



Confidential Inspection Report

LOCATED AT:
6026 W Fir Ave
, California

PREPARED EXCLUSIVELY FOR:
Jordan Pardo

INSPECTED ON:
Wednesday, November 22, 2017



Inspector, Sherley Tillis
TNT Certified Home Inspector



Wednesday, November 22, 2017
Jordan Pardo
6026 W Fir Ave
, California


Dear Jordan Pardo,


We have enclosed the report for the property inspection we conducted for you on Wednesday, November 22, 2017 at:

6026 W Fir Ave
, California

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

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

 = Dangerous condition that should be corrected as soon as possible.

 = Potentially serious issue that should be addressed.

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

Sincerely,



Inspector, Sherley Tillis
TNT Certified Home Inspector





RECEIPT
6026 W Fir Ave
, California
(559) 246-7705
jordan.pardo1@gmail.com

Client: Jordan Pardo
Receipt Number: 167754726
Receipt Date: Wednesday, November 22, 2017

Quantity	Description	Unit Price	Amount
1	Base Amount	\$300.00	\$300.00
Subtotal:			\$300.00
Cash:			-\$300.00

TNT Certified Home Inspector • (559) 313-3627 • stillis57@yahoo.com **Change Due**
\$0.00

Thank you for your business!

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Introduction

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

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

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

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

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

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

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

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

Introductory Notes

ORIENTATION

For purposes of identification and reporting, the front of this building faces south.

NOTES


Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

The weather was sunny at the time of our inspection.

Air Conditioning

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

BASIC INFORMATION

 Type of system: Gas heat with air conditioning

HVAC DISCONNECT

The local disconnect appears properly installed and in good condition.

CONDENSING UNIT

The condensing unit appears to be properly installed and in serviceable condition.

Heat

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

Forced Hot Air

BASIC INFORMATION

Furnace location: Garage



GAS SUPPLY

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

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.

DUCTS

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

DUCT INSULATION

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

THERMOSTAT

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

GENERAL COMMENT

WARN The heating system failed to respond to normal operating controls. We recommend a qualified contractor be retained to evaluate the system and determine what corrective measures are necessary.



Electrical System

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

BASIC INFORMATION

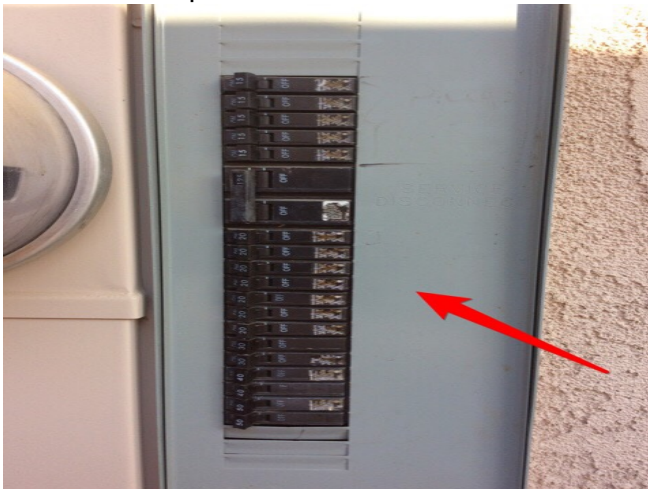
Service entry into building: Underground service lateral



Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 125 amperes



Branch circuit protection: Circuit breakers



MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL

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

WARN The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.

RECEPTACLES: OVERALL

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


SWITCHES: OVERALL

We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted below.

LIGHTS: OVERALL

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

GENERAL COMMENT

 The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Interior

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

BASIC INFORMATION

Number of bedrooms: Three

Number of bathrooms: Two

SURFACES: OVERALL

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

WALLS & CEILINGS

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

FLOORS: OVERALL

The floors have a good appearance and are in serviceable condition, with exceptions noted below.

CABINETRY: OVERALL

The cabinets and/or vanities throughout this home are in need of maintenance/repair. Including glides, hinges, pulls, and latches.

DOORS: OVERALL

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

FIREPLACE

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

The fireplace and/or chimney were undergoing repair and were not inspected. We encourage all such work be done by licensed professionals with permits and inspection by the local building authority.

Insulation/Energy

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

ATTIC INSULATION

The attic has blown-in fiberglass insulation.

GENERAL COMMENT

It is our opinion that this structure is well-insulated and energy efficient.

