

Sentinel Inspection Services

PROPERTY INSPECTION REPORT



3692 Calafia Avenue, Oakland, CA 94605

Inspection prepared for:

Real Estate Agent: Roger Clark - Lifestyle Real Estate Services

Date of Inspection: 12/4/2019 Time: 0930

Age of Home: 2002 Size: 2,182

Weather: Overcast/Rain

Inspector: Brian Handy

InterNACHI

Livermore, CA

Phone: 925.303.7296.

Email: sentinel.inspector@gmail.com

Brentwoodhomeinspections.com



GENERAL OVERVIEW OF THE PROPERTY

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested,

where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be

prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. General Condition of Property

AC	INFO	RR	CNI	NI
	X			

Observations:

- AC= Acceptable Condition / INFO= Information / RR= Repair or Replace / CNI= Could Not Test / IA = Inaccessible
- The photos inserted in the report are not exhaustive but merely the representation of relatively few items we photographed for your edification. These are by no means, photos delineating every issue present during the inspection.
- As home inspectors, we provide objective information about the condition of the inspected components at the time of the inspection. The inspections are conducted by construction generalists, not by technical specialists. Our inspections are general and do not include or confirm conformity with:
 1. building codes and other governmental laws and regulations,
 2. manufacturer's installation instructions,
 3. construction plans, drawings, and specifications;
 4. and
 do not provide a warranty or guarantee regarding the condition of the property and of the inspected components.
- Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor or professional. Handyman are generally not licensed, and do not have to guarantee their work like a licensed contractor which is required by California state law.
- The home was inspected in such a manner that the layout in the report is on the basis of the position of the residence from the street or front door. So if we are calling a bedroom the right rear bedroom, we are referring to it in relation to what we are considering the front of the property or residence.
- *The orientation of the structure is from the street.
- Access— In accordance with industry standards, we will not attempt to enter an attic that has no permanently installed steps or pull-downstairs; where there is less than thirty-six inches of headroom; if there is no standard floor designed for normal walking; if walking, in the inspector's opinion, may compromise the ceiling below; if movement is restricted by air ducts; or if movement is hazardous due to joists being obscured by insulation. In such cases, we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.
- Contact present/previous owners (if at all possible), for any details they can provide; for instance, any manuals, warranties, or information on any of the structure systems that could benefit the new owners.
- Older Residences — We expect residences to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older structures often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for residences of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older residences, the inspector review the structures from the standpoint of how they fare through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

- Due to the age of some properties, items noted as in need of repair are possible retrofits or upgrades to operating systems or fixtures already in place. Occupant health, safety, and welfare should always be the first consideration when repairs are considered.
- Some items (items such as HVAC systems, water heaters etc.) have been replaced or have been installed that require building permits. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

INSPECTION DETAILS

1. Inspection Details

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The following people were present at the inspection:
- Listing agent
- The residence is a single family, three story home.
- The residence was occupied with an average amount of personal items and furnishings.

EXTERIOR STRUCTURE

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- A representative sample of exterior components were inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- It is important to maintain a property, including exterior wall surfaces, wood trim, and other hard surfaces. It is particularly important to keep walls sealed, which provide the only barrier against deterioration, unsealed cracks around windows, doors, and thresholds can allow moisture intrusion, which is the principle cause of the deterioration of any surface. We do NOT point out every window seal that has failed, but in accordance with industry standards we test at least one unobstructed window in each room, and ensure that at least one is operable to facilitate an emergency exit.
- You can put a stop to costly drafts or leaks before they start with the right sealant, or caulking compound. Unwanted moisture can be a problem even in today's well-built and insulated manufactured homes, but not if you take steps to control it. You should caulk around the exterior window and door frames on a yearly basis. You should seal any gaps at the trim and siding as well. An ounce of prevention saves a ton of trouble and money when it comes to keeping your home water-tight.
- The exterior of the structure is clad in stucco.

2. Siding Conditions

AC	INFO	RR	CNI	NI
	X	X		

Observations:

- There are cracks in the stucco siding located at various areas around the structure. This is common and it isn't significant to the structure or to the possibility of moisture intrusion. However, those that can be sealed, should be sealed to prevent deterioration to the stucco.
- **The stucco wall at the driveway should be repaired to prevent moisture intrusion.**



3. Eave and Fascia Condition

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Eaves that are at the second story are too high for me to thoroughly evaluate their condition. Any item noted concerning the eaves are visually and not with instruments that probe the wood.
- Water damage is present at a barge rafter located at the front of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement.
- Water damage is present at a barge rafter and fascia located at the left front corner of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement.
- Water damage is present at a barge rafter located at the right front corner of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement.
- Water damage is present at a barge rafter located at the left rear corner of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement.





4. Trim

AC	INFO	RR	CNI	NI
X				

Observations:
 • The trim is in acceptable condition.

5. Exterior Door Condition

AC	INFO	RR	CNI	NI
X		X		

Observations:
 • The front door is in acceptable condition.
 • The security screen door is in acceptable condition.
 • Water damage is present at the door jambs at the front of the structure. We recommend the services of a qualified and licensed contractor for the repair or replacement of this finding.
 • Water damage is present at a door jamb at the right rear corner of the structure. We recommend the services of a qualified and licensed contractor for the repair or replacement of this finding.



6. Sliding Glass Doors

AC	INFO	RR	CNI	NI
X				

Observations:
 • The sliding glass doors are in acceptable condition.

7. Light Fixture Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The light fixtures are in acceptable condition.

8. Outlet Conditions

AC	INFO	RR	CNI	NI
X		X		

Observations:

- GFCI** outlets are present and functional. This protects a person from a ground fault.

A ground fault occurs when the flow of current is not balanced between the hot wire and neutral wire. A specially designed outlet called a GFCI (ground fault circuit interrupter) is used that detects this and disconnects a circuit. A GFCI is used where water is within five feet of the outlet. This outlet has a test button and a reset button built into it.

- Safety Issue - The ground fault circuit interrupter wouldn't trip and will probably need replacement at the balcony.**

We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

A ground fault occurs when the flow of current is not balanced between the hot wire and neutral wire. A specially designed outlet called a GFCI (ground fault circuit interrupter) is used that detects this and disconnects a circuit. A GFCI is used where water is within five feet of the outlet. This outlet has a test button and a reset button built into it.

The approximate cost for the replacement would be between \$75 – \$125 per outlet.



9. Foundation Vents

AC	INFO	RR	CNI	NI
X				

Observations:

- The foundation vents are in acceptable condition.

