

Orlando Home Inspection Services

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CONFIDENTIAL INSPECTION REPORT

prepared especially for:

Mr. Your Name

INSPECTION ADDRESS: 123 Main Street, Apopka FL 32712

INSPECTION DATE: 01/01/2099



321-8710-OHIS (6447)
WWW.ORLANDOHOMESPECTIONSERVICES.COM

This written report and all information gathered during the Inspection is not transferable to third parties, and is the exclusive property of The Home Inspection Company. The inspection results are intended for the exclusive use of the Client whose name appears herein. Its use by any unauthorized person is prohibited.

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(407) 494-5264 --- dlangton@fl.nachi.org --- www.ohis.co

CONFIDENTIAL PROPERTY INSPECTION REPORT

Report # 1123 Main Street

Dear Your Name:

At your request we have performed a generalist home inspection of the property located at 123 Main Street Apopka FL 32712. The standards of the International Association of Certified Home Inspectors are the standards by which our inspections are performed, they may be viewed online at: www.internachi.org/sop

Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report(s) will not be as comprehensive, nor as technically exhaustive, as those generated by specialists, neither are they intended to be.

The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant further evaluation by trained specialists and also to alert you to those items that either are in need of immediate attention or are cosmetic in nature and in need of on-going attention. Therefore, you should be aware of the limitations of this type of inspection.

While the information we provide may serve to minimize risk, no report can totally eliminate it. At all times however our intent is to provide you with accurate information about the property so that you can make an informed decision.

For some people, the process of buying a home can be stressful. A home inspection is supposed to give them peace of mind, but often has the opposite effect because they are asked to absorb a lot of information in a short time. This information often includes a written report, checklist, photographs, and whatever the inspector himself says during the inspection. All this, combined with the Seller's Disclosure and what they notice themselves makes the experience even more overwhelming. What is a Buyer supposed to do?

Our advice at OHIS.co always is: Relax.

Most of items cited in the inspection report will either be (1) maintenance recommendations, (2) life expectancies and or (3) minor imperfections. My goal as I prepare my report is to communicate those findings in a neutral, non scary manner, and as I do that, those issues usually fall into four basic categories:

1) Major defects. An example of this would be a structural failure.

- 2) Things that lead to major defects. A small roof-flashing leak, for example.
- 3) Things that may hinder your ability to finance, legally occupy or insure the home.
- 4) Safety hazards, such as an exposed, live buss bar at the electric panel.

Anything in the above four categories should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2) and 4). I believe the Buyers' have a right to know everything about the property they plan to purchase. I believe also that the Sellers are under no obligation to repair everything mentioned in the report. No home is perfect. So, keep things in perspective. Do not kill your deal over things that do not matter.

Now, as OHIS.co while we prefer to have our clients present at inspections so that we can more easily explain to them issues that may appear to be complicated or technical, over the years we've found that after receiving the inspection report potential buyers often look at a home from a different perspective. So, whether you were able to or unable to attend the inspection, we strongly encourage you to read the whole report thoroughly.

We recommend that you read each page of the report carefully, then if you have any questions, please call your inspector as soon as possible, preferably within seven days after you have reviewed the report so that your s/he may address your concerns in a timely manner.

Please note that neither the inspector nor the inspection company is associated with any other party to the transaction of this property except as may have been disclosed to you. And, we certify that neither the inspector nor the inspection company has any interest, present or contemplated, in this property or its improvements.

Also, we remind you that your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. This was disclosed to you in your pre-inspection agreement. By entering into that agreement you (a) authorized your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers."

To the best of our knowledge and belief, all statements and information in this report are true and correct.

We thank you for selecting Orlando Home Inspection Services (www.OHIS.co) as your home inspection company. It has been our pleasure to serve you and remember that we stand ready to assist you in any way that we can with any concerns you may have about your new home or with any other home you may purchase in the future.

Sincerely,

Desmond Langton
Your Home Consultant for Life
Florida License # HI-1103
InterNACHI ID#: 05012075
FABI ID: RPI 0544
Email: dhomeinspector@gmail.com
Website: <http://www.ohis.co>
Phone: (321) 228-2493

PS: If you're satisfied with our service, all we ask is that you don't keep us a secret. Tell others about us. Your referring us to your family, friends and associates would be greatly appreciated. Referrals are the life-blood of our business.



PROPERTY INSPECTION SUMMARY REPORT

This Summary Report is prepared especially for:

Your Name

for property located at:

123 Main Street Apopka FL 32712

Report # 1215

Dear Your,

The following items are extracted from the full home inspection report, and are presented here only as a summary for your convenience. One or more of the items may be cosmetic and need eventual attention; others may need immediate attention &/or further evaluation by licensed specialists before being repaired by qualified persons. In each instant we recommend that the person you choose to do the repairs should be a person who, because of training and experience is most qualified to do the repairs.

Typically correction of items resulting from normal wear and tear should be considered part of your ongoing maintenance and upkeep of the home and any deferred maintenance items referenced herein should receive either immediate or ongoing maintenance and attention as the case may be.

We make no representation that the items listed in this summary is an all inclusive list of conditions that are important for your consideration. In cases where you have to retain the services of qualified persons to complete repairs, we recommend that you first obtain competitive estimates, choose your repair persons wisely and above all keep receipts for all repairs done.

In our opinion, when the home was first constructed in it was done in a workmanlike manner consistent with the local building standards in effect at the time of construction. As of the date and time of the inspection it appears that none of the items listed herein affect the habitability of the house.

Thank you for selecting Orlando Home Inspection Services (www.ohis.co) to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us: (321) 228-2493.

ITEMS NEEDING ACTION AND ATTENTION

SITE OBSERVATIONS & RECOMMENDATIONS

LANDSCAPE & VEGETATION

TREE ROOTS

1. TREE ROOTS: Tree roots protruding above ground left and right of the property are potential trip hazards. We recommend that they be removed or ground-down to restore to a safe condition.

EXTERIOR STRUCTURE & SIDING

EXT FRONT FINDINGS

STUCCO DEFECT

2. STUCCO DEFECT: The metal corner bead on the stucco, right front window area, is rusting. Repair as needed to restore proper function and appearance.

EXT REAR FINDINGS

VENT FINDINGS

3. VENT FINDINGS: The protective cover - for an exhaust vent that appears to be fore the fireplace - is broken. Repair as needed.

SCREEN ROOM CONDITION/FINDINGS

SCREEN PANELS

4. SCREEN PANELS: One or more of the screen panels were damaged. Repair to restore proper function and appearance.

ROOF

ROOF SURFACE CONDITION / FINDINGS

ROOF SHINGLE FINDINGS:

5. ROOF SHINGLES: The roof covering/surface was damaged in one or more areas. See also, photos 170233, 454, and 030. I recommend further review, repair, and/or replacement by a licensed roofer or other qualified person.

ATTIC

ATTIC CONDITION & FINDINGS

ATTIC ACCESS PANEL:

6. ACCESS PANEL-2nd FLOOR: The attic access panel on the 2nd was secured to the ceiling with screws. Usually, the access panel sits in a wooden frame that is created around the attic access hole so that the panel could be easily removed and replaced. The screws make it difficult to remove the panel.

7. ACCESS PANEL-2nd FLOOR: Also, the rough framed opening for the attic access on the 2nd floor, floor appeared to be under-sized and badly positioned. The access opening must measure a minimum of 22 by 30 inches and the opening is usually freely accessed. In this case, there is a 2 x 4 stud that reduces the size of the opening. .