Plumbing

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

BASIC INFORMATION

Domestic water source: Public supply

Supply piping: Galvanized steel

Waste disposal: Municipal

Waste piping: Plastic where seen



WATER SHUTOFF LOCATION

WARN

The domestic water supply main shut-off valve is outside at the front of the building.



MAIN SUPPLY

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

INTERIOR SUPPLY

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

WATER PRESSURE

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

SEWER CLEANOUT

The sewer cleanout is located at the front of the structure.

GAS METER LOCATION

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



GENERAL COMMENT

The plumbing system appears to be in good condition.

Roofing

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

Tile

BASIC INFORMATION

Location: Covers whole building

Roof slope: Medium pitch

Material: Tiles

Layers: Single layer

Roof drainage system: Gutters and downspouts

INSPECTION METHOD

We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.



SURFACE

WARN There is debris on the roof, requiring removal to prevent accelerated deterioration of the membrane under the tiles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.



WARN Trees are overhanging the roof. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

WARN Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



Portions of the gutters were filled with water at the time of this inspection. We recommend all debris be removed and the downspouts be flushed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



DOWNSPOUTS

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

GENERAL COMMENT

The roof covering shows wear but appears to have been properly installed and is in a condition deemed acceptable for its age. We observed no signs of unusual or excessive wear of the roofing that would suggest immediate attention is required.

I recommend getting a roof certificate.

Structure

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

BASIC INFORMATION

Foundation type: Slab-on-grade

Slab material: Poured concrete

FOUNDATION

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

MOISTURE

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT

All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Water Heater

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

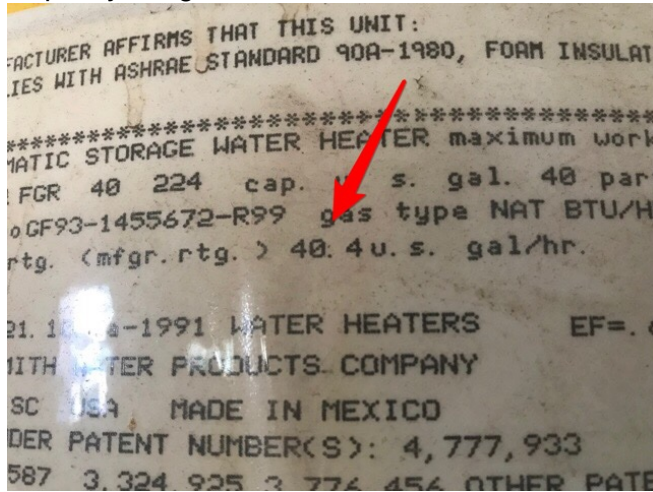
BASIC INFORMATION

Location: In the garage



Energy source: Natural gas

Capacity: 40 gallons



Unit type: Free standing tank

WARN Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

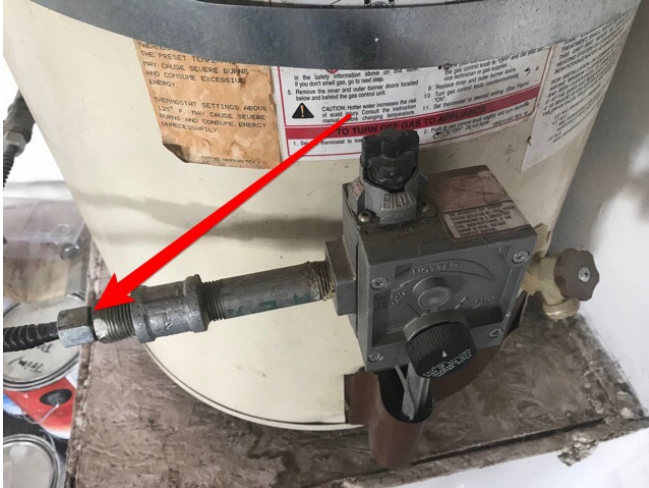
T/P RELEASE VALVE

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



GAS SUPPLY

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



WATER CONNECTORS

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

SEISMIC RESTRAINT

WARN The water heater tank seismic restraint is minimal. We recommend it be upgraded to adequately secure the tank. This will help limit damage and provide a source of usable domestic water in the event of a major earthquake.

ELEVATION/LOCATION

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



GENERAL COMMENT

WARN This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

WARN The water heater was operating. However, we recommend your attention be directed to the items noted above. The hammering in the tank is harder elements that have built up on the bottom of the tank.



As preventive measures, we recommend that the water heater be equipped with seismic straps and approved flexible gas and water supply connections.