EXTERIOR GROUNDS

1. Fences / Walls

AC	INFO	RR	CNI	NI
X				

Observations:

- The fences are in acceptable condition.

2. Condition of Hard Surfaces

AC	INFO	RR	CNI	NI
	X			

Observations:

- Minor settlement cracks are present at the concrete driveway at the front of the structure and they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

3. Condition of Drainage

AC	INFO	RR	CNI	NI
	X	X		

Observations:

- Drainage: hard surfaces, percolation, partial or full gutter system, with tie-in drains.
- The gutters are filled with detritus. This will need to be cleaned out to prevent water damage to the eaves and premature rusting. We also recommend the installation of gutter screens to keep the debris out. They cost between \$1.50 - \$2.50 per linear foot if you install them.
- A corrugated drain pipe connection at the left rear corner of the structure to a downspout has damaged to the point that it is facilitating the introduction of debris through the damaged openings. It can also lead to erosion around the footing of the foundation.



4. Grade Condition

AC	INFO	RR	CNI	NI
	X			

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
 - The property grade, slopes in the following areas: Downhill from the front of the property to the rear property line.
- I am not in the position to determine if the soils are geologically stable. There may be some movement over time, indicated by movement of retaining walls, sidewalks, or other hard surfaces; including both hardscape and softscapes. When these are noted, the owner or prospective buyer may desire further evaluation from a soils specialist.

5. Deck Conditions

AC	INFO	RR	CNI	NI
X	X	X	X	

Observations:

- What can be seen of the deck is in acceptable condition.
- Maintenance – Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.
- The sides of the deck have skirting. This makes the underside of the deck and inaccessible area as this is a visual inspection. As a result of this, I can't comment on the condition of the framing members below the deck planks.
- **Water damage is present at a deck plank which should be replaced by a qualified and licensed contractor.**



6. Irrigation Conditions

AC	INFO	RR	CNI	NI
				X

Observations:

- The irrigation was not inspected and isn't considered in the scope of this inspection.

SUB STRUCTURE

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. General Foundation Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Remember that this a visual inspection and we don't peel back or remove carpet or other floor coverings. For this reason, defects may be discovered at a later date after the floor coverings have been removed.

- The residence is served by a poured concrete foundation also known as a concrete perimeter foundation.
- The structure is bolted to the foundation.

2. Foundations

AC	INFO	RR	CNI	NI
X	X			

Observations:

- What can be seen of the foundation is in acceptable condition.
- There are a few minor cracks that have occurred over the years which don't have any impact or ongoing significance to the structure of the home. This is a relatively common condition that occurs during the curing process and is normally no reason for concern.



3. Crawlspace

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A live opossum was observed in the lower crawlspace. This should be evaluated by a licensed branch two pest control specialist.



4. Light Switches & Outlets

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The lights are in acceptable condition.
- The outlets are in acceptable condition.

5. Intermediate Framing Conditions

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- What can be seen of the intermediate framing is in acceptable condition.
- The subarea is completely insulated between the joists.
- The floor insulation between the joists are fiberglass batts and are in acceptable condition.
- The insulation prevents us from seeing some areas of the intermediate framing. As this inspection is visual, I don't remove the insulation to determine the condition of the framing.

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. General Roof Comments

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The roof was inspected by a licensed roofer and so I did not inspect it as our inspection is not as detailed.

1st ATTIC

1. General Attic Comments

AC	INFO	RR	CNI	NI
	X			

Observations:

- The attic area referred to is accessed in the kitchen closet.
- In accordance with our standards, we do not attempt to enter any area of the attic or for that matter any attic that has less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. While observing the attic, I try to see or take photos of all areas, inspect all accessible roof framing, visually inspect heating and cooling equipment and distribution ducts, look closely at the roof sheathing, document possible roof penetration leaks, make recommendations to upgrade the ventilation to allow the attic area to breathe. I make every effort to reach areas where bathroom, kitchen, furnace and laundry ventilation piping-ducts are installed, to make sure they are installed correctly and terminate above the roof properly. Any visible electrical connections which are not installed correctly are considered latent hazards and are reported as such.
- Insulated Attic - I performed a visual inspection from the access opening only, under limited lighting conditions. Therefore, the attic was not fully inspected due to insulation covering the lower wood members of the attic. For this reason, defects may be discovered at a later date.



2. Attic Framing Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.



3. Exhaust Ducts

AC	INFO	RR	CNI	NI
X				

Observations:

- The visible portions of the exhaust ducts are functional.

4. Plumbing Vent Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The plumbing jacks, visible from the opening and in decent lighting conditions, are in acceptable condition.

5. Attic Insulation Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- What can be see of the insulation from the opening in limited lighting, is in acceptable condition. There are areas that were inaccessible for inspection.
- The attic area(s) are insulated with one or more of the following materials:
 - *Fiberglass batts.
 - *Insulation averages about 12-14 inches in depth



6. Pest Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- According to the standards of our industry, the inspection for rodents isn't typical, as we aren't licensed by the state to identify what kind of rodent is infesting the home, a small or significant infestation or if this is a previous or current issue. When it comes to attics, much of the attic is inaccessible due to the distance from the opening, limited lighting, a limited view from the platform in front of the furnace, the depth of the insulation and due to the tight confines around the eaves. Infestations might not be present at the time of the inspection and might occur after the initial visit. For this reason we do not assume responsibility for infestations noted by the buyers or sellers. If we see obvious evidence from an attic opening or catwalk, we generally refer to it in the report as an item for a further inspection by a licensed Branch 2 pest inspector.

7. Electrical Conditions

AC	INFO	RR	CNI	NI
X			X	

Observations:

- The electrical components, visible from the opening, in decent lighting conditions, are in acceptable condition.
- Some of the electrical components in attic were not accessible to inspection, therefore not within scope of this report.

2nd ATTIC

1. General Attic Comments

AC	INFO	RR	CNI	NI
	X			

Observations:

- The attic area referred to is accessed in the garage.
- In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. While observing the attic, I try to see or take photos of all areas, inspect all accessible roof framing, visually inspect heating and cooling equipment and distribution ducts, look closely at the roof sheathing, document possible roof penetration leaks, make recommendations to upgrade the ventilation to allow the attic area to breathe. I make every effort to reach areas where bathroom, kitchen, furnace and laundry ventilation piping-ducts are installed, to make sure they are installed correctly and terminate above the roof properly. Any visible electrical connections which are not installed correctly are considered latent hazards and are reported as such.
- Uninsulated Attic - I performed a visual inspection from the access opening only, under limited lighting conditions. Therefore, the attic was not fully inspected due to the possibility of damaging the sheetrock or plaster ceiling. For this reason, defects may be discovered at a later date.