GARAGE & PARKING

VEHICLE DOOR CONDITION & FINDINGS

GARAGE DOOR MOTOR:

8. GARAGE DOOR MOTOR: The support brackets for the overhead motor for the garage door was loose. Repair as needed to restore to a safe condition.

REMOTE OPERATION

9. REMOTE CONTROLLERS: No remotes for the vehicle door were available for testing during the inspection. Solution: For safety reasons we recommend that a garage door should have a minimum of two remotes.

INTERIOR ROOMS & HALLWAY(S)

LOFT

LOFT

10. LOFT WINDOW: The hardware for the window in the loft area was defective. Repair or Replace as needed.

STAIRS

Stair Issues

11. BALUSTER: **Safety Issue:** The spacing between two or more of the balusters was greater than 4". The inspector recommends the spacing between balusters be corrected in accordance with industry standards.

FIREPLACE

FIREPLACE ISSUES:

12. DAMPER: The flue damper was covered with cobwebs. We recommend that the fireplace be serviced by a professional chimney sweep before it is used. .

KITCHEN

APPLIANCES FINDINGS

DISPOSER

13. DISPOSER: The garbage disposer was in acceptable condition, but, it had a bad odor. We recommend that it be serviced or replaced.

MICROWAVE

14. MICROWAVE: **Findings:** The door handle for the microwave was loose or broken. Repair or replace to restore proper function.

BATHROOMS

MASTER BATHROOM

SHOWER:

15. SHOWER DOOR: The base plate for the shower door in master bath is loose. Repair as needed to restore proper function.

BATHROOM 2

TUB SPOUT

16. TUB SPOUT: The filler spout in this bathroom was loose in the wall. It needs to be caulked to prevent water intrusion behind the wall.

ELECTRICAL SYSTEMS

DISTRIBUTION PANEL CONDITION / FINDINGS

PANEL SCREWS

17. PANEL SCREWS: **Safety Concern:** The screws used to attach the dead front cover to the sub-panel were not designed for that purpose - they were too long and may contact or damage energized components inside the service panel. This condition is a potential shock/electrocution hazard. We recommend further evaluation, repair or replacement by an appropriate person.

HVAC: HEATING, AIR CONDITION & VENTILATION

AIR HANDLER AIR DISTRIBUTION

AIR FILTER

18. AIR FILTER FINDINGS: The installation date of the air filter was 8/28/2016. This info was hand-written on the filter. This means the filter is more than one year old. I recommend that it be replaced.

AIR HANDLER COOLING

EVAPORATOR COIL

19. EVAPORATOR COIL: The evaporator coil was not as clean as it needs to be for the system

to function properly. Dirty coils are usually caused by poor maintenance. The Inspector recommends that before the close of escrow, you have the entire HVAC system be serviced by a qualified HVAC technician.

AIR HANDLER PERFORMANCE

AIR DISTRIBUTION:

20. AIR DISTRIBUTION: Every habitable room in this property had a visible means of supply and return for both hot and cold conditioned air. The registers for the heating and cooling system were observed to be in place and properly secured to the surface. While an analysis of air volume was not performed, it appears that the house was properly ducted with ducts capable of carrying air volume necessary to properly heat and cool the home.

PLUMBING SYSTEM

HOSEBIBS

HOSEBIB(S)

21. HOSEBIB(S): The hosebib at the home was not equipped with the required (HVB's) which is the anti-siphon device that is designed to protect the house water supply from contamination. Solution: To improve the margin of health safety, the inspector recommends installation an HVB on each exterior hosebib.

WATER HEATER

WATER HEATER CONDITION/FINDINGS

TYPE / FUNCTION

22. TYPE /FUNCTION: Power to the unit was turned-off at the circuit breaker in the main panel. Since turning circuit breakers goes beyond the scope of the inspection, the inspector was unable to tell if it would deliver hot water at the taps. To test if the unit is working, once the breaker is turned on you should receive hot water at the taps in 15-30 minutes.

TPR VALVE:

23. TPR VALVE: The temperature (TPR) pressure relief valve failed a functional test. It leaked after being tested. Repair by a qualified person is recommended.

TPR OVERFLOW PIPE

24. TPR OVERFLOW PIPE: The over flow or discharge pipe for the water heater was properly sized, and routed to an acceptable location. However, it appeared that the discharge pipe has a threaded end. This threaded end should be removed to eliminate the possibility of a cap being placed improperly on the pipe. Repair should be done by an appropriate person.

DRAIN BIB

25. DRAIN BIB: A drain bib was present. It appeared to be in acceptable condition. It was not tested.

PROPERTY INFORMATION

** INSPECTION DETAILS

**Inspection Date	**Start Time	**Client	**Property Address
01/01/2099.	9:00 AM.	Your Name 123 Main St Apopka, FL 32712.	123 Main Street Apopka, FL 32712.
**People Present	**Weather	**Temp. (F)	
Neither Buyer, nor Agent.	Cool.	70-80.	

** PROPERTY INFORMATION

**Construction Type	**Siding Material Cond.	**Ext. Paint Status	**Stories:
CB / Stucco.	Acceptable.	Acceptable.	2
**Ext. Windows	**Gross Sq. Ft	**Year Built	**Occupancy Status
Acceptable.	2780.	1996.	Vacant. Unfurnished.

**The Lot size was:
Standard for area.

ATTENTION BUYER

Dear Mr. Name: In this report we will seek to provide you with enough information about what we observed during the inspection. We'll put the issues in some kind of context for you and then we'll communicate our findings, in non-scary language. You can expect us to tell you what issues we found, what the implications of the issues were, and what you need to do with our findings. As an end result, you will have a much better understanding of the house, and you will have the information necessary to make an informed buying decision.

To derive the most benefit from this report, we encourage you to read it in its entirety; don't just skim the summary. With this report, we have provided you with a link to an online photo album that contains all the photos we took at the inspection. We encourage you to view every photo and make some notes. You should do this because not every photo we took made it into the report and not every cosmetic defect we saw was documented. If you do as we suggest, you'll then be able to compile your own list of cosmetic items that needs attention, and from that list you'll be able to set a schedule to have those items serviced or repaired in a timely manner, before they become a major issue. Concerning any defects that may affect the more costly items in the home such as the roof, electric, plumbing and heat and air condition system, if we recommend that you have any of them reinspected, repaired or replaced, then ideally, you should follow through and secure the services of a qualified professional, before the close of escrow. Delaying service can end up costing a pretty penny to repair. After reading the report and viewing the photos, if you have any questions, please contact us. We're here to serve you.

A WORD ABOUT SAFETY: AFTER CLOSING AND PRIOR TO MOVING-IN, FOR SAFETY

AND SECURITY CONCERNS, YOU SHOULD HAVE ALL LOCKS CHANGED OR RE-KEYED, AND ALL REMOTE CONTROLLERS AND PINS FOR THE GARAGE DOOR, REPLACED OR REPROGRAMMED.

DISCLAIMERS

HOA INFO: The property being inspected is a single family home that is located in a sub division with a HOA. As far as we know, HOA Rules are community or sub division specific. If you have any concerns about anything concerning the HOA and how they operate we recommend that you speak with your realtor or get advice from the HOA Management or other appropriate person.