Exterior/Site/Ground

BASIC INFORMATION

Site grading: Sloped away from structure

Driveway: Concrete on grade




Walkways: Concrete

Patio: Concrete
Primary exterior wall covering: Stucco

FOUNDATION

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

PEST CONTROL

 Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

WATER SHUT-OFF LOCATION

The domestic water supply main shut-off valve is outside at the front of the building.

MAIN SUPPLY

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

SEWER CLEANOUT

The sewer cleanout is located at the front of the structure.

GAS METER LOCATION

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

OUTDOOR RECEPTACLES

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

OUTDOOR LIGHTS

Out door lights were working.

STUCCO

The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

DOORS

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

WINDOWS

The windows appear to be properly installed and generally in serviceable condition. Some or all of the windows appear to be non-original. Review permits.

GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

DOWNSPOUTS

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

PUBLIC WORKS

There are minor cracks in the concrete curbs and/or gutters. Action would only be necessary if these cracks increase to become trip hazards.

DRIVEWAY

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

WALKWAYS

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

PATIO SURFACE

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



FENCING

The fences appear to be properly installed and in serviceable condition.



GATES

The gate(s) is/are locked and/or were inaccessible for inspection. We recommend further review.



TRIM

The exterior trim appears to be properly installed and generally in good condition, with exceptions noted below.

FASCIA

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

EAVES/SOFFITS

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

PAINT/STAIN

The exterior finishes are generally in good condition and have an attractive appearance, with exceptions noted below.

GENERAL COMMENT

WARN As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.



Attic

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

ACCESS/ENTRY

WARN Attic access hatches are located in the front bedroom and the Laundry room.



Due to the presence of vaulted or 'cathedral' ceilings, there is no accessible attic space. Therefore, the roof structure and related components could not be inspected.



PEST CONTROL

WARN Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

RAFTERS

The rafters are 2 x 6 placed 24 inches on center.

SHEATHING

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



CEILING JOISTS

The ceiling joists appear to be generally properly installed and in good condition.

ROOF TRUSSES

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



INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition, with minor exceptions noted below.

DUCTS

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

VENTILATION

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

Bathroom

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

Master Bathroom

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basins: Ceramic units with a porcelain finish

Bathtub: Molded fiberglass

Shower walls: Mastic set ceramic tile

FIXTURES

All fixtures are working at this time of inspection.

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.



BATHTUB

The bathtub is a sunken bathtub.

SHOWER

WARN Shower head is leaking.



HYDROTHERAPY TUB

WARN The hydrotherapy tub was not functioning at the time of our inspection. We recommend the tub be further evaluated and repaired, if necessary.



RECEPTACLES

The receptacles appear to be properly installed and were operational.

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

LIGHTS

WARN The light fixtures are not working. The bulbs may have burned out. We recommend that the bulbs be tested and replaced, if necessary, and the proper operation of the fixtures be verified.



Lights are working at this time.



INTERIOR WALLS

WARN The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

GLASS ENCLOSURE

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

BATHROOM FLOOR

The finish floor in this bathroom is tile.



BATHROOM CEILING

Bathroom ceiling is in good shape at this time of inspection.

CABINETS

WARN The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

The countertop is granite.



DOORS

Bathroom door is working at this time of inspection.

WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.

VENTILATION

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

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Hallway Bathroom

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish

Bathtub: Molded fiberglass

Shower walls: Mastic set ceramic tile

FIXTURES

All fixtures are working at this time of inspection.

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB

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

SHOWER

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

RECEPTACLES

The receptacle appears to be properly installed and was operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of

safety. We recommend testing the device on a monthly basis.

LIGHTS

Lights are working at this time.



RESISTANCE HEATER

The electrical resistance heater failed to respond to normal operating controls. We recommend it be repaired or replaced.

INTERIOR WALLS

WARN The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

SHOWER WALLS

WARN The joint caulking in and around the shower is in poor condition. The enclosure should be recaulked to prevent moisture penetration into the surrounding materials and subsequent damage.



GLASS ENCLOSURE

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

BATHROOM FLOOR

The finish floor in this bathroom is tile.



BATHROOM CEILING

Bathroom ceiling is in good shape at this time of inspection.

CABINETS

WARN The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

The countertop is marble.



DOORS

Bathroom door is working at this time of inspection.

WINDOWS

One frosted window.



VENTILATION

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

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bedroom

Master

RECEPTACLES

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



The receptacle at the front right is not working. We recommend further investigation and repair, if necessary.



LIGHTS / FAN

All lights are working at this time.



WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING



The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

FLOOR

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.



DOORS

The bedroom door is working at this time.

CLOSET

The closet is in great shape at this time.

CLOSET DOORS

Closet door is working at this time of inspection.

WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.



This area is in need of repair as noted above or in other sections of this report.

Left Front

RECEPTACLES

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

The receptacles are a combination of the two and three prong type. They appear to be properly installed were operational.

LIGHTS / FAN

All lights are working at this time.



WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

WARN The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

FLOOR

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.



DOORS

The bedroom door is working at this time.

CLOSET

The closet is in great shape at this time.

CLOSET DOORS

WARN The bottom glide/track on the closet door(s) are damaged and/or missing.



WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Right Front

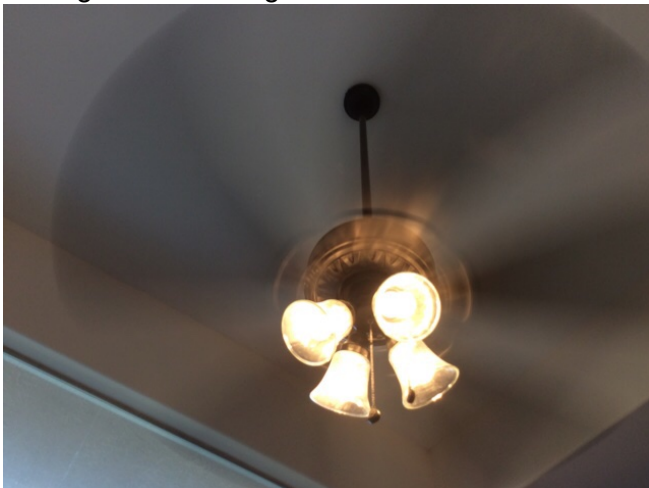
RECEPTACLES

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

LIGHTS / FAN

All lights are working at this time.

Ceiling fan is working at this time.



WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.



DOORS

The bedroom door is working at this time.

CLOSET

The closet is in great shape at this time.

CLOSET DOORS

Closet door is working at this time of inspection.

WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Dining Room/Area

RECEPTACLES

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

LIGHTS

All lights are working at this time of inspection

HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

New wood flooring is in good shape at this time.



DOORS

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



WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

WARN This area is in need of repair as noted above or in other sections of this report.

Family Room

RECEPTACLES

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

LIGHTS

WARN Ceiling fan and lights are working at this time of inspection.

HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

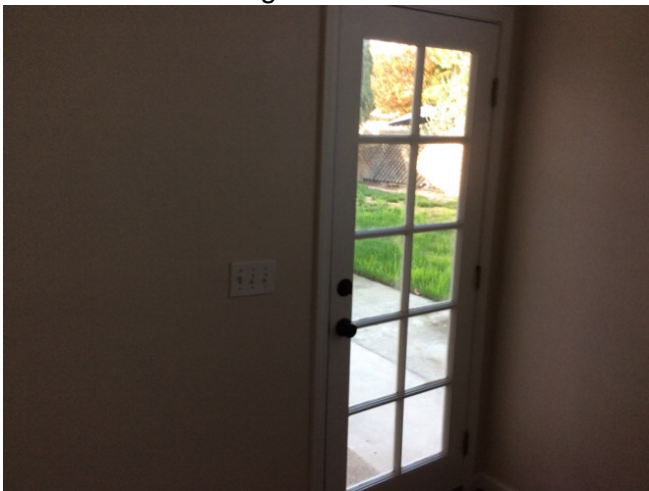
WARN The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

Hard wood flooring is in great shape at this time.

DOORS

All doors are working at this time.



WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.



FIREPLACE

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

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





We believe it is unsafe to use the fireplace. We recommend qualified personnel be retained to evaluate the fireplace and determine what corrective steps will need to be taken.



GENERAL COMMENT

This area is in need of repair as noted above or in other sections of this report.

Garage

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

INTERIOR SUPPLY

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

GAS PIPING

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

GAS SUPPLY

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



RECEPTACLES

The receptacles appear to be properly installed and were operational.

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

LIGHTS

WARN Lights are working at this time.

GARAGE DOOR OPENER

The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.



WALLS

The walls are drywall.

CEILING

WARN The ceiling is stained, with evidence that this is an active leak. The source of the leak should be identified and necessary repairs be performed.



FLOOR

The floor is a concrete slab.



DOORS

Side garage door is in good shape at this time.


GARAGE DOORS


The garage door is a single roll up design.

FIRE SEPARATION


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

PASSAGE DOOR

 The door between the garage and the living space is of fire resistive construction, however, the self-closing mechanism has been disabled and the door is no longer a fire-rated assembly. We recommend the self-closing feature be restored.

 The door seal at the bottom is missing.

GENERAL COMMENT

 This area is in need of repair as noted above or in other sections of this report.

Hallway

RECEPTACLES

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

LIGHTS

All lights are working at this time.

HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

THERMOSTAT

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

WALLS

 The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

DOORS

All doors in the hallway are working.

CLOSET

Hallway closet is in good shape.

CLOSET DOORS

The hall closet doors are working at the time of inspection.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Kitchen

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

BASIC INFORMATION

WARN Energy: Gas (or propane) appliances only
Ventilation: Exhaust ducted to the exterior



FIXTURES

All fixtures are working at this time of inspection

DRAIN TRAPS

The drain trap and associated piping are ABS plastic.

AIR GAP

WARN

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.



SINK

The sink is porcelain.

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

The drain stop is missing. We recommend it be replaced.



RECEPTACLES

The receptacles appear to be properly installed and were operational.

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



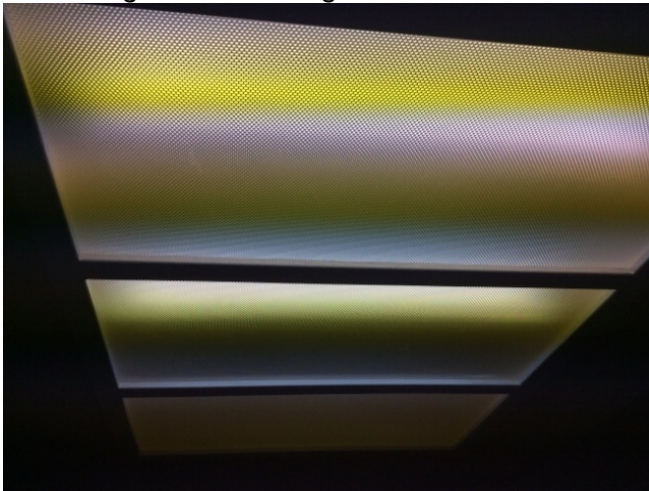
The GFCI protection did not function properly when tested. We recommend the source of the problem be identified and corrected.

GFCI will not reset.



LIGHTS

Kitchen lights are working at this time.



HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

FLOOR

Tile good shape at this time.



CABINETS

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

The countertop is granite.



WINDOWS

The window was in operating condition. There is minor wear and tear to the track and slides. This can be improved with cleaning and lubrication.

DISPOSAL

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

DISHWASHER

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

MICROWAVE

Microwave is working at this time of inspection.

GENERAL COMMENT

WARN The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

WARN This area is in need of repair as noted above or in other sections of this report.

Laundry Area

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

RECEPTACLES

The receptacles appear to be properly installed and were operational.

LIGHTS

All lights are working at this time.

WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

FLOOR

Tile floor is in good shape at this time.



CABINETS


The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

DOORS

The middle door is damaged. We recommend it be repaired or replaced.



VENTILATION

 Fan is working at this time but noisy.

DRYER VENT

WARN The dryer vent has accumulated dirt and debris. We recommend it be cleaned.



PASSAGE DOORS

DNGR **WARN** The door between the garage and the living space is of fire resistive construction, however, the self-closing mechanism has been disabled and the door is no longer a fire-rated assembly. We recommend the self-closing feature be restored.

WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.



GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other

sections of this report.

Living Room

RECEPTACLES

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

LIGHTS

All lights are working at this time of inspection.



HEAT OUTLET

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

Wood flooring is in good shape at this time.

DOORS

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



SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

This area is in need of repair as noted above or in other sections of this report.

Locations of Emergency Controls

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

MAIN DISCONNECT

ELECTRICAL SYSTEM

The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING



The domestic water supply main shut-off valve is outside at the front of the building.



SEWER CLEANOUT

PLUMBING

The sewer cleanout is located at the front of the structure.

GAS METER LOCATION

PLUMBING

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



SEWER CLEANOUT

EXTERIOR/SITE/GROUND

The sewer cleanout is located at the front of the structure.

GAS METER LOCATION

EXTERIOR/SITE/GROUND

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


Environmental Concerns

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

Conclusion

COMMENTS

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

 The basic structures and systems of this house appear to be serviceable with exceptions as noted in our report.

There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.