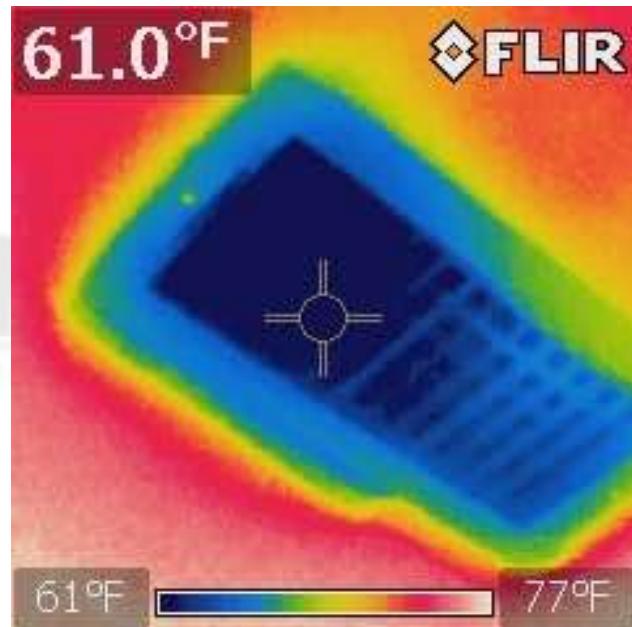
266: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

267: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

268: The air conditioning system responded to normal user controls at the time of inspection. With an average temperature split of 18 degrees air coming out of the register vents and air going into the return.



269: Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection. This inspection does not judge the size or efficiency of the system.

270: The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

271: This component is a newer application. Review of all permits and Title 24 documentation is suggested.

272: There are newer, non-original air conditioning components in this home. We suggest that you review all plans and permits.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

273: LOCATION: The attic access is located in the master bedroom closet.

274: LIMITATIONS: Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

275: LIMITATIONS: The north and south areas of the attic were not accessible and were not inspected.

PEST CONTROL

276: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

SHEATHING

277: The roof sheathing is the material directly supporting the roof covering.

278: TYPE: The roof sheathing is 'OSB' - Oriented Strand Board, nailed solidly across the rafters.

ROOF TRUSSES

279: Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottom of a truss supports the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the site.

280: The trusses are generally in good condition, where seen, and have performed adequately since their installation.

INTERIOR SUPPLY

281: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

VENT LINES

282: The vent piping for the waste system appears to be properly installed and in good condition.

WIRING

283: Much of the wiring in the attic is covered by insulation and could not be inspected. The visible wiring appears to be properly installed and the need for further investigation is not apparent.

DUCTS

284: The ducts appear to be properly installed and are in serviceable condition.

VENTILATION

285: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

286: The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

287: SETBACK THERMOSTAT: Setback clock thermostats: Present for every furnace

288: INSULATED GLASS DOORS: Insulated glass doors: Installed

289: INSULATED GLASS WINDOWS: Insulated glass windows: Installed

290: WEATHERSTRIPPING DOOR: The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

291: WEATHERSTRIPPING WINDOWS: Window weatherstripping: Installed

292: FIREPLACE DAMPER: Fireplace damper: Installed

GENERAL CONSERVATION

293: LOW FLOW SHOWER HEADS: Low Flow Shower Heads: Installed

294: LOW FLOW TOILETS: Low Flow Toilets: Installed

295: DUCT INSULATION: Duct Insulation: Installed

ATTIC INSULATION

296: The attic has fiberglass batt insulation.

297: The level of insulation would appear to provide an R-22 insulating value. This provides good resistance to heat transfer and is heavier than average.

WALL INSULATION

298: We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION

299: We were unable to access the floor cavities and/or determine the presence or condition of insulation.

GENERAL COMMENT

300: ENERGY EFFICIENT: It is our opinion that this structure is well-insulated and energy efficient.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

301: BEDROOMS: Number of bedrooms: 5

302: BATHROOMS: Number of bathrooms: 3-1/2

303: WINDOW MATERIAL: Window material: PVC plastic

304: WINDOW TYPE: Window type: Sliding

305: WINDOW GLAZING: Window glazing: Double pane

306: CEILING MATERIAL: Finished ceiling material: Drywall

307: FLOOR MATERIAL: Finished floor material: Wood

308: FLOOR MATERIAL: Finished floor material: Carpet

309: FLOOR MATERIAL: Finished floor material: Tile

310: WALL MATERIAL: Finished wall material: Drywall

DETECTORS: OVERALL

311: Only a sampling of the smoke alarms and carbon monoxide detectors were tested as part of this inspection. All smoke and carbon monoxide detectors should be tested for safe and proper function when the home is occupied.

312: There are multiple carbon monoxide detector installed in upper and lower floors of the home.