SELLER'S DISCLOSURE: There was no Sellers Disclosure document available to the inspector at inspection time. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. Your realtor may be able to provide you with a copy or info on how you can get one. The inspection was limited in this regard.

HOW TO READ THIS REPORT

ORIENTATION: For purposes of identification, comments in this report are written front, right, rear and left, as if the inspector were standing at the main entrance facing the front door.

ORGANIZATION: This report is organized by individual sections that pertain to specific construction trades. Each section is then subdivided into a checklist and narrative format. In the checklist section we check off the condition of every item we inspected that was visible and accessible. In the narrative section, we explain some of our findings and notify you of each item that needs to be repaired, replaced, monitored or reinspected by a trade professional.

COLOR CODES: At times, we may flag an item with a different color font. "RED" denotes safety; "BLUE" denotes repair and maintenance; "PURPLE" denotes further review or monitoring; and "GREEN" denotes Information.

KEYS TO THE TERMS USED IN THIS REPORT

For your convenience, the following terms shall be used in this report along with suggestions or recommendations for action. All comments are to be interpreted as having been written "at the time of the inspection".

ESTIMATES FOR REPAIRS If ever they are given, estimates for repair costs serves to help you evaluate the cost to repair a defect and are based on current rates of professional licensed contractors. It is in no way binding and there is no liability associated with it. It is your responsibility, to determine before closing the actual repair or replacement cost(s) of an item or items, and make an informed decision. We strongly recommend that you obtain written estimates from at least 2 to 3 different licensed contractors for a more specific cost. Do not rely only on estimates in this report.

APPROPRIATE PERSONS: All actions indicated should be evaluated and carried out by "Appropriate Persons". Our definition of an Appropriate Person is a person who is a licensed, certified, qualified, trained and/or experienced professional. Whenever possible we recommend that you choose the most qualified person to do the repair or replacement of an item.

SAFETY CONCERN: This means that an item has been identified as being unsafe, and immediate correction is recommended.

Acceptable: means that the referenced item was performing its intended function of usefulness on the day and time of the inspection. Synonymous with Acceptable are: Functional, Fully Functional and Working Condition. Note: An item that has been marked Acceptable or Mostly Acceptable may still break down and need repairs or replacement at any time. Items marked. Acceptable items are usually less than 5 years old.

Mostly Acceptable: means that the referenced item was performing its intended function but not fully, and may be older than 5 years old.

Cosmetic means that there was an aesthetic imperfection with that item that did not affect the working condition of the item. Examples are listed in the Report Limitations section immediately hereunder.

Marginal: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear & tear. An item that has been marked Marginal may need repairs or replacement in the near future. Items marked marginal are usually over 5 years old.

Poor: Indicates the component may or may not be functioning but is in poor condition and will need repair or replacement immediately. Items marked Poor are usually over 10 years old and at end of life expectancy.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Defective: The item is structurally unsound, unsafe, hazardous, inoperative or otherwise requires correction.

Further Review: This notation refers to questionable or unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by appropriate persons.

Maintenance Needed: This means that an item or items need to be serviced, repaired or replaced, to restore that item to proper function and/or appearance.

Monitor: This means that you need to observe and check the status or working condition of an item over a period of time and repair or replace as needed.

Not Inspected: The item was not inspected because it was neither visible nor accessible or access to it was otherwise restricted.

Not Present: The item does not exist in the property being inspected.

Recommendation: Specific notation is made that the corresponding issue, item or system should be maintained, replaced or maybe upgraded to conform to newer safety and/or health standards.

ADDITIONAL DEFINITIONS:

Additional definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice for the International Association of Certified Home Inspectors which can be accessed at: <http://www.internachi.org/sop>

As a courtesy to our client, we may comment on other issues, items or systems not addressed in the Standards of Practice. Please note that any and all information relayed or construed outside the Standards of Professional Practice for the International Association of Certified Home Inspectors in this report is to be considered incomplete, without certainty, and further review by an appropriate person is recommended.

Issues, items and systems not specifically addressed by the Standards of Practice are not addressable within the confines of the attached home inspection report. Please refer to the Standards of Professional Practice for the International Association of Certified Home Inspectors <http://www.internachi.org/sop> for general limitations and exclusions applicable to this report.

REPORT LIMITATIONS

This inspection is not a Building Code Inspection. It is only a Limited, Visual, Non-invasive, Point-in-time, Inspection - where the Home Inspector will seek to identify existing and potential problems that may affect the value of the home and the safety of its occupants. The Inspection Report may contain comments on systems and components and may identify as problems, conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report since confirmation of any compliance lies beyond the scope of the Generalist Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a Code Compliance Inspection. We do not make comments on the legal uses of the property neither do we make a thorough search of public records to determine the same. If you wish to ascertain the degree to which the home complies with any applicable building codes, we recommend that you schedule a Building Code Compliance Inspection.

Only A General Guide - This inspection report is intended only as a general guide to help you make an informed evaluation of the overall condition of the property that was inspected. The report is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his or her limited visual impressions of the conditions that existed as and at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, nor to imply that every component was inspected, or that every possible defect was discovered. We do not dismantle or disassemble any equipment; we do not open walls nor move furniture, appliances or stored items; we use no specialized testing equipment; so, any item that was not readily visible or accessible, is disclaimed.

Not a Warranty or Guarantee - This inspection is not a warranty of the home's condition - not at the time of the inspection and certainly not at some future date. The report is not intended to be a warranty or guarantee of either the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. This inspection is non-invasive, limited in scope and not technically exhaustive. Accordingly, it carries no guarantee.

No frills Guarantee: If we inspect your home and you are not 100% satisfied with our inspection, just notify us of your dissatisfaction before you receive the inspection report, and we will waive your inspection fee. Also, if within 90-days of closing, you become dissatisfied because you discovered that your inspector missed something, we'll buy back your home for exactly what you paid for it. Some conditions do apply. Read more here: <https://www.nachi.org/buy.htm>

Report is Confidential - This report is CONFIDENTIAL, and is furnished solely for the use and benefit of the client. It is not intended to be relied upon by any other party not named on the report and Property Inspection Agreement. Absent any written agreement between the client and the inspection company, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, i.e. the person who transmits the report to a party not named in the contract. As our client, you understand that the inspection report is neither a home warranty, guarantee, insurance policy or

substitute for real estate transfer disclosures.

REPORT EXCLUSIONS:

Cosmetic items are excluded. Cosmetic, means that there was an aesthetic imperfection with an item that did not affect the working condition of the item. The FAR/BAR Contract, Clause N, describes cosmetic conditions as: pitted marcite or other pool finishes; missing or torn screens, fogged windows, discoloration of floor coverings, worn spots, wallpaper, window treatments, nail holes, scratches, dents, scrapes, chips or caulking, in ceilings, walls, flooring, fixtures, or mirrors; minor cracks in floors, tiles, windows, driveways, sidewalks, or pool decks; (c) cracked roof tiles, curling or worn shingles, or limited roof life, shall not be considered defects Seller must repair or replace, so long as there is no evidence of actual leaks or leakage or structural damage. Note: Items we consider to be Cosmetic items will be listed in the "Status" section of the report and, depending on the specific item or items, it/they may be explained in the narrative section of the report. But, because they are cosmetic items, they may not be included in the Summary Report.