2. Attic Framing Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.



3. Pest Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- According to the standards of our industry, the inspection for rodents isn't typical, as we aren't licensed by the state to identify what kind of rodent is infesting the home, a small or significant infestation or if this is a previous or current issue. When it comes to attics, much of the attic is inaccessible due to the distance from the opening, limited lighting, a limited view from the platform in front of the furnace, the depth of the insulation and due to the tight confines around the eaves. Infestations might not be present at the time of the inspection and might occur after the initial visit. For this reason we do not assume responsibility for infestations noted by the buyers or sellers. If we see obvious evidence from an attic opening or catwalk, we generally refer to it in the report as an item for a further inspection by a licensed Branch 2 pest inspector.

4. Electrical Conditions

AC	INFO	RR	CNI	NI
X			X	

Observations:

- The electrical components, visible from the opening, in decent lighting conditions, are in acceptable condition.
- Some of the electrical components in attic were not accessible to inspection, therefore not within scope of this report.

PLUMBING

1. Plumbing Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- The water pressure to the residence is 30 psi.
- The potable supply lines are copper.
- What can be seen of the waste line material is **ABS** and cast iron pipe.
- The gas meter is located at the rear of the structure.

2. Spigots and Shut-Off Valve Condition

AC	INFO	RR	CNI	NI
X	X			X

Observations:

- In keeping with the standards of our industry, we don't shut off the water to the house when evaluating the plumbing system. The inspection of the water shut-off valve is limited to that which is observed visually.
- The shutoff valve is located at the rear of the structure.
- The hose spigots are in acceptable condition.

3. Supply System Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- What can be seen of the supply lines were in acceptable condition.

4. Waste Pipe Condition

AC	INFO	RR	CNI	NI
X	X		X	

Observations:

- Those sections of the sewer lateral line between the house and the street, under the soil of the crawlspace and / or under the concrete slab are not inspected as this is a visual inspection. The inspection of those areas of the sewage later line outlined above aren't a part of the home inspection industry's standard operating procedure. The inspection of the lateral line is an inspection specifically conducted by plumbers equipped with video scanning equipment.
- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

5. Meter Conditions

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The gas meter is in acceptable condition.
- I recommend a wrench as well as an automatic seismic gas shut-off valve in the event of a significant earthquake that may cause damage to the gas lines in the house or on the property.
The earthquake gas shut-off valve, automatically shuts-off the gas flow to your property when triggered by a 5.4+ magnitude earthquake at the valve's location. The valves on the market are generally under \$100. and for the installation of a valve, it is between about \$450. - \$500. Not a bad investment when you consider the quotes I've added.

"About half of the 51 gas related fires after the Northridge earthquake would have been prevented by the [seismic gas shut-off] valves"
Los Angeles Times, May 2, 1999.

"The seismic gas valve would automatically shut off the gas ... We know that fires can and will start after a quake."
Martinez News-Gazette. March 23, 2000.

6. Gas Pipe Conditions

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The visible portions of gas piping appear to be functional.

7. Fire Suppression System

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The fire suppression system valve was not evaluated as this is outside the scope of our inspection, however, there doesn't appear to be any leakage.

8. Sewage Assist Pump

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The sewage assist pump was serviceable at the time of the inspection.



WATER HEATER

1. Water Heater Observations

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water heater was manufactured in 2014, and it is a 50 gallon, unit located in the basement.
- Water heaters fail without warning and it is difficult to predict the remaining life. Most manufacturers predict a normal life expectancy of 8-12 years. If the water tank (not connecting pipes) starts leaking, replacement will usually be required.
- Water heater **TPR valve**s should be tested periodically (as recommended by the manufacturer). There is a small lever on the top of the valve, which opens the valve when lifted.
BUT - most of the home owners never do it, and any type of valve tested for the first time after long period of time might not close anymore and will keep leaking.
- Our evaluation of water heater determines the condition at the time of the inspection. The unit can fail unpredictably even shortly after the inspection period. They can have a life span of 30 years or fail before the first year has passed. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.



2. Combustion Chamber Condition

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The combustion chamber appears to in serviceable condition.

3. Gas Line Condition

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The gas valve and line are in acceptable condition.

4. Drain Pan Condition

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There isn't any drain pan at the water heater.

5. Drain Valve Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The drain valve is in acceptable condition.

6. Exhaust Flue Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- What can be seen of the exhaust flue is in acceptable condition.
- Gas burning appliances flue pipes produce heat when discharging exhaust gases to exterior. Temperature of the flue pipe is transferred to the surrounding area and all the materials that are in the vent pipe vicinity. Problems start arising if those materials are combustible and located too close to the furnace, water heater flue pipe. If you apply heat to a combustible material for some period of time (that varies between materials), its point of ignition will gradually get lower and eventually little heat will be required to start a fire – that's why you need a clearance between the flue pipe and a combustible material.

7. TPR Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe is in acceptable condition.

8. Combustion Vent Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The water heater has a sufficient supply of air for ventilation.

9. Water Line Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The water shut-off valve and water lines are in acceptable condition.

10. Seismic Strapping Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The seismic strapping is in acceptable condition.

MAIN SERVICE PANEL

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. General Observations

AC	INFO	RR	CNI	NI
	X			X

Observations:

- The main service panel is 100 amps.
- The main electrical service panel is located at the right rear corner of the structure.
- The wiring is composed of modern Romex conduit.
- The means of grounding is by UFER (rebar, encased in concrete).
- There is a photovoltaic solar system installed on the structure. We don't inspect these components and so we recommend a further inspection by a qualified and licensed contractor that specializes in these systems.



2. Service Entrance Condition

AC	INFO	RR	CNI	NI
X	X		X	

Observations:

- The electrical service is provided by a lateral (underground) line.
- The service to the residence is 220 volts.
- There isn't any reason to believe that there are any problems with the service entrance. However it is unseen and inaccessible for inspection.

3. Main Panel Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The electrical service panel is in acceptable condition.

DISTRIBUTION PANEL REMOTE

1. General Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- The distribution remote panel is located in the hallway.
- The wiring is composed of modern Romex conduit.
- The distribution panel remotes are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled. When the size of the panel is mentioned, it is referring to the maximum amount of amperage that the panels can accommodate. It is not referring to the amount of amperage currently available in the panel.
- Most of the wiring in the residence is in enclosed and inaccessible areas and so we can't give a blanket comment as to the condition of the system.