FIRE SPRINKLER SYSTEM

313: There is an automatic fire sprinkler system installed in this building. Due to the specific and complex nature of such systems, we do not include them in our inspections. However, there have been several recalled/defective components of these systems identified over the years. We suggest further review by a fire sprinkler professional. In addition, more information may be obtained on the Consumer Product Safety website.

FIRE EXTINGUISHER

UPG 314: We recommend a portable fire extinguisher be installed in the kitchen and garage for use in an emergency.

SURFACES: OVERALL

315: The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

WALLS & CEILINGS

316: The wall and ceiling surfaces appear to be properly installed and in good condition.

FLOORS: OVERALL

317: The floors have a good appearance and are in serviceable condition.

CABINETRY: OVERALL

318: There was stored items in the closets that prevented full visual access to the interior of the closets; as a result, deficiencies may have been obscured by stored items.

DOORS: OVERALL

319: The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL

320: We operate only accessible windows, we do not move stored items or furniture to open, close, and latch every window. Our inspection standards require testing only easily accessible windows.

321: The window coverings(blinds,drapes or shutters) in the home were not inspected as part of this inspection. It is advised that the coverings be evaluated for proper function.

MISCELLANEOUS

322: There is a burglar alarm installed. The alarm system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

323: Inspection of the built-in vacuum system is beyond the scope of this inspection and is not included in this report.



324: The water purification or instant hot water system was not tested as part of this inspection.

325: The fire sprinkler system was not tested as part of this inspection.

326: The homes Intercom system was not tested as part of this inspection.

GENERAL COMMENT

327: We do not review/inspect window treatments, solar tubes, furniture, and/or any personal property.

328: We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

329: ENERGY: Energy: Gas (or propane) cook top and electric oven

330: KITCHEN VENTILATION: Ventilation: Exhaust ducted to the exterior

331: Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

WALLS

332: The walls are generally in serviceable condition.

CEILING

333: The ceiling is generally in serviceable condition.

FLOOR

334: The floor is generally in serviceable condition.

CABINETS

335: The kitchen cabinets appear to be in satisfactory condition.

336: There was stored items in the kitchen cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

DEFI 337: The cabinet has signs of water damage and needs to be repaired or replaced. It is also advised that the surrounding area be further evaluated for any other water related issues.



COUNTERTOPS

338: The countertops are in satisfactory condition.

339: MATERIAL: The countertop is granite.

WINDOWS

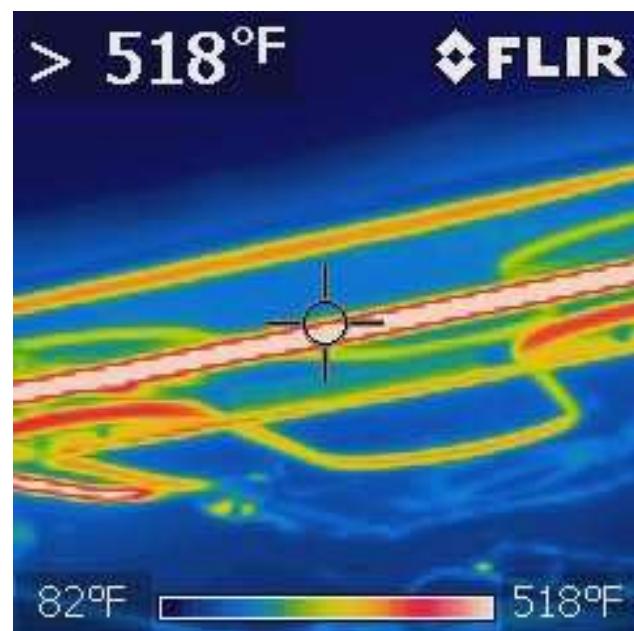
340: The windows are in generally serviceable condition.

APPLIANCES: OVERALL

341: All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

WALL OVEN

342: Manufacturer: Kitchen Aid.



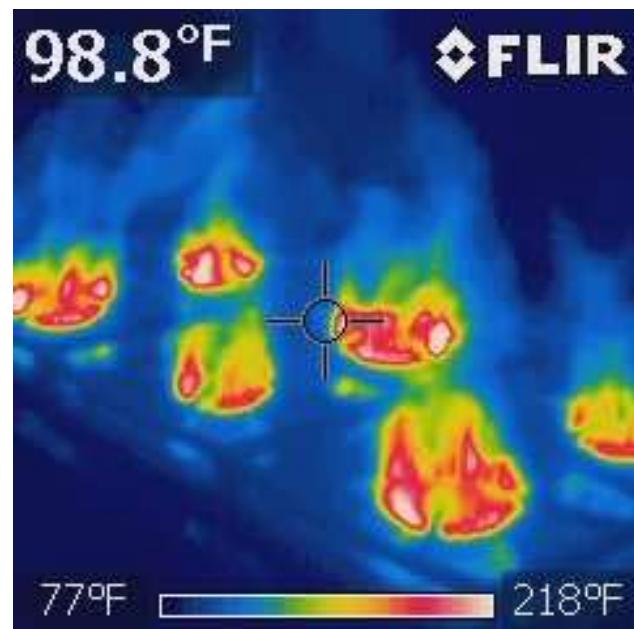
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343: The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

COOKTOP

344: Manufacturer: Dacor.