Concealed or inaccessible items are excluded: All components and conditions which by the nature of their location are concealed, camouflaged, inaccessible, difficult to inspect or must be dismantled are explicitly excluded from the report. The inspection is performed in compliance with the generally accepted standards of practice, of (InterNACHI) The International Association of Certified Home Inspectors, a copy of which is available upon request or may be downloaded from: <http://www.internachi.org/sop>

Environmental Items are excluded: Any general comments we make about any environmental item is beyond the scope of the inspection and is mentioned for informational only. Such items include, but are not limited to: Asbestos, formaldehyde, lead paint, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity.

NOTABLE PROPERTY OBSERVATION

OBSERVATIONS: Water stains were visible in the ceiling(s) of the kitchen and garage. We tested the affected areas a moisture meter. No moisture was detected at the time of the inspection.

SITE OBSERVATIONS & RECOMMENDATIONS

SCOPE OF THE SITE INSPECTION:

For the purpose of identifying any items that are likely to adversely affect the property, we inspect: the vegetation, fences, gates, surface drainage, and retaining walls, yard walls, the grading, walkways, patios and driveways leading to dwelling entrances, attached decks, handrails, guardrails, carports, patio covers, decks, building walls, fascia and trim, balconies, steps, stoops, porches and their associated railings; doors, windows, lights, and outlets. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. But, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, and this could only be confirmed by a geological evaluation of the soil. Any such mention of these items is informational only and not to be construed as inspected. We do not evaluate any detached structures such as storage sheds and stables or mechanical or remotely controlled components such as driveway gates; and we do not water test or evaluate subterranean drainage systems The inspection is not intended to address or include any geological conditions or site stability information. All

exterior grades should allow for surface and roof water to flow away from the foundation. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible such as some crawlspaces, are excluded from the inspection.

**** EXTERIOR GROUNDS STATUS**

**Mailbox Acceptable.	**Sidewalk Mostly acceptable, Trip hazards noted.	**Driveway Mostly acceptable, Cosmetic cracks.	**Walkway Acceptable.
**Yard Condition Many bare areas. Needs maintenance.	**Lawn Condition Needs maintenance.	**Hedges Overgrown Vegetation, Needs maintenance,	**Grading Appeared Acceptable.
**Drainage Appeared Acceptable.	**Sewer Cleanout Exterior Front.	**Lawn Sprinkler System Not Inspected.	**Trees Too close to structure. Further review recommended.
**Tree Branches Overhang roof. Need to be trimmed.			

EXTERIOR GROUNDS FINDINGS/OBSERVATIONS

PLEASE NOTE: In the items listed hereunder, some of them may have been identified as being in need of monitoring, upgrading, repairing, replacement or further evaluation.



SITUS-YARD: The yard surrounding the property was in poor condition. Many bare areas and brown patches of lawn were visible. Soil erosion was noted on the right side of the home beneath the drip edge of the roof. Extensive maintenance is needed. I recommend that the yard be serviced by a qualified landscape specialist. Bare patches in the yard need to be sodded to prevent muddy conditions when it rains.



SIDEWALK: The sidewalk was damaged. A trip hazard condition exists. Recommendation: Since the principal cause of damage to driveways and sidewalks is tree roots I recommend that you cutaway the surface roots and repair the paving. Repair by an appropriate person is recommended.



BBQ GRILL: Left rear of the home, there was a fire-pit and 2 BBQ grills - one in the yard; another in the screen room. They appeared to be in acceptable condition. Neither was inspected.

LANDSCAPE & VEGETATION



HEDGES: The hedges and general landscape vegetation needs to be maintained. Hedges should be kept trimmed at least 12-18 inches from the exterior siding to prevent moisture from accumulating in the area. Ongoing maintenance should be expected.



SHRUBBERY: The shrubbery, left side of the home was overgrown. It needs to be maintained. Ideally, it should be kept trimmed be at least six inches from the exterior siding so that moisture does not accumulate in the area.



TREE BRANCHES: Tree branches are overhanging the roof. To protect the roof's surface against damage by abrasion, we recommend that the branches be trimmed so that they do not cause injury or rub on the roof's surface. This is an ongoing maintenance item.



TREE BRANCHES: Dead branches were seen on the large tree at the front of the home. We recommend that they be removed before they fall and hurt someone.



TREE ROOTS: Tree roots protruding above ground left and right of the property are potential trip hazards. We recommend that they be removed or ground-down to restore to a safe condition.

DRAINAGE & GRADING

DRAINAGE: Surface drainage appeared to be acceptable. There was no sign of any puddles or water ponding close to the exterior siding of the property.



STORM DRAIN: The property is served by one or more exterior storm drains. The purpose of the storm drain is to help prevent flooding by diverting rainwater off the streets and other paved surfaces and into a natural body of water. Inspecting storm drains lies beyond the scope of the General Home Inspection. Recommendation: Monitor and if a problem arises call an appropriate person in the City Storm Water Department.

GRADING: The grading appeared to be in acceptable condition. The ground near the perimeter of the home was graded away from the house so water does not settle in the foundation area.

EXTERIOR STRUCTURE & SIDING

SCOPE OF THE STRUCTURAL INSPECTION:

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem.

Inspection Limitations

Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. 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. To the extent that they are visible and accessible the inspection includes the structural components including foundation, under floor crawl space, water penetration and ventilation of crawl space; the floor structure and wall

structure; the exterior wall cladding, flashing, trim, eaves, soffits, and fascia. Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected. Also, we routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

INSECTS, PESTS & MISC FINDINGS

INSECTS & PESTS: Palmetto (bugs) roaches were visible in the yard (in the water meter box). I recommend that the home be serviced by a pest specialist.

****PROPERTY EXTERIOR - STATUS**

**House Number: Visible.	**Doorbell Working.	**Drainage Condition Acceptable.	**Exterior paint Acceptable.
**Siding Material (Type) CB/Stucco/Frame.	**Siding condition Acceptable.	**Front Door(s) Acceptable.	**Front Columns Acceptable.
**Front Door Ceiling Area Acceptable.	**Front Door Landing Area Acceptable.	**Front Door Area Light Acceptable.	**Screen Door Acceptable.
**Rear Door(s) Acceptable.	**Window Exteriors Mostly Acceptable.	**Window Screens Acceptable.	**Rear Patio Acceptable.
**Screen Enclosure Mostly Acceptable, One screens torn.			

EXTERIOR SIDING CONDITION/FINDINGS

PLEASE NOTE: Some of the items listed hereunder have been identified as being in need of monitoring, upgrading, repairing, replacement or further evaluation.



DRIP EDGE SOIL EROSION: On the right side of the property the dirt beneath the drip edge was being eroded by the rain water run-off. . This is because the yard was bare and the home does not have a gutter downspout system installed to redirect rain water run-off away from the foundation. To preserve your home's exterior siding and foundation, you must ensure that dirt, dense vegetation, mulch or anything the can hold moisture against your home is properly cleared away. Therefore, I recommend that a drip strip be installed. What is a drip strip? See next comment.

DRIP STRIP INFO: A drip strip is a strip of clean, crushed or decorative stone, placed against the building foundation and projecting out about 3 feet from the foundation wall. The purpose of a drip strip is to absorb rainwater from the sky and gutter overflow, thus preventing dirt and mulch from being splashed up on the building sill material. This helps prevent premature rotting of wood siding and rusting of metal siding panels. Good building design dictates 6 to 8 inches of space between the bottom of the siding and the finish grade. Drip strips are easily incorporated into landscape designs.