2. Observations of Distribution Panel Remotes

AC	INFO	RR	CNI	NI
X				

Observations:

- The electrical components of the distribution panel remote are in acceptable condition.

1st FORCED AIR FURNACE

1. Forced Air Furnace Observations

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The forced air furnace was manufactured in 2001 and it is located in the crawlspace.
- Our evaluation of the HVAC appliances are determined by the condition at the time of the inspection. The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.
- The components of most heating systems have a design-life ranging from twenty to twenty five years, but can fail prematurely with poor maintenance.

We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

We perform a conscientious evaluation of the system, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death.

Therefore it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heating equipment should be serviced on an annual basis.

- Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor.
- Furnace was functional at the time of the inspection; the burner flames were a healthy blue.



2. Flue Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The exhaust flue is in acceptable condition.
- Gas burning appliances vent pipes produce heat when discharging exhaust gases to exterior. The temperature of the vent pipe is transferred to the surrounding area and all the materials that are in the vent pipe vicinity. Problems start arising if those materials are combustible and located too close to the furnace, water heater vent pipe. If you apply heat to a combustible material for some period of time (that varies between materials), its point of ignition will gradually get lower and eventually little heat will be required to start a fire – that's why you need a clearance between the vent pipe and a combustible material.

3. Chamber Condition

AC	INFO	RR	CNI	NI
			X	

Observations:

- Most if not all of the combustion chamber is inaccessible for inspection as it requires special equipment to either look up into the chamber and/or to remove components to do so. Should you want a more exhaustive inspection, you should contact a licensed HVAC specialist.

4. Combustion Vents

AC	INFO	RR	CNI	NI
X				

Observations:

- There is sufficient venting in the furnace enclosure.

5. Blower Fan

AC	INFO	RR	CNI	NI
X				

Observations:

- The blower fan is in acceptable condition.

6. Air Return

AC	INFO	RR	CNI	NI
X				

Observations:

- The return-air compartment is in acceptable condition.

7. Furnace Filter

AC	INFO	RR	CNI	NI
X				

Observations:

- The air filter is in acceptable condition. A clean air filter is necessary to filter out the dust in the air for the residence and to keep the return duct and plenum clean. You should review the manufacturer's instructions to determine how often the filter should be replaced in order to ensure a healthy environment.

8. Plenum Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The plenum is in acceptable condition.

9. Ducts

AC	INFO	RR	CNI	NI
X	X			

Observations:

- What portions of the ducting can be reasonably seen, are in acceptable condition.

- The ducting is comprised of one or more of the following materials:
- * There are supply ducts that are a modern, flexible type of dark-gray, plastic, outer sleeve and a clear inner liner that encapsulates fiberglass insulation.

10. Registers

AC	INFO	RR	CNI	NI
X				

Observations:

- The registers covers are functional.

11. Thermostat Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The thermostat has been tested and is in acceptable condition.

12. Gas Line & Valve Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The gas line and valve are in acceptable condition.

2nd FORCED AIR FURNACE

1. Forced Air Furnace Observations

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The forced air furnace was manufactured in 2001 and it is located in the crawlspace.
- The components of most heating systems have a design-life ranging from twenty to twenty five years, but can fail prematurely with poor maintenance.

We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

We perform a conscientious evaluation of the system, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death.

Therefore it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heating equipment should be serviced on an annual basis.

- Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor.
- Furnace was functional at the time of the inspection; the burner flames were a healthy blue.



2. Flue Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The exhaust flue is in acceptable condition.
- Gas burning appliances vent pipes produce heat when discharging exhaust gases to exterior. The temperature of the vent pipe is transferred to the surrounding area and all the materials that are in the vent pipe vicinity. Problems start arising if those materials are combustible and located too close to the furnace, water heater vent pipe. If you apply heat to a combustible material for some period of time (that varies between materials), its point of ignition will gradually get lower and eventually little heat will be required to start a fire – that's why you need a clearance between the vent pipe and a combustible material.

3. Chamber Condition

AC	INFO	RR	CNI	NI
			X	

Observations:

- Most if not all of the combustion chamber is inaccessible for inspection as it requires special equipment to either look up into the chamber and/or to remove components to do so. Should you want a more exhaustive inspection, you should contact a licensed HVAC specialist.

4. Blower Fan

AC	INFO	RR	CNI	NI
X				

Observations:

- The blower fan is in acceptable condition.

5. Air Return

AC	INFO	RR	CNI	NI
X				

Observations:

- The return-air compartment is in acceptable condition.

6. Furnace Filter

AC	INFO	RR	CNI	NI
X				

Observations:

- The air filter is in acceptable condition. A clean air filter is necessary to filter out the dust in the air for the residence and to keep the return duct and plenum clean. You should review the manufacturer's instructions to determine how often the filter should be replaced in order to ensure a healthy environment.

7. Combustion Vents

AC	INFO	RR	CNI	NI
X				

Observations:

- The combustion vents are in acceptable condition.

8. Plenum Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The plenum is in acceptable condition.

9. Ducts

AC	INFO	RR	CNI	NI
X	X			

Observations:

- What portions of the ducting can be reasonably seen, are in acceptable condition.

- The ducting is comprised of one or more of the following materials:
- * There are supply ducts that are a modern, flexible type of dark-gray, plastic, outer sleeve and a clear inner liner that encapsulates fiberglass insulation.

10. Registers

AC	INFO	RR	CNI	NI
X				

Observations:

- The registers covers are functional.

11. Thermostat Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The thermostat is in acceptable condition.

12. Gas Line & Valve Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The gas line and valve are in acceptable condition.

FIREPLACES

1. Fireplace Comments

AC	INFO	RR	CNI	NI
	X			

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- I am not a specialist but rather a generalist in matters of chimneys and fireplaces. I defer to the written opinions of qualified, licensed masonry contractors and chimney sweeps.
- The residence is served by a manufactured chimney and wood fireplace, which is located in the living room.

2. Ceramic or Metal Fireplace

AC	INFO	RR	CNI	NI
X				

Observations:

- The ceramic panels are in acceptable condition.

3. Chimney / Wood Chase Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The chimney chase consists of a metal flue with wood framing and a stucco finish. The chimney is in acceptable condition.
- What can be seen of the chimney stack is in acceptable condition.

4. Flue Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Chimney flues should be cleaned annually to prevent the possibility of a chimney fire. According to the National Fire Protection Association, the second leading cause of house fires is heating equipment, and two out of three heating equipment fires result from space heaters, which includes fireplaces, chimneys and wood stoves. Of fires that start in the chimney or fireplace, most are the result of creosote. We recommend that the flues be cleaned by licensed and qualified chimney sweeps.

- The flue appears to be in acceptable condition from the limited view I have.

5. Hearth Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The hearth is in acceptable condition.

6. Damper Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The damper is in acceptable condition.

7. Glass Door Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The fireplace glass doors are functional but are prone to need minor servicing from time to time.

8. Fireplace Screen

AC	INFO	RR	CNI	NI
X				

Observations:

- The fireplace screens are in acceptable condition.

2nd FIREPLACE

1. Fireplace Comments

AC	INFO	RR	CNI	NI
	X			

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- The residence is served by a manufactured chimney and wood fireplace, which is located in the family room.

2. Ceramic and Metal Panel Fireplace

AC	INFO	RR	CNI	NI
X				

Observations:

- The ceramic panels are in acceptable condition.

3. Flue Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Chimney flues should be cleaned annually to prevent the possibility of a chimney fire. According to the National Fire Protection Association, the second leading cause of house fires is heating equipment, and two out of three heating equipment fires result from space heaters, which includes fireplaces, chimneys and wood stoves. Of fires that start in the chimney or fireplace, most are the result of creosote. We recommend that the flues be cleaned by licensed and qualified chimney sweeps.

- The flue is only partially visible but what is seen is functional.

4. Hearth Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The hearth is in acceptable condition.

5. Damper Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The damper is in acceptable condition.

6. Glass Door Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The fireplace glass doors are functional but are prone to need minor servicing from time to time.

7. Fireplace Screen

AC	INFO	RR	CNI	NI
X				

Observations:

- The fireplace screens are in acceptable condition.

GARAGE / CARPORT

1. Garage & Carport Observations

AC	INFO	RR	CNI	NI
	X		X	

Observations:

- Not all items (such as windows, outlets, switches etc.) were tested. We sampled a fair representation of these items to determine their functionality. The furniture and other stored items prohibit the ability to test all of the items. For this reason, you should check all of these items if you are concerned about.
- In accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move storage, furniture, lift carpets, nor remove or rearrange items within the garage.
- The garage is attached to the residence.
- The residence is served by a two car garage with one garage door.
- The garage was moderately full of stored materials which made it difficult to inspect the walls of the garage. In accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move storage, furniture, lift carpets, nor remove or rearrange items within the garage. For this reason, defects may be discovered at a later date.

2. Garage Floor Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- What can be seen of the slab is in acceptable condition.

3. Ceiling and Wall Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- What can be seen of the ceiling is in acceptable condition.
- What can be seen of the sheetrock is in acceptable condition.

4. Window Condition

AC	INFO	RR	CNI	NI
	X		X	

Observations:

- Concerning double pane windows our standard operating procedure is to open and close accessible windows, check latches, visually inspect the windows for failed hermetic seals, cracked or broken panes, failed sash balances and look for indications of moisture intrusion around the openings. Windows that require the use of ladders for the purpose of observing them from a couple of feet away, are observed from the highest vantage point in the house without the use of a ladder. We also don't push on window panes or frames.
- The windows could not be evaluated because they were inaccessible due to storage material.

5. Light Fixture Condition

AC	INFO	RR	CNI	NI
X				

Observations:

- The lights are in acceptable condition.

6. Outlet

AC	INFO	RR	CNI	NI
X	X		X	

Observations:

- The outlets that could be accessed, are in acceptable condition.
- I evaluated one of the GFCI outlets and it is functional. The other GFCI outlet is in use. A ground fault occurs when the flow of current is not balanced between the hot wire and neutral wire. A specially designed outlet called a GFI (ground fault interrupter) is used that detects this and disconnects a circuit. A GFI is used where water is within five feet of the outlet. This outlet has a test button and a reset button built into it.

The installation of ground fault circuit interrupter (GFCI) devices are needed on exterior, garage, laundry, bathroom and some kitchen outlets. Any whirlpool, pond, waterfall or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

- There might be some other outlets in the garage that are not accessible due to shelves, work benches, storage or other items in the way.

7. Firewall Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- The intent of the firewall between the attached garage and the living space is intended to slow the spread of fire from the garage to the living space. In order to accomplish this several components of a house must be made of fire resistive materials, and all must be working together for the system to work. Drywall used on the garage side of walls shared with living space must have a one hour fire resistive surface. If the garage ceiling is not covered with drywall, then the common walls between the garage and living space must be covered all the way up to the underside of the roof sheathing. Typically 1/2" sheetrock is acceptable for walls and 5/8" sheetrock is acceptable for ceilings with dwelling areas located above the garage. You may see open rafters in the garage which is OK as long as there is no living space above the garage. If a fire starts in the garage, it cannot easily spread to the living space, or the attic above the living space. It will be contained to the garage.

The firewalls are visually inspected by the home inspector for voids, for areas that haven't any sheetrock and for water damaged sheetrock. We also look at HVAC ducting where it is penetrating the common walls, ensuring that the material used for the ducting is steel. Home inspectors don't measure the thickness and are not required to cut a hole in the gypsum board to measure the thickness. For this reason, defects may be discovered at a later date. Keep in mind that this is a general home inspection, not a code inspection.

- What can be seen of the firewalls are in acceptable condition.

8. Garage Doors

AC	INFO	RR	CNI	NI
X				

Observations:

- The garage door is in acceptable condition.

9. Garage Door Openers

AC	INFO	RR	CNI	NI
X		X		

Observations:

- The garage door opener is functional and the safety sensors are present and they are in acceptable condition.

• **Safety Issue - Although the safety sensors were functional at the time of the inspection, the safety sensors are higher than six inches off of the floor. Safety sensors should be no more than six inches off the floor. These should be repositioned to prevent a potential hazard to small children and pets.**

INTERIOR

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Interior Information

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Not all items (such as windows, outlets, closet doors, switches, smoke detectors, etc.) were tested. We sampled a fair representation of these items to determine their functionality. The furniture and other stored items prohibit the ability to test all of the items. For this reason, you should check all of these items if you are concerned about them.
- The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

2. Floor Conditions

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The floor coverings have wear and tear commiserate with their age.

3. Ceiling and Wall Conditions

AC	INFO	RR	CNI	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- What can be seen of the ceilings and unobstructed walls are in acceptable condition.

4. Double Pane Windows

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Concerning double pane windows our standard operating procedure is to open and close accessible windows, check latches, visually inspect the windows for failed hermetic seals, cracked or broken panes, failed sash balances and look for indications of moisture intrusion around the openings. Windows that require the use of ladders for the purpose of observing them from a couple of feet away, are observed from the highest vantage point in the house without the use of a ladder. We also don't push on window panes or frames.
- A representative number of windows were inspected as some were not accessible due to furniture or other items. We recommend that all windows be reviewed for proper operation during final walkthrough inspection.
- The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.
- I tested and evaluated the windows that were unobstructed at the time of the inspection, in accordance with our standard operating procedure, are in acceptable condition.

5. Closet Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- Although there is clothing and some other items in the closets that keep us from seeing the entirety of the walls and / or ceiling, what can be seen of the closets are in serviceable condition.

6. Fixture Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The lights are in acceptable condition.

7. Outlets

AC	INFO	RR	CNI	NI
X			X	

Observations:

- Some outlets were not accessible due to furniture and or personal items in the way.
- I evaluated the outlets that were unobstructed or not in use at the time of the inspection and the outlets are energized and without wiring defects

8. Stairways

AC	INFO	RR	CNI	NI
X				

Observations:

- The stairways are in acceptable condition.

9. Smoke & Fire Alarms

AC	INFO	RR	CNI	NI
X				

Observations:

- The smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

10. Carbon Monoxide Alarms

AC	INFO	RR	CNI	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Safety Issue - The carbon monoxide detectors are not present and their installation is required when a residence is on the market. The law requires that a carbon monoxide detector be installed in all single-family homes with fossil fuel-burning appliances, a fireplace or attached garage. Other residential units -- like multifamily rental properties -- are required to have the detectors installed by Jan. 1, 2013. One should be installed on each floor and within 10 feet of all sleeping areas. The detectors are not to be within 15 feet of a heating or cooking appliance, or in a very humid area such as a bathroom. A carbon monoxide detector costs from \$15 to \$25.

LAUNDRY

1. General Laundry Room Assessment

AC	INFO	RR	CNI	NI
	X			

Observations:

- Not all items (such as windows, outlets, closet doors, switches, smoke detectors, etc.) were tested. We sampled a fair representation of these items to determine their functionality. The furniture and other stored items prohibit the ability to test all of the items. For this reason, you should check all of these items if you are concerned about them.
- In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.
- This laundry area is located in the garage.
- Both a gas line and a 220 volt receptacle have been provided for the dryer.

2. Floor Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- What can be seen of the floor covering is in acceptable condition.

3. Ceiling and Wall Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The walls and ceiling are in acceptable condition.

4. Window Conditions

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Concerning double pane windows our standard operating procedure is to open and close accessible windows, check latches, visually inspect the windows for failed hermetic seals, cracked or broken panes, failed sash balances and look for indications of moisture intrusion around the openings. Windows that require the use of ladders for the purpose of observing them from a couple of feet away, are observed from the highest vantage point in the house without the use of a ladder. We also don't push on window panes or frames.
- The stationary window is in acceptable condition.

5. Light Fixtures

AC	INFO	RR	CNI	NI
X				

Observations:

- The light is in acceptable condition.

6. Outlets

AC	INFO	RR	CNI	NI
X			X	

Observations:

- The outlets that could be accessed, are in acceptable condition.
- I couldn't evaluate the 220 outlet as it was inaccessible for inspection.

7. Plumbing Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The supply valves and the wasteline passing through the drain box appear to be in acceptable condition.

8. Dryer Vent & Backdraft

AC	INFO	RR	CNI	NI
	X			

Observations:

- The Consumer Product Safety Commission (CPSC) has issued an alert due to the fact that there are 15,500 fires, 10 deaths and 310 injuries from dryer exhaust fires annually. As more homes have dryers installed on upper levels of the home with long concealed runs with several elbows (as opposed to short efficient runs of vent) maintenance is should be left to professionals.
- The duct is in need of cleaning.

9. Gas Line and Valve

AC	INFO	RR	CNI	NI
X				

Observations:

- The gas line and valve are in acceptable condition.

BEDROOMS

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. General Observations

AC	INFO	RR	CNI	NI
	X			

Observations:

- The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

2. Door Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The doors are in acceptable condition.

3. Floor Conditions

AC	INFO	RR	CNI	NI
	X			

Observations:

- The carpets have wear and tear commiserate with their age with stains in various areas.

4. Ceiling and Wall Conditions

AC	INFO	RR	CNI	NI
X			X	

Observations:

- What can be seen of the ceilings and unobstructed walls are in acceptable condition.
- Some areas of the walls aren't accessible due to personal items and / or furniture.

5. Window Condition

AC	INFO	RR	CNI	NI
X	X		X	

Observations:

- Concerning double pane windows our standard operating procedure is to open and close accessible windows, check latches, visually inspect the windows for failed hermetic seals, cracked or broken panes, failed sash balances and look for indications of moisture intrusion around the openings. Windows that require the use of ladders for the purpose of observing them from a couple of feet away, are observed from the highest vantage point in the house without the use of a ladder. We also don't push on window panes or frames.
- A representative number of windows were inspected as some were not accessible due to furniture or other items. We recommend that all windows be reviewed for proper operation during final walkthrough inspection.
- The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.
- I evaluated the windows that were unobstructed at the time of the inspection, in accordance with our standard operating procedure, are in acceptable condition.
- A window was not accessible due to storage or furniture at the master bedroom.

6. Closet Conditions

AC	INFO	RR	CNI	NI
X			X	

Observations:

- Although there is clothing and some other items in the closet that keep us from seeing the entirety of the walls and / or ceiling, what can be seen of the closet is in serviceable condition.

7. Light Fixtures and Fan Combinations

AC	INFO	RR	CNI	NI
		X		

Observations:

- A light fixture is not functional at the right rear bedroom. You should have an electrician evaluate the fixture.

8. Outlets

AC	INFO	RR	CNI	NI
X			X	

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the way.
- I evaluated the outlets that were unobstructed or not in use at the time of the inspection and they are in acceptable condition.

9. Smoke Detectors

AC	INFO	RR	CNI	NI
X		X		

Observations:

- The smoke detectors are in acceptable condition.
- A smoke detector is hanging by the wiring at the right middle bedroom.



BATHROOMS

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Door Conditions

AC	INFO	RR	CNI	NI
		X		

Observations:

- A door handle pin and striker plate will need service to open and close in an acceptable manner in the master bathroom.

2. Ceiling and Wall Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The walls and ceilings are in acceptable condition.

3. Window Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Concerning double pane windows our standard operating procedure is to open and close accessible windows, check latches, visually inspect the windows for failed hermetic seals, cracked or broken panes, failed sash balances and look for indications of moisture intrusion around the openings. Windows that require the use of ladders for the purpose of observing them from a couple of feet away, are observed from the highest vantage point in the house without the use of a ladder. We also don't push on window panes or frames.
- The windows tested in accordance with our standard operating procedure are in acceptable condition.

4. Light Fixtures

AC	INFO	RR	CNI	NI
X				

Observations:

- The lights are in acceptable condition.

5. Outlets

AC	INFO	RR	CNI	NI
X				

Observations:

- Ground fault circuit interrupters (GFCI) have been installed and are functional. A ground fault occurs when the flow of current is not balanced between the hot wire and neutral wire. A specially designed outlet called a GFCI (ground fault interrupter) is used that detects this and disconnects a circuit. A GFCI is used where water is within five feet of the outlet. This outlet has a test button and a reset button built into it.

6. Toilets

AC	INFO	RR	CNI	NI
X				

Observations:

- The toilets are in acceptable condition.

7. Sink Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The sinks are in acceptable condition.

8. Faucets

AC	INFO	RR	CNI	NI
X				

Observations:

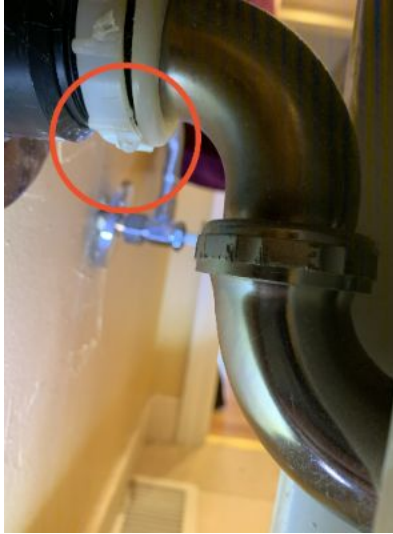
- The faucets are in acceptable condition.

9. Plumbing Conditions

AC	INFO	RR	CNI	NI
		X		

Observations:

- The drain line leaks under the sink in the half bathroom. I recommend the services of a qualified, licensed plumber for the evaluation and repair or replacement of the aforementioned item(s).



10. Cabinet Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The cabinets and counter tops are in acceptable condition.

11. Showers & Bath Fixtures

AC	INFO	RR	CNI	NI
X				

Observations:

- The shower/bathtub fixtures are in acceptable condition.

12. Enclosure Conditions

AC	INFO	RR	CNI	NI
X		X		

Observations:

- The shower doors are in acceptable condition.
- The shower pan is in acceptable condition.
- The shower walls (surrounds) are in acceptable condition.
- The enclosure is in acceptable condition.
- The shower door sweep at the bottom of the shower door is missing and it is in need replacement in the master bathroom.

13. Spas and Bathtubs

AC	INFO	RR	CNI	NI
X		X		

Observations:

- The bathtubs are in acceptable condition.
- The stopper assembly is no longer serviceable in the hall bathroom. I recommend the services of a qualified, licensed plumber for the evaluation and repair or replacement of the aforementioned item.

14. Exhaust Fan Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The bath fans are in acceptable condition.

KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Acceptable Kitchen Conditions

AC	INFO	RR	CNI	NI
	X			

Observations:

- Not all items (such as windows, outlets, closet doors, switches, etc.) were tested. We sampled a fair representation of these items to determine their functionality. The appliances and other stored items prohibit the ability to test all of the items. For this reason, you should check all of these items if you are concerned about them.
- I test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash compactors, built-in toasters, coffee makers, can openers, blenders, instant hot water dispensers, water purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.
- Our evaluation of the kitchen appliances is determined by the condition at the time of the inspection. The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.

2. Floor Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The floor covering is in acceptable condition.

3. Window Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Concerning double pane windows our standard operating procedure is to open and close accessible windows, check latches, visually inspect the windows for failed hermetic seals, cracked or broken panes, failed sash balances and look for indications of moisture intrusion around the openings. Windows that require the use of ladders for the purpose of observing them from a couple of feet away, are observed from the highest vantage point in the house without the use of a ladder. We also don't push on window panes or frames.
- The window tested in accordance with our standard operating procedure is in acceptable condition.

4. Ceiling and Wall Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The walls and ceiling are in acceptable condition.

5. Fixture Conditions

AC	INFO	RR	CNI	NI
		X		

Observations:

- A light fixture is not functional, however, the issue may only be a burnt out bulb. You should try a new bulb before you determine that you should have an electrician evaluate the fixture.

6. Outlets

AC	INFO	RR	CNI	NI
X				

Observations:

- The outlets are in acceptable condition.
- GFCI outlets are present and some were tested, but those that were currently being used for equipment weren't, as it would have affected the equipment. A ground fault occurs when the flow of current is not balanced between the hot wire and neutral wire. A specially designed outlet called a GFCI (ground fault circuit interrupter) is used that detects this and disconnects a circuit. A GFCI is used where water is within five feet of the outlet. This outlet has a test button and a reset button built into it.

7. Sink Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- The sink is in acceptable condition.
- I evaluated the faucet and it is in acceptable condition.
- The hand held side spray head is in acceptable condition.

8. Plumbing Conditions

AC	INFO	RR	CNI	NI
X				

Observations:

- I evaluated the trap and drain as well as the supply valves and connectors at the time of the inspection and they are in acceptable condition.

9. Cabinet Conditions

AC	INFO	RR	CNI	NI
X		X		

Observations:

- The cabinets and counter tops are in acceptable condition.
- Re-grouting is necessary between the counter and the backsplash to keep moisture causing damage to the wood framing.



10. Dishwashers

AC	INFO	RR	CNI	NI
X	X			

Observations:

• Our evaluation of the kitchen appliances is determined by the condition at the time of the inspection. The unit is never run through its full cycle and only one function is evaluated as we are not at the residence long enough to perform all of the options. If you are looking for a more comprehensive evaluation, you should contact an appliance specialist.

The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.

• The dishwasher functioned well at the time of the inspection.

11. Garbage Disposal

AC	INFO	RR	CNI	NI
X	X			

Observations:

• Our evaluation of the kitchen appliances is determined by the condition at the time of the inspection. The unit is never run through its full cycle and only one function is evaluated as we are not at the residence long enough to perform all of the options. If you are looking for a more comprehensive evaluation, you should contact an appliance specialist.

The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.

• The garbage disposal was in acceptable condition at the time of the inspection.

12. Cook Top Condition

AC	INFO	RR	CNI	NI
X	X			

Observations:

• Our evaluation of the kitchen appliances is determined by the condition at the time of the inspection. The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.

• The cook top was in acceptable condition at the time of the inspection.

13. Oven Conditions

AC	INFO	RR	CNI	NI
X	X			

Observations:

• Our evaluation of the kitchen appliances is determined by the condition at the time of the inspection. The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.

• The oven was in acceptable condition at the time of the inspection.

14. Microwave Conditions

AC	INFO	RR	CNI	NI
X	X			

Observations:

- Our evaluation of the kitchen appliances is determined by the condition at the time of the inspection. The unit can fail unpredictably even shortly after the inspection period. Because of this, our service does not include any form of warranty or guarantee. Therefore, it is important to purchase a home warranty for the systems within the residence.
- Built-in microwave ovens are tested using normal operating controls. The unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

15. Closet Conditions

AC	INFO	RR	CNI	NI
X			X	

Observations:

- Due to storage and / or food some areas are difficult to see, but what can be seen of the pantry closet is in acceptable condition.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

SUMMARY OF REPORT

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

EXTERIOR STRUCTURE

Page 8 Item: 2	Siding Conditions	<ul style="list-style-type: none"> • The stucco wall at the driveway should be repaired to prevent moisture intrusion.
Page 9 Item: 3	Eave and Fascia Condition	<ul style="list-style-type: none"> • Water damage is present at a barge rafter located at the front of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement. • Water damage is present at a barge rafter and fascia located at the left front corner of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement. • Water damage is present at a barge rafter located at the right front corner of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement. • Water damage is present at a barge rafter located at the left rear corner of the structure. The termite report (if one was ordered) is very specific as to the location of the damage and recommendations. However, this will need repair or replacement.
Page 10 Item: 5	Exterior Door Condition	<ul style="list-style-type: none"> • Water damage is present at the door jambs at the front of the structure. We recommend the services of a qualified and licensed contractor for the repair or replacement of this finding. • Water damage is present at a door jamb at the right rear corner of the structure. We recommend the services of a qualified and licensed contractor for the repair or replacement of this finding.
Page 11 Item: 8	Outlet Conditions	<ul style="list-style-type: none"> • Safety Issue - The ground fault circuit interrupter wouldn't trip and will probably need replacement at the balcony. We suggest buyer consider upgrading with GFCI s at all receptacles near water sources. A ground fault occurs when the flow of current is not balanced between the hot wire and neutral wire. A specially designed outlet called a GFCI (ground fault circuit interrupter) is used that detects this and disconnects a circuit. A GFCI is used where water is within five feet of the outlet. This outlet has a test button and a reset button built into it. The approximate cost for the replacement would be between \$75 - \$125 per outlet.

EXTERIOR GROUNDS

Page 12 Item: 3	Condition of Drainage	<ul style="list-style-type: none"> • The gutters are filled with detritus. This will need to be cleaned out to prevent water damage to the eaves and premature rusting. We also recommend the installation of gutter screens to keep the debris out. They cost between \$1.50 - \$2.50 per linear foot if you install them. • A corrugated drain pipe connection at the left rear corner of the structure to a downspout has damaged to the point that it is facilitating the introduction of debris through the damaged openings. It can also lead to erosion around the footing of the foundation.
Page 13 Item: 5	Deck Conditions	<ul style="list-style-type: none"> • Water damage is present at a deck plank which should be replaced by a qualified and licensed contractor.

SUB STRUCTURE

Page 15 Item: 3	Crawlspace	<ul style="list-style-type: none"> • A live opossum was observed in the lower crawlspace. This should be evaluated by a licensed branch two pest control specialist.
-----------------	------------	---

GARAGE / CARPORT

Page 39 Item: 9	Garage Door Openers	<ul style="list-style-type: none"> • Safety Issue - Although the safety sensors were functional at the time of the inspection, the safety sensors are higher than six inches off of the floor. Safety sensors should be no more than six inches off the floor. These should be repositioned to prevent a potential hazard to small children and pets.
-----------------	---------------------	--

INTERIOR

Page 41 Item: 10	Carbon Monoxide Alarms	<ul style="list-style-type: none"> • Safety Issue - The carbon monoxide detectors are not present and their installation is required when a residence is on the market. <p>The law requires that a carbon monoxide detector be installed in all single-family homes with fossil fuel-burning appliances, a fireplace or attached garage. Other residential units -- like multifamily rental properties -- are required to have the detectors installed by Jan. 1, 2013.</p> <p>One should be installed on each floor and within 10 feet of all sleeping areas. The detectors are not to be within 15 feet of a heating or cooking appliance, or in a very humid area such as a bathroom.</p> <p>A carbon monoxide detector costs from \$15 to \$25.</p>
------------------	------------------------	--

BEDROOMS

Page 45 Item: 7	Light Fixtures and Fan Combinations	<ul style="list-style-type: none"> • A light fixture is not functional at the right rear bedroom. You should have an electrician evaluate the fixture.
Page 45 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • A smoke detector is hanging by the wiring at the right middle bedroom.

BATHROOMS

Page 46 Item: 1	Door Conditions	<ul style="list-style-type: none"> • A door handle pin and striker plate will need service to open and close in an acceptable manner in the master bathroom.
Page 47 Item: 9	Plumbing Conditions	<ul style="list-style-type: none"> • The drain line leaks under the sink in the half bathroom. I recommend the services of a qualified, licensed plumber for the evaluation and repair or replacement of the aforementioned item(s).
Page 47 Item: 12	Enclosure Conditions	<ul style="list-style-type: none"> • The shower door sweep at the bottom of the shower door is missing and it is in need replacement in the master bathroom.

Page 48 Item: 13	Spas and Bathtubs	<ul style="list-style-type: none">• The stopper assembly is no longer serviceable in the hall bathroom. I recommend the services of a qualified, licensed plumber for the evaluation and repair or replacement of the aforementioned item.
KITCHEN		
Page 50 Item: 5	Fixture Conditions	<ul style="list-style-type: none">• A light fixture is not functional, however, the issue may only be a burnt out bulb. You should try a new bulb before you determine that you should have an electrician evaluate the fixture.
Page 50 Item: 9	Cabinet Conditions	<ul style="list-style-type: none">• Re-grouting is necessary between the counter and the backsplash to keep moisture causing damage to the wood framing.