345: The cooktop was turned on with the normal operating controls and found to be in satisfactory working condition.



DISPOSAL

346: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

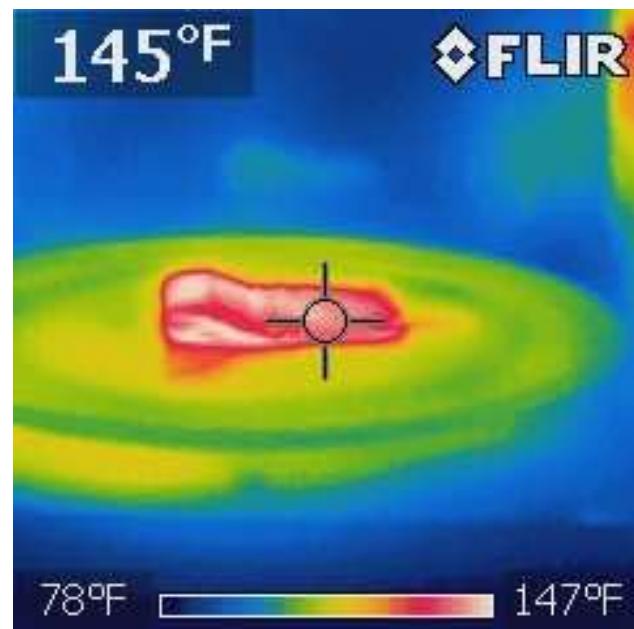
347: Manufacturer: Kitchen Aid.

348: The dishwasher responded to normal user controls and was found in good condition.

MICROWAVE

349: Manufacturer: Whirlpool.

350: The microwave turned on with the normal operating controls and found to be in satisfactory working condition.



VENTILATION

351: Manufacturer: Dacor.

352: Kitchen ventilation is provided by a unit that draws air downward through a fan next to the range burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

AIR GAP

UPG 353: The dishwasher drain lacks an air-gap, as required by present standards. This condition indicates installation by non-professionals and/or a lack of building permits and inspection. We recommend an approved air-gap be installed.



SINK

354: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

355: INSTALLATION: The receptacles appear to be properly installed and were operational.

356: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

UPG 357: GFCI PROTECTION: GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.



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Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Master Bathroom

INTERIOR WALLS

358: The walls are in generally serviceable condition.

BATHROOM CEILING

359: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

360: The floor appears to be properly installed and is in serviceable condition.

361: The finish floor in this bathroom is tile.

CABINETS

362: The cabinet(s) are in serviceable condition.

363: There was stored items in the bathroom cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

COUNTERTOPS

364: The countertops are in satisfactory condition.

365: MATERIAL: The countertop is granite.

SHOWER WALLS

366: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

367: The glass shower enclosure is safety labeled and appears to be in good condition.

DOORS

368: GENERAL: The bathroom door is in satisfactory condition.

WINDOWS

369: The bathroom windows are in satisfactory condition.

TOILET

370: The toilet was flushed and appeared to be functioning properly.

SINKS

371: The sink appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

BATHTUB

372: The bathtub appears to be properly installed and in serviceable condition.

SHOWER

373: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

374: A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

RECEPTACLES

375: INSTALLATION: The receptacles appear to be properly installed and were operational.

376: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION

377: Ventilation in this bathroom is adequate.

378: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

Guest Bathroom

INTERIOR WALLS

379: The walls are in generally serviceable condition.

BATHROOM CEILING

380: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

381: The floor appears to be properly installed and is in serviceable condition.

CABINETS

382: The cabinet(s) are in serviceable condition.

383: There was stored items in the bathroom cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

COUNTERTOPS

384: The countertops are in satisfactory condition.

385: MATERIAL: The countertop is tile.

SHOWER WALLS

386: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

387: The glass shower enclosure is safety labeled and appears to be in good condition.

DOORS

388: GENERAL: The bathroom door is in satisfactory condition.

WINDOWS

389: The bathroom windows are in satisfactory condition.

FIXTURES

DEFI **390:** The shower/tub diverter is missing and/or damaged. We recommend repair.



TOILET

391: The toilet was flushed and appeared to be functioning properly.

SINKS

392: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB

393: The bathtub appears to be properly installed and in serviceable condition.

SHOWER

394: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

395: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

RECEPTACLES

396: INSTALLATION: The receptacle appears to be properly installed and was operational.

397: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION

398: Ventilation in this bathroom is adequate.

399: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

Jack and Jill Bathroom

INTERIOR WALLS

400: The walls are in generally serviceable condition.

BATHROOM CEILING

401: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

402: The floor appears to be properly installed and is in serviceable condition.

403: The finish floor in this bathroom is wood.

CABINETS

404: The cabinet(s) are in serviceable condition.

405: There was stored items in the bathroom cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

COUNTERTOPS

406: The countertops are in satisfactory condition.

407: MATERIAL: The countertop is tile.

SHOWER WALLS

408: The shower walls appear to be properly installed and in serviceable condition.

409: There are cracked tiles in the shower. The cracks appear to be of a cosmetic nature only. No action is indicated.



GLASS ENCLOSURE

410: The glass shower enclosure is safety labeled and appears to be in good condition.

DOORS

411: GENERAL: The bathroom door is in satisfactory condition.

WINDOWS

412: The bathroom windows are in satisfactory condition.

TOILET

413: The toilet was flushed and appeared to be functioning properly.

SINKS

414: The sink appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

WARN 415: The sink is cracked but not currently leaking. It should be monitored and replaced if leakage occurs.



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SHOWER

416: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

417: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

RECEPTACLES

418: INSTALLATION: The receptacles appear to be properly installed and were operational.

419: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION

420: Ventilation in this bathroom is adequate.

421: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

CAULKING NEEDED

HAND 422: Caulking needed at backsplash to prevent moisture intrusion or damage.



Half Bathroom

INTERIOR WALLS

423: The walls are in generally serviceable condition.

BATHROOM CEILING

424: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

425: The floor appears to be properly installed and is in serviceable condition.

426: The finish floor in this bathroom is tile.

DOORS

427: GENERAL: The bathroom door is in satisfactory condition.

FIXTURES

DEFI 428: The sink faucet handle is leaking. We recommend that it be repaired or replaced.



TOILET

429: The toilet was flushed and appeared to be functioning properly.

SINKS

430: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

DEFI 431: The sink angle stop(s) have corrosion and need to be serviced.



RECEPTACLES

432: INSTALLATION: The receptacle appears to be properly installed and was operational.

433: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Bedroom

Master Bedroom

WALLS

434: The walls appear in satisfactory condition.

CEILING

435: The ceiling appears in satisfactory condition.

FLOOR

436: The floor is generally in serviceable condition.

DOORS

437: The door is in satisfactory condition.

DEFI 438: SLIDING: The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.



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CLOSET DOORS

439: The closet doors are in satisfactory condition.

WINDOWS

440: The window(s) are in satisfactory condition.

RECEPTACLES

441: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS / FAN

442: The ceiling fan responded to normal user controls.

SMOKE DETECTOR

443: There is a hardwired and battery backup smoke alarm installed.

Guest Bedroom

WALLS

444: The walls appear in satisfactory condition.

CEILING

445: The ceiling appears in satisfactory condition.

FLOOR

446: The floor is generally in serviceable condition.

DOORS

447: The door is in satisfactory condition.

CLOSET DOORS

448: The closest doors are in satisfactory condition.

WINDOWS

449: The window(s) are in satisfactory condition.

RECEPTACLES

450: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SMOKE DETECTOR

451: There is a hardwired and battery backup smoke alarm installed.

Middle Bedroom

WALLS

452: The walls appear in satisfactory condition.

CEILING

453: The ceiling appears in satisfactory condition.

FLOOR

454: The floor is generally in serviceable condition.

DOORS

455: The door is in satisfactory condition.

CLOSET DOORS

456: The closest doors are in satisfactory condition.

WINDOWS

457: The window(s) are in satisfactory condition.

RECEPTACLES

458: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SMOKE DETECTOR

459: There is a hardwired and battery backup smoke alarm installed.

North Bedroom

WALLS

460: The walls appear in satisfactory condition.

CEILING

461: The ceiling appears in satisfactory condition.

FLOOR

462: The floor is generally in serviceable condition.

DOORS

463: The door is in satisfactory condition.

CLOSET DOORS

464: The closet doors are in satisfactory condition.

WINDOWS

465: The window(s) are in satisfactory condition.

RECEPTACLES

466: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SMOKE DETECTOR

467: There is a hardwired and battery backup smoke alarm installed.

First Floor Bedroom

WALLS

468: The walls appear in satisfactory condition.

DEFI 469: The walls are damaged at the bedroom closet baseboard. We recommend repair or refinishing.



DEFI 470: We noted water staining and minor surface damage. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.



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CEILING

471: The ceiling appears in satisfactory condition.

FLOOR

472: The floor is generally in serviceable condition.

DOORS

473: The door is in satisfactory condition.

CLOSET DOORS

HAND **474:** The closet door rubs on the frame. We recommend it be planed or sanded for smoother operation.



WINDOWS

475: The window(s) are in satisfactory condition.

RECEPTACLES

476: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SMOKE DETECTOR

477: There is a hardwired and battery backup smoke alarm installed.

Entry Area/Hall

WALLS

478: The walls are generally in serviceable condition.

CEILING

479: The ceiling is generally in serviceable condition.

FLOOR

480: The floor is generally in serviceable condition.

DOORS

DEFI **481: LOCKS/LATCHES:** The door lock does not function properly and needs service.



DOORBELL

482: The doorbell responded to normal user controls at the time of inspection.

RECEPTACLES

483: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Living Room

WALLS

484: The walls are generally in serviceable condition.

CEILING

485: The ceiling is generally in serviceable condition.

FLOOR

486: The floor is generally in serviceable condition.

WINDOWS

487: The windows are in generally serviceable condition.

RECEPTACLES

488: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Family Room

WALLS

489: The walls are generally in serviceable condition.

CEILING

490: The ceiling is generally in serviceable condition.

491: There is evidence of patching to the ceiling. It is advised that further inquiry be made regarding this condition.



FLOOR

492: The floor is generally in serviceable condition.

WINDOWS

493: The windows are in generally serviceable condition.

RECEPTACLES

494: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SMOKE DETECTOR

495: There is a hardwired and battery backup smoke alarm installed.

Dining Room/ Area

WALLS

496: The walls are generally in serviceable condition.

CEILING

497: The ceiling is generally in serviceable condition.

FLOOR

498: The floor is generally in serviceable condition.

WINDOWS

499: The windows are in generally serviceable condition.

RECEPTACLES

500: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Hallway

WALLS

501: The walls are generally in serviceable condition.

CEILING

502: The ceiling is generally in serviceable condition.

503: There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



FLOOR

504: The floor is generally in serviceable condition.

DOORS

505: SWINGING: The door is in generally serviceable condition.

RECEPTACLES

506: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HALLWAY CABINET

507: The hallway cabinets are in satisfactory condition.

STAIRS

508: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

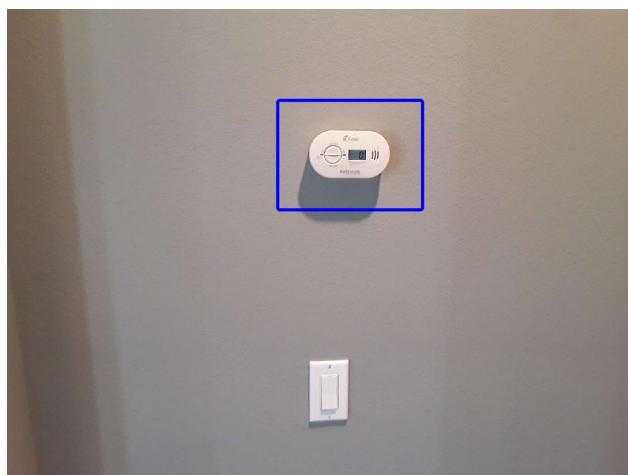
RAILING

509: The railings appear to properly installed and are in serviceable condition.

SMOKE DETECTOR

510: There is a hardwired and battery backup smoke alarm installed.

511: There is a carbon monoxide detector installed in the hallway of the home.



Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

WALLS

512: The walls are in satisfactory condition.

CEILING

513: The ceiling is in satisfactory condition.

FLOOR

DEFI **514:** VINYL: The vinyl floor covering is damaged at the laundry room . We recommend it be repaired.



CABINETS

515: The cabinet in the laundry room is in satisfactory condition.

COUNTERTOPS

516: MATERIAL: The countertop is tile.

DOORS

517: SWINGING: The door is in satisfactory condition.

WINDOWS

518: The window is in generally serviceable condition.

RECEPTACLES

519: INSTALLATION: The receptacle appears to be properly installed and was operational.

FIXTURES

DEFI **520:** The laundry sink faucet is hard to turn needs repair.



LAUNDRY TUB

521: The laundry tub is properly installed and in serviceable condition.

DRYER VENT

522: The dryer vent appears properly installed and in serviceable condition.

HAND **523:** It is advised that the dryer vent be cleaned of all lint and debris.

WASHER/DRYER

524: WASHER: The hookups for the washer are properly installed and in serviceable condition. The washer itself was not tested.

525: DRYER: The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

526: DRYER: The laundry room dryer is able to be gas or 240 electric.

Fireplace

FIREPLACE

527: GENERAL: The fire place is located in the family room.



528: GENERAL: The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. They also recommend that an inspection take place upon the transfer of a property. Our inspection is limited to the readily visible areas and components. A NFPA 211 Standard, Level II inspection, which includes a cleaning of the interior and flue. A camera inspection of flue and chimney system. It is advised that one take place if one has not been done in the last 12 months.

529: GENERAL: The fireplace and chimney system is a factory built one. Manufactured by Marco and can be used to burn both gas and solid fuel.

530: GENERAL: Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

531: GENERAL: The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.

SAFE 532: FIREBOX: The gas line at the firebox needs to be sealed with an approved fire rated caulk.



533: FIREBOX: The fireplace log grate appears to be in satisfactory condition.

534: DAMPER: The fireplace damper appears to be in satisfactory condition.

WARN 535: CHIMNEY: We were not able to fully evaluate the fireplace and chimney because of the build-up of soot and creosote. We recommend the flue be cleaned to remove accumulated soot and creosote, and that further inspection be accomplished at that time.



536: CHIMNEY: The weather cap on the chimney is in satisfactory condition.

FIREPLACE (MORE ITEMS)

537: SCREEN: The fireplace screen appears to be in satisfactory condition and functional condition.

538: MANTLE/HEARTH: The fireplace mantle is in satisfactory condition.

539: MANTLE/HEARTH: The fireplace hearth appears to be in satisfactory condition.

540: MANTLE/HEARTH: The fireplace glass door appears to be in satisfactory condition.

541: GAS: The gas log lighter is controlled by a valve near the hearth and was operating. We suggest keeping the key for the log lighter out of the reach of children.

Garage

Gardages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

WALLS

542: The walls are drywall.

WARN **543:** Mold and mildew have built up on the exposed surfaces. We recommend these surfaces be thoroughly cleaned and chemically treated to remove the growth. Further evaluation is needed by a mold and moisture professional.



DEFI **544:** We noted water stains on the wall at the water heater , but were unable to identify if the source was still active. We recommend inquiries of the owner and/or occupant, who may have further knowledge regarding their source and whether corrective repairs have been made.



CEILING

545: The ceiling is in satisfactory condition.

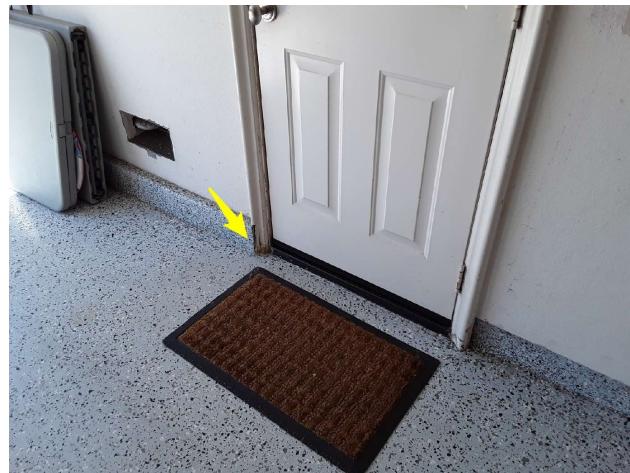
FLOOR

546: The floor is a concrete slab.

DOORS

547: EXTERIOR: The garage side door is in satisfactory condition.

WARN 548: EXTERIOR: There is water staining around the exterior door. We recommend the source of the moisture be identified and corrective action be taken, if necessary.



GARAGE DOORS

549: The garage doors were operated and appear to be properly installed and in generally serviceable condition.

550: Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs. Further review by a specialty contractor is suggested.

551: Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

WINDOWS

552: The garage windows are in generally serviceable condition.

RECEPTACLES

553: INSTALLATION: The receptacles appear to be properly installed and were operational.

554: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER

555: The garage door opener responded to normal user controls at the time of inspection.

556: The garage doors safety sensors responded and are in satisfactory condition.

VENTILATION

557: The ventilation in the garage is adequate.

FIRE DOOR

558: The door between the garage and the living space seems to be of fire rated as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

FIRE SEPARATION

559: The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

GENERAL COMMENT

560: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

561: Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

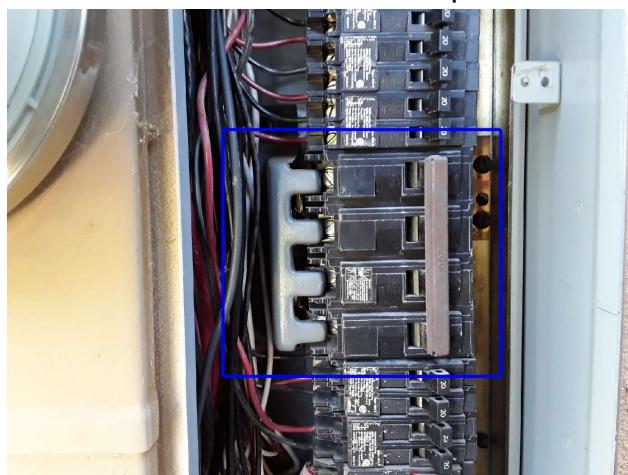
ELECTRICAL SYSTEM

1: The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT

ELECTRICAL SYSTEM

2: The main disconnect is incorporated into the electrical service panel.



WATER SHUTOFF LOCATION

PLUMBING

3: The domestic water supply shut-off valve is in the garage.



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SEWER CLEANOUT

PLUMBING

4: We were unable to locate the cleanout for the waste system.

GAS METER LOCATION

PLUMBING

5: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

If performed routinely, this type of construction requires only routine maintenance to keep it in serviceable condition.

GENERAL ENVIRONMENTAL

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.

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.

PROFESSIONAL EVALUATION NEEDED

WARN It's strongly advised that further evaluation of the HVAC system and Exterior balcony surface be preformed due to it's current condition and or need for repair or corrections. This evaluation should be preformed by an appropriate qualified professional in that field.



SCOPE OF INSPECTION

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 inspectors 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.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

WINDOWS

EXTERIOR/SITE/GROUND

DEFI **s-35:** One window at the right side exterior is damaged. We recommend it be repaired or replaced.

SCREENS

EXTERIOR/SITE/GROUND

DEFI **s-36:** There are one or more damaged or torn screen(s) that should be repaired or replaced.

PATIO COVERING

EXTERIOR/SITE/GROUND

DEFI **s-47:** The patio cover shows signs of wood destroying pest. It is advised that the home be further evaluated by a pest control professional.

BALCONY/PORCH

EXTERIOR/SITE/GROUND

DEFI **s-50:** ELASTOMERIC: The elastomeric coating is worn and appears to be in only marginally serviceable condition. We recommend it be patched and recoated as preventive maintenance.

DEFI **s-51:** ELASTOMERIC: The elastomeric coating has split, probably at a seam in the underlying plywood substrate. We recommend the coating be patched or replaced to prevent leakage and serious damage to the support structure.

DEFI **s-52:** ELASTOMERIC: There is surface damage to the balcony that needs to be repaired to prevent moisture intrusion or damage to the under balcony area.

SOLAR COLLECTORS

TILE ROOFING

DEFI **s-89:** Testing the operation of the solar collectors is beyond the scope of this inspection. However, the collectors are damaged broken glass or broken panels. The solar panels need to be further evaluated by an appropriate qualified professional.

CIRCUIT BREAKER MAIN PANEL

ELECTRICAL SYSTEM

DEFI **s-107:** LIMITATIONS: Access to the panel was limited due to vegetation. We recommend the vegetation be eliminated for safe and convenient access to the panel. It is advised that 36 inches of clear access be provided in front of the panel.

WATER CONNECTORS

WATER HEATER

DEFI **s-158:** INLET/OUTLET: The water connections are corroded and leaking. We recommend they be replaced.

T/P RELEASE VALVE

WATER HEATER

DEFI **s-169:** The temperature and pressure relief valve is leaking. We recommend it be replaced.

EVAPORATOR COIL

FIRST FLOOR AIR CONDITIONING

DEFI **s-234:** The AC coil needs sealing at the furnace connection to prevent air loss.

REFRIGERANT LINES

FIRST FLOOR AIR CONDITIONING

DEFI **s-240:** Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

CABINETS

KITCHEN

DEFI **s-337:** The cabinet has signs of water damage and needs to be repaired or replaced. It is also advised that the surrounding area be further evaluated for any other water related issues.

FIXTURES

GUEST BATHROOM

DEFI **s-390:** The shower/tub diverter is missing and/or damaged. We recommend repair.

FIXTURES

HALF BATHROOM

DEFI **s-428:** The sink faucet handle is leaking. We recommend that it be repaired or replaced.

SINKS

HALF BATHROOM

DEFI **s-431:** The sink angle stop(s) have corrosion and need to be serviced.

DOORS

MASTER BEDROOM

DEFI **s-438:** SLIDING: The sliding door does not operate properly, indicating the track is misaligned, dirty, or the wheels are damaged. We recommend repair or replacement.

WALLS

FIRST FLOOR BEDROOM

DEFI **s-469:** The walls are damaged at the bedroom closet baseboard. We recommend repair or refinishing.

DEFI **s-470:** We noted water staining and minor surface damage. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.

DOORS

ENTRY AREA/HALL

DEFI **s-481:** LOCKS/LATCHES: The door lock does not function properly and needs service.

FLOOR

LAUNDRY AREA

DEFI **s-514:** VINYL: The vinyl floor covering is damaged at the laundry room . We recommend it be repaired.

FIXTURES

LAUNDRY AREA

DEFI **s-520:** The laundry sink faucet is hard to turn needs repair.

WALLS

GARAGE

DEFI **s-544:** We noted water stains on the wall at the water heater , but were unable to identify if the source was still active. We recommend inquiries of the owner and/or occupant, who may have further knowledge regarding their source and whether corrective repairs have been made.

DOORS

EXTERIOR/SITE/GROUND

WARN **s-34:** There is a large gap at the exterior door located at laundry room door that needs to be repaired to prevent moisture intrusion or damage.

WEATHERSTRIPPING

EXTERIOR/SITE/GROUND

WARN **s-37:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

BALCONY/PORCH

EXTERIOR/SITE/GROUND

WARN **s-48:** The walking surface of the balcony is spongy or loose. It's advised that the surface be monitored closely for any signs of failure.

GENERAL COMMENT

TILE ROOFING

WARN **s-91:** Due to the age of the roof it is advised that the underlayment be further evaluated by an appropriate qualified professional to better determine its longevity.

INTERIOR SUPPLY

PLUMBING

WARN **s-132:** Some of the homes water supply lines run through the concrete slab. Slab leaks can occur without visible signs or indications, it is advised that the water supply system be monitored closely for any sign of failure.

FIXTURES: OVERALL

PLUMBING

WARN **s-135:** The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

DRAIN LINES

PLUMBING

WARN **s-139:** Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

GENERAL COMMENT

FIRST FLOOR AIR CONDITIONING

WARN **s-245:** The cooling system did not have an appreciable temperature split of the air entering the system and the air coming out of the register vents. Further evaluation is needed by an appropriate qualified professional.

GENERAL COMMENT

INTERIOR

WARN **s-328:** We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

SINKS

JACK AND JILL BATHROOM

 **s-415:** The sink is cracked but not currently leaking. It should be monitored and replaced if leakage occurs.

FIREPLACE

FIREPLACE

 **s-535:** CHIMNEY: We were not able to fully evaluate the fireplace and chimney because of the build-up of soot and creosote. We recommend the flue be cleaned to remove accumulated soot and creosote, and that further inspection be accomplished at that time.

WALLS

GARAGE

 **s-543:** Mold and mildew have built up on the exposed surfaces. We recommend these surfaces be thoroughly cleaned and chemically treated to remove the growth. Further evaluation is needed by a mold and moisture professional.

DOORS

GARAGE

 **s-548:** EXTERIOR: There is water staining around the exterior door. We recommend the source of the moisture be identified and corrective action be taken, if necessary.

PROFESSIONAL EVALUATION NEEDED

CONCLUSION

 **s-566:** It's strongly advised that further evaluation of the HVAC system and Exterior balcony surface be preformed due to it's current condition and or need for repair or corrections. This evaluation should be preformed by an appropriate qualified professional in that field.

FIREPLACE

FIREPLACE

 **s-532:** FIREBOX: The gas line at the firebox needs to be sealed with an approved fire rated caulking.

CIRCUIT BREAKER MAIN PANEL

ELECTRICAL SYSTEM

 **s-105:** BREAKERS: The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

GFI PROTECTION

ELECTRICAL SYSTEM

 **s-116:** It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

GAS SUPPLY

FIRST FLOOR FORCED HOT AIR HEAT

UPG s-184: GAS SHUT-OFF VALVE: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.

GAS SUPPLY

SECOND FLOOR FORCED HOT AIR HEAT

UPG s-206: GAS SHUT-OFF VALVE: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.

EVAPORATOR COIL

FIRST FLOOR AIR CONDITIONING

UPG s-235: The horizontal furnace and AC coil does not have drip pan installed underneath. It's advised that one be added to prevent internal moisture or damage if the coil happens to leak.

REFRIGERANT LINES

FIRST FLOOR AIR CONDITIONING

UPG s-239: The refrigerant lines at the Air conditioning condenser should be wrapped with a UV tape to prevent deterioration.

EVAPORATOR COIL

SECOND FLOOR AIR CONDITIONING

UPG s-261: The horizontal furnace and AC coil does not have drip pan installed underneath. It's advised that one be added to prevent internal moisture or damage if the coil happens to leak.

FIRE EXTINGUISHER

INTERIOR

UPG s-314: We recommend a portable fire extinguisher be installed in the kitchen and garage for use in an emergency.

AIR GAP

KITCHEN

UPG s-353: The dishwasher drain lacks an air-gap, as required by present standards. This condition indicates installation by non-professionals and/or a lack of building permits and inspection. We recommend an approved air-gap be installed.

RECEPTACLES

KITCHEN

UPG s-357: GFCI PROTECTION: GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.

CAULKING NEEDED

JACK AND JILL BATHROOM

HAND **s-422:** Caulking needed at backsplash to prevent moisture intrusion or damage.

CLOSET DOORS

FIRST FLOOR BEDROOM

HAND **s-474:** The closet door rubs on the frame. We recommend it be planed or sanded for smoother operation.

DRYER VENT

LAUNDRY AREA

HAND **s-523:** It is advised that the dryer vent be cleaned of all lint and debris.