EXTERIOR TRIM: The exterior trim, which includes the moldings around doors and windows, the shutters, the soffit and fascia, was in acceptable condition. All exterior trim was painted and appeared to be sealed or watertight.

EXT FRONT FINDINGS



FLAG POLE HOLDER: Replace broken flag pole holder, at the front of the home.



CITY PLUMBING: Left front of the home, sidewalk area, there is, hidden in the bushes, a large (4-inh) pipe that appeared to be connected to city's plumbing.



STUCCO DEFECT: The metal corner bead on the stucco, right front window area, is rusting. Repair as needed to restore proper function and appearance.

EXT REAR FINDINGS



VENT FINDINGS: The protective cover - for an exhaust vent that appears to be for the fireplace - is broken. Repair as needed.

EXT LEFT FINDINGS

MISCELLANEOUS FINDINGS: Left rear of the home, there is a BBQ grill and fire pit. These items were not inspected.

SIDING MAINTENANCE TIPS

SIDING MAINTENANCE TIPS: In order to maintain the value of your home and prevent damage from moisture intrusion it is important that you pay attention to various areas of your home which will require maintenance on a regular schedule. We recommend therefore that you seal with an appropriate sealant or paint any and all gaps or cracks - in walls, around doors and windows and at any point where moisture or small animals may penetrate. Replace any missing exterior wall covering material as soon as it is discovered. Trim back vegetation; remove vines from walls. Remove any algae or moss. We recommend that you make this an ongoing maintenance item. Also, Please be aware that wooden doors without rain protection, wood siding in contact with grade, and poorly protected trim or siding are all vulnerable to water damage. Application and regular maintenance of caulk and paint will prevent issues from happening or worsening.

****ROOF DRAINAGE STATUS**

****Drip Edge Flashing**
Appeared acceptable.

****Gutters**
Mostly acceptable.

****Downspouts**
Appeared acceptable.

****Splash blocks**
Installed.

ROOF DRAINAGE PROVISIONS / FINDINGS



GUTTERS: SYSTEM CLOGGED: Leaves have accumulated in the gutters. Over time, the gutters will begin to deteriorate if they are not kept clean. Clogged gutters can cause permanent damage to your home's roof and siding. The inspector recommends that the gutters be cleaned regularly.

FOUNDATION CONDITION / FINDINGS

FOUNDATION: The concrete slab foundation of the property was not visible from the exterior. Areas that were not visible could not be inspected. The inspection is limited in this regard. There was no visible evidence of any recent foundation movement.

****SCREEN ROOM STATUS**

****Screen Door(s)**
Acceptable.

****Door Closer**
Acceptable.

****Door Hardware**
Acceptable.

****Door Panels**
Acceptable.

****Screen Room Panels**
Acceptable.

****Screen Room Frame**
Acceptable.

****Screen Frame Anchoring**
Acceptable.

****Screen Room Ceiling**
Damaged screen.

****Screen Room Outlets**
Acceptable. Upgrade to GFCI.

****Screen Room Floor**
Acceptable.

SCREEN ROOM CONDITION/FINDINGS

There was a screened room at the rear of the home. It was in mostly acceptable condition.



SCREEN PANELS: One or more of the screen panels were damaged. Repair to restore proper function and appearance.

ROOF

SCOPE OF THE ROOF INSPECTION:

Our evaluation of a roof's covering, its components and drainage systems conforms to applicable standards. Because of our training and experience, as we examine a roof, we know up front that every roof is only as water resistant as the waterproof membrane beneath the roof covering. That membrane is concealed and cannot be examined without removing the roofing material. We know also that no roof covering is 100% waterproof. Some are just more water resistant than others and depending upon rain intensity and frequency, wind direction and speed, and other factors roof leaks can and sometimes do develop at any time, most times unexpectedly.

NOT A GUARANTEE, NOR A WARRANTY:

The roof inspection section of this report is NOT A GUARANTEE/WARRANTY, but a report of the existing conditions found during our visual inspection of the property. This inspection does not constitute that the roof may not have water penetration in the future. When a report indicates No Leaks Noted, that means that no leaks were noted during the inspection and the roof was found to be adequate for its age and usefulness. However, at any time in the future due to aging, material deterioration and/or weather conditions, a roof may still develop leaks. When this happens, know that most roof leaks can be repaired and give satisfactory service within the limits of the respective age of the roof.

RECOMMENDATION

Therefore, with every inspection we perform, we recommend that all roofs get an annual inspection and that you implement a regularly scheduled maintenance program so that the useful life expectancy of the roofing components may be extended for as long as possible. Also, we recommend that you include a comprehensive roof coverage in your home insurance policy and in the case of an older home that you obtain a roof certification from an established, qualified roofing contractor.

WALKING ON ROOFS LIMITATIONS

Although home inspectors are not required to walk on roof surfaces, there are times when we may do so. These times are exceptions not rules. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

DETECTING ROOF LEAKS

Although the condition of a roof can be evaluated, it is virtually impossible for an inspector or anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and

such evidence can be deliberately concealed. Please note that while we are not required to inspect the condition of attached accessories such as solar systems, antennae, and lightning arrestors, when a readily defective condition exists, as a courtesy to you our Client, we will make appropriate comments in our report. When that occurs, we recommend that you get further evaluation by a trained person.

ROOF SHINGLE INSTALLATION DISCLAIMER:

In cases where a roof is covered with asphalt composition shingles, please know that asphalt shingles must be installed according to the manufacturers recommendations, which often vary from one manufacturer to another, and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. The General Home Inspection does not include the use of destructive testing or research. Nevertheless I inspected the roof to the best of my ability and I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners. Confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

ROOF'S LIFE SPAN INFO

Finally, please note that the lifespan of any roof is affected by many conditions but by far the item over which you have most control is the quality of maintenance. As a homeowner, if you want to extend the life of your roof one of the easiest and most important things you can do is regularly inspect your roof. Regularly inspecting your roof is even more important when you have trees over your home and roof. Before you climb on your roof, its important to note that the roofing industry routinely ranks in the top ten for most dangerous occupations in the US. Climbing onto your roof and inspecting it is not something you should take lightly as every year several professional roofers are injured while working on roof tops. Make sure to take all safety precautions when working on your roof and that you are physically capable of doing so without risking injury. (Source: <http://www.handyamerican.com/articles-roof-maintenance.asp>)

ROOF INSPECTION DISCLAIMERS

DISCLAIMER: HOME INSPECTORS DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

**ROOF STATUS

**Predominant Roof Type Gable & Hip.	**Roof Covering Material Asphalt Shingles.	**Roof Inspected ? Yes.	**How Inspected Walked on roof.
**Roof replaced? No. It's original.	**Evidence of leaks No.	**How inspected Visual, plus Attic Inspection.	**Roof Membrane Not Visible.
**Any material defect(s) None visible.	**Any functional defect(s) None visible.	**Any cosmetic defect(s) Minimal.	

ROOF VENTS & FLASHINGS

FLASHINGS: The connection and penetration flashings for the roof surface were not visible to the inspector. The inspection was limited in this regard.

ROOF SURFACE CONDITION / FINDINGS

ROOF SURFACE:

ORIGINAL: The roof appeared to be original for the property. However without accurate documentation to establish date of installation this is just an estimate.

STARTER COURSE: The starter course of shingles was installed so that the glue line was under the first course of shingles to properly seal them.

ROOF DECKING: The roof decking appeared to be in acceptable condition.



ROOF SHINGLES: MONITOR FOR LEAKS: Sections of the roof surface have been sealed with roof cement. When it rains, we recommend that you monitor these areas for leaks, and repair if needed. See also, photo 170058.



ROOF SHINGLES: The roof covering/surface was damaged in one or more areas. See also, photos 170233, 454, and 030. I recommend further review, repair, and/or replacement by a licensed roofer or other qualified person.

NAILING PATTERN: The nailing pattern for the roof shingles was not visible during the inspection. Verifying the nailing pattern for the shingles is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.



EXPOSED NAILS: I saw a few exposed nail near the area of the roof's surface where the shingles had been replaced. The nails need to be sealed with an appropriate sealant and the area needs to be monitored for leaks. See also - photos 165841 and 851.

ROOF MEMBRANE: A roof membrane if present, was not visible to the inspector. The inspection was limited in this regard.

ATTIC

SCOPE OF THE ATTIC, INTERIOR ROOF STRUCTURE AND CEILING, INSULATION & VENTILATION INSPECTION:

In accordance with InterNACHI's standards, to the extent possible and practical we inspect the (a) insulation in unfinished spaces; (b) the ventilation of attic spaces; (c) mechanical ventilation systems; and (d) report on the general absence or lack of insulation in unfinished spaces.

Attic Inspection Limitations

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. When either of those conditions exist we would inspect the attic 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. To the extent visible and accessible we inspect roof decking and structural members, ceiling where and if visible, insulation, ducts, heating, plumbing and other vent pipes condition and termination, vapor barriers if any, attic ventilation, attic lights and fixtures, water penetration and signs of small animal or pest activity. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior. A common practice is to examine the attic from the attic hatch.

**ATTIC STATUS

ACCESS LIMITATION: INSPECTION LIMITED: Because of limited clearances, the potential for damage, and concern for inspector safety, our observations are based on our limited view of the attic's interior. The attic space was inspected by standing on a ladder. The areas that were visible and accessible appeared to be in mostly acceptable condition. Areas that were inaccessible or were blocked from view were not inspected. The inspection was limited in this regard.

HOW INSPECTED: Using a ladder (or a pull down stair case) to access the attic, we inspected the interior of the attic space.

**Access location Garage, and 2nd. Floor.	**Attic accessed? Limited access.	**Access Cover Mostly acceptable.	**Attic Stairs Acceptable.
**Attic Light Functional, downstairs. No light upstairs.	**Attic light switch Acceptable.	**Attic Interior Acceptable.	**Decking Material OSB.
**Secondary Water Barrier None Visible.	**Roof Decking Condition Acceptable.	**Framing Condition Acceptable.	**HVAC Duct System Appeared acceptable.
**Insulation Type Blown-in wool, Batt.	**Insulation Condition Appeared acceptable.	**Plumbing Vents Termination Acceptable.	**Ventilation Appeared Acceptable.

****Pest Evidence**
None visible.

ATTIC CONDITION & FINDINGS



ACCESS PANEL-2nd FLOOR: The attic access panel on the 2nd was secured to the ceiling with screws. Usually, the access panel sits in a wooden frame that is created around the attic access hole so that the panel could be easily removed and replaced. The screws make it difficult to remove the panel.



ACCESS PANEL-2nd FLOOR: Also, the rough framed opening for the attic access on the 2nd floor, floor appeared to be under-sized and badly positioned. The access opening must measure a minimum of 22 by 30 inches and the opening is usually freely accessed. In this case, there is a 2 x 4 stud that reduces the size of the opening. .



ATTIC INTERIOR: The visible portions of the attic interior appeared to be in acceptable condition. Insulation appeared to be adequate. HVAC ducts were properly suspended. No over-spanning of the rafters was visible. I inspected the roof decking for signs of water penetration. There were none in the visible areas of the roof decking.

ROOF FRAMING: The framing members visible from the attic access of the building appeared to be in acceptable condition. I saw no sign of any rotted or defective framing. The framing members did not appear to be over-spanned. There was no evidence of any structural damage or structural modification.

DUCT SYSTEM: The visible heating/cooling ducts in the attic appeared to be properly hung or supported.

INSULATION TYPE: The thermal insulation visible in the attic space was a combination of Batts and blown-in fiberglass. The approximate "R" value is unknown to the inspector.

VENTS: All visible bathroom and plumbing vents appeared to be properly routed through the attic and terminated at the exterior of the roof surface.

VENTILATION: Attic ventilation appeared to be in acceptable condition at the time of the inspection.

AIR DISTRIBUTION: While the attic was not crawled in its entirety, and an analysis of air volume was not performed, it appeared that the house was properly ducted with ducts capable of carrying the air volume necessary to properly heat and cool the home.

ANIMAL / WDO: PEST EVIDENCE: There was no evidence of any pest or insect activity in the visible areas of the attic space.

GARAGE & PARKING

SCOPE OF THE GARAGE & PARKING FACILITY INSPECTION:

The inspection includes the general structure, the walls, ceilings, floors, doors, door openers, operation of all accessible doors and door hardware; overhead vehicle door condition and operation including manual and automatic safety component operation and switch placement; safety controls, proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; driveways and carports if any; Interior and exterior lighting; fire separation and proper separation from living space; proper floor drainage. In addition, whenever applicable we may comment on any appliances and equipment that are located in the garage such as: Water Heater, Air handler, utility sink, washer and dryer etc. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**GARAGE/PARKING - STATUS

GARAGE OBSERVATIONS:

**No of Doors One Door.	**Garage Capacity 2 Cars.	**Garage type Attached.	**Exterior Wall Control Acceptable.
**Exterior Lights by Garage Acceptable.	**Door Frame Condition Acceptable.	**Door Lock Acceptable.	**Door Panel(s) Condition Acceptable.
**Vehicle Door Weatherseal Acceptable.			

**GARAGE INTERIOR STATUS

GARAGE INTERIOR: The interior of the garage was partially cluttered. The inspection was limited in this regard. The visible areas appeared to be in acceptable condition. The areas that were inaccessible will need to be reinspected.

**Interior Walls Acceptable.	**Interior Floor Mostly Acceptable. Inspection limited.	**Interior Ceiling Water Stains.	**Attic Folding Stairs Acceptable.
**Door leading to interior Acceptable condition.	**Closer for interior door Missing. Install one.	**Wall Control Acceptable.	**Outlets Acceptable.
**GFCI's Acceptable.	**Lights Acceptable.	**Coverplates Acceptable.	**Electric Dist. Panel Acceptable.
**Door Bell Transformer Acceptable.	**Water Heater Acceptable.	**Lawn Sprinkler Control Loose wires.	

GARAGE INTERIOR CONDITION & FINDINGS

CARBON MONOXIDE DETECTORS: FOR YOUR INFORMATION: Structures with attached garage(s) should install Carbon Monoxide Detectors within the living area. According to the carbon monoxide guidelines of the National Fire Protection Association (NFPA 720, 2005 edition), all carbon monoxide alarms "shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms," and each alarm "shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit." For more information, check this website. [<https://goo.gl/hIig9>]



REFRIGERATOR: There was a refrigerator installed in the garage. Inspection of this unit is beyond the scope of the inspection.



GARAGE CLUTTER: The interior of the garage was cluttered. The inspection was limited to those areas that were visible and accessible. Recommendation: Reinspect hidden areas as soon as it is possible to do so.



GARAGE CEILING: Two areas of the garage ceiling exhibited evidence of water leakage. The moisture meter showed no elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has not been recent. The lack of elevated moisture content may be weather-related or may be an indication that the source of leakage has been corrected. You should ask the seller about this condition.

GARAGE CEILING: The moisture meter showed no elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has not been recent.



FIREWALLS: The walls and ceilings separating the garage from the living space appeared to meet generally-accepted current standards for firewalls.

GARAGE FLOOR: The visible areas of the garage floor appeared to be in acceptable condition at the time of the inspection.



AUTOMATIC DOOR CLOSER: The entry door from the garage to the house was not equipped with a properly functioning automatic safety closer. Recommend installing a hinge pin door closer to restore the automatic closer function required for a one hour fire rated assembly.

****VEHICLE DOOR STATUS**

OBSERVATION: I inspected the overhead vehicle door. My findings are listed hereunder.

**Door Material Metal.	**Door Condition Acceptable.	**Panels Reinforced? Yes.	**Keyed Lock Assy Acceptable.
**Manual Lock Assy. Acceptable.	**Door Motor Acceptable.	**Door motor mounting Defective. Repair needed.	**Manual Disconnect Acceptable.
**Safety Sensors Acceptable.	**Frame Status Acceptable.	**Header Bracket All Acceptable.	**Ceiling Support Brackets All Acceptable.
**Hinges Acceptable.	**Rollers Acceptable.	**Pulleys Acceptable.	**Lift Cable Acceptable.
**Extension Spring Acceptable.	**Mounting Hardware Acceptable.	**Operating Hardware Acceptable.	**Lifting Brackets Acceptable.
**Track Brackets Acceptable.	**Weather seal Mostly Acceptable.		

VEHICLE DOOR CONDITION & FINDINGS



GARAGE DOOR MOTOR: The support brackets for the overhead motor for the garage door was loose. Repair as needed to restore to a safe condition.

SAFETY SENSORS: The automatic reverse feature was functional.

MANUAL DISCONNECT: The manual "red rope" was in acceptable condition.

REMOTE CONTROLLERS: No remotes for the vehicle door were available for testing during the inspection. Solution: For safety reasons we recommend that a garage door should have a minimum of two remotes.

INTERIOR ROOMS & HALLWAY(S)

SCOPE OF THE INTERIOR INSPECTION:

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as those from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. Therefore, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, particularly if you or any member of your family suffers from allergies or asthma, and then schedule before the close of escrow, whatever remedial services may be deemed necessary.

RECOMMENDATIONS

TERMITES/WDO'S: While we do not inspect for termites, we recommend that you get a termite/WDO inspection. Preventively treating a home for termites is a reasonable investment, especially if the structure has had no prior history of treatment. If the building was previously treated by a pest control firm, it's a good idea to maintain the warranty by paying the annual renewal fee.

SMOKE ALARMS/DETECTORS: Smoke alarms were installed. Those that were accessible were tested. For safety, once you take possession, I recommend that you test the units monthly and replace the batteries when needed.

****INTERIOR - WHOLE HOUSE STATUS**

GENERAL OBSERVATION: For the most part, interior rooms throughout the home are identical in structure, in that, they will each have a ceiling, a floor, 3-4 walls and/or a door, and may or may not have windows. The table immediately hereunder identifies the general condition of the interior rooms.

**Light Fixtures Acceptable.	**Light Switches Acceptable.	**Bulbs Acceptable.	**Outlets Acceptable.
**Interior Ventilation Acceptable.	**Interior Paint Acceptable.	**Walls Condition Acceptable.	

INTERIOR - WHOLE HOUSE CONDITION

INSPECTION LIMITATIONS: We inspected the interior areas of the home, namely: the foyer, living room, kitchen, family room, dining room, and all bedrooms and bathrooms, and found them to be in mostly acceptable condition. Areas that were inaccessible or hidden from view could not be inspected. The inspection was limited in this regard.

WATER INTRUSION ISSUE: OBSERVATION / RECOMMENDATION: There is visible evidence (water stain) of water penetration / moisture intrusion in at least (2) two areas in the home - (1) in the ceiling in the kitchen area; (2) in the ceiling in the garage. No moisture intrusion or water penetration was noted in other areas of the home, but that does not mean that they could not be present. The accessible areas were tested with a moisture meter. No moisture was detected at the time of the inspection. Further review by a trained professional to identify and repair the sources of water penetration is recommended. It is quite possible that a more invasive inspection will be required.

INTERIOR PLUMBING: The circuit breaker for the hot water heater was turned off. As a result none of the plumbing fixtures had hot water. Once power has been restored, remember to test each faucet for hot water.

INTERIOR WALLS: The load bearing partitions in the interior of the home were inspected and there was no visible evidence of structural weakness, lateral movement or abnormal settlement. The interior walls were covered with drywall.

FOUNDATION/FLOOR: The floor structure of the property consisted of a poured in place concrete slab on grade. The condition of the foundation at the interior of the building could not be inspected due to floor coverings. The inspection was limited in the regard.

WINDOWS & DOORS: A representative number of windows, doors and associated framing and hardware were inspected and checked for condition and proper operation. They were in mostly acceptable condition. Any defects will be stated in the report.

INTERIOR ELECTRIC

ELECTRIC OVERVIEW: We inspected and tested a representative number of light fixtures, switches and receptacles; those that we tested were in mostly acceptable condition and they passed functional tests. Because our inspection of the interior electrical is non-invasive, we do not remove cover plates.

GFCIS were installed where required and were functional.

INTERIOR HVAC

RETURN AIR: There was a heat source in every room. There is no comment as to the amount of air or temperature coming from the supply vent. Doors were undercut by 1/2" - 3/4" to allow adequate ventilation in the rooms.

LOFT



LOFT WINDOW: The hardware for the window in the loft area was defective. Repair or Replace as needed.

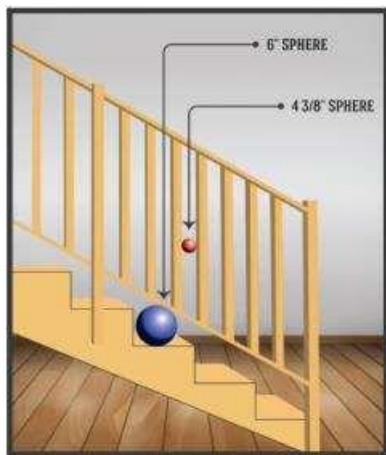
STAIRS

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, balusters, risers, guardrails, and smoke detectors.

STAIRS: The stairs were used several times during the inspection and appeared to be functional, appropriately installed and in a generally acceptable condition. There was a handrail installed; it was securely anchored to the wall.



BALUSTER: Safety Issue: The spacing between two or more of the balusters was greater than 4". The inspector recommends the spacing between balusters be corrected in accordance with industry standards.



This image shows the recommended maximum openings in stair railings to protect children from injury. If your stair railings have openings that exceed these recommended diameters, please contact general contractor to repair or replace the stairway railings.

The handrail(s) were securely attached to the interior walls and was/were in acceptable condition. It was not

less than 34 inches (864 mm) and not more than 38 inches (965 mm) above the finished floor of the landing or walking surfaces. It was continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

UNDER STAIR CLOSET: The under-stair closet was in acceptable condition.

FIREPLACE



OVERVIEW: The inspection of the fireplace is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. The visible areas of the fireplace and its components were observed to be in generally acceptable condition, There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney. There is a mantle installed, and it meets the 12" minimum clearance above the firebox. The hearth extends at least 18 inches in front of the firebox and extends at least 8 inches to either side. The damper was operational.



DAMPER: The flue damper was covered with cobwebs. We recommend that the fireplace be serviced by a professional chimney sweep before it is used. .

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

We perform a limited inspection on fixed or attached appliances. We test them for their functionality, but cannot evaluate them for their performance because of the variety of their settings or cycles. In the case of dishwashers, we do not run them through a complete cycle. Appliances are never moved during the inspection and portable dishwashers are never inspected as they require connection to a water source to facilitate testing. When appliances are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not properly secured and can be easily tipped-over, particularly when any weight is applied to an open oven door. As a result, all such appliances should be confirmed to be properly secured. Generally, even if comments are made, these items are not inspected and should be considered as being outside the scope of the inspection. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, freezers, ice-makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecue grills or rotisseries, timers, clocks, thermostats, self-cleaning and cooking 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. Inspected are, the countertops and a representative number of installed systems such as cabinets, lights, outlets, sinks, fixtures, functional flow and drainage and associated drain and vent systems.

****KITCHEN INTERIOR STATUS**

**Walls Acceptable.	**Floor Acceptable.	**Window Acceptable.	**Ceiling Some Damage.
**Wall Cabinets Acceptable.	**Counter Top Acceptable.	**Back Splash Acceptable.	

****ELECTRIC STATUS**

**Light fixtures Acceptable.	**Outlets Acceptable.	**Coverplates Acceptable.	**Light Switches Acceptable.
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****PLUMBING STATUS**

**Kitchen Sink Acceptable.	**Faucet Acceptable.	**Sprayer Acceptable.	**Drain System Acceptable.
**Shut Off Valves Acceptable.			

****APPLIANCES STATUS**

**Disposer Acceptable. Functional. Bad Odor.	**Life Expectancy 12-15years.	**Dishwasher Acceptable, Not inspected.	**Run through cycle No.
**Unit turned on an off? Yes.	**Manufacturer Kitchen Aid.	**Model #: KUD102CRBS1.	**Serial # FT0907215.
**Life Expectancy 7-10 years.	**Timer Appeared Acceptable.	**Unit secured? Yes.	**Door Gasket Appeared Acceptable.
**Door Springs Acceptable.	**Door Latch & Disconnect Acceptable.	**Control/Control Panel Appeared Acceptable.	**Dish Racks Appeared Acceptable.
**Tray Rollers Appeared Acceptable.	**Rinse Cap Appeared Acceptable.	**Spray Arms Appeared Acceptable.	**Microwave Mostly Acceptable, Loose Handle.
**Manufacturer Kitchen Aid.	**Model #: KHMS155LSS-2.	**Serial # TR S 27 23530.	**Manufacturer Date 07/2005.
**Life Expectancy 12-15years.	**Findings Handle loose.	**Range Acceptable.	**Manufacturer Kitchen Aid.
**Model #: Model #: Illegible.	**Manufacturer Date Date Illegible.	**Convection Oven Acceptable.	**Manufacturer Kitchen Aid.
**Model #: Model #: Illegible.	**Manufacturer Date Date Illegible.	**Life Expectancy 12-15years.	**Refrigerator None Installed.
**Life Expectancy 12-15years.	**Door Gasket Acceptable.	**Shelving Acceptable.	

KITCHEN INTERIOR CONDITION

INSPECTION LIMITATION: We inspected the kitchen and found it to be in acceptable condition. Areas that were inaccessible or hidden from view could not be inspected. The inspection was limited in this regard.

PLUMBING: The plumbing system in the kitchen was in mostly acceptable condition. Defects, if any, will be stated in the report.

VENTILATION: Kitchen ventilation was acceptable. It was provided by passive means, which means that the air in the room circulates on it's own.

APPLIANCES FINDINGS

DISPOSER: The garbage disposer was in acceptable condition, but, it had a bad odor. We recommend that it be serviced or replaced.



MICROWAVE: Findings: The door handle for the microwave was loose or broken. Repair or replace to restore proper function.

REFRIGERATOR: No refrigerator was installed.

BEDROOMS

SCOPE OF THE BEDROOMS INSPECTION:

In accordance with industry standards of practice, the inspection of the bedrooms in the home, furnishings are not moved. This limits the inspection process to accessible areas, which means that defects that are blocked from view may be inaccessible. Our inspection of the bedrooms is limited to the visible and accessible areas of walls, floors, ceilings, and closets interiors. Whenever they are accessible we test a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets

or cabinets, nor comment on cosmetic deficiencies. We do look for signs of water penetration and condensation on the interior walls, ceilings and floors. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and therefore are best evaluated by a specialist.

Window screens, window and door coverings, shutters and other seasonal items are not normally inspected. However, when we do we will state so in our report. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection; many older windows leak air. Some windows of the building may not have been accessible due to furniture or personnel items. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not normally included in this inspection report, although as a courtesy to our clients we may occasionally report them. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. Check with owners for further information.

****STATUS: ALL BEDROOMS**

**Doors Acceptable.	**Walls Acceptable.	**Ceilings Acceptable.	**Floor coverings Acceptable.
**Windows Acceptable, Mostly acceptable.	**Blinds Acceptable.	**Closet(s) Acceptable.	**Light Switches Acceptable.
**Outlets Acceptable.	**Cover Plates Acceptable.		

ALL BEDROOMS CONDITION

INSPECTION LIMITATION: We inspected all bedrooms. The inspection was limited to those areas not blocked by floor covering, furniture, wall attachments and any items stored in the closet areas. The condition of any item that was neither visible nor accessible is disclaimed.

WALLS: The walls were in acceptable condition. We did not see any bulges or sagging in the interior walls.

DOORS: The doors were functional and in acceptable condition. The doors were undercut by 1/2" - 3/4 " to allow adequate ventilation in each room.

WINDOWS: The windows were functional and in acceptable condition.

CEILING: The ceilings were in acceptable condition.

CLOSETS: The clothes closets were packed with personal belongings. Due to stored items in the clothes closet, it was not possible to determine the true condition of the walls and the ceiling that were hidden from view at inspection time. The inspection was limited in this regard.

ELECTRICAL STATUS: Lights, switches, ceiling fans if any and outlets were in acceptable condition.

CEILING FANS: Ceiling fans were in acceptable condition.

HEAT SOURCE: There was a heat source to every bedroom. Determining the amount of air or the temperature coming from the supply vent is beyond the scope of the inspection.

BATHROOMS

SCOPE OF THE BATHROOMS INSPECTION:

In accordance with industry standards of practice, the inspection of the bathroom interior areas includes the visually accessible areas of walls, floors, cabinets, closets, countertops, and a representative number of windows, doors, switches, lights, fans, outlets, sinks, plumbing fixtures, associated drain, waste and vent systems, the means of ventilation, functional flow, and functional drainage. We do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, or air-entrainment systems such as those in whirlpool tubs, jacuzzis or saunas. The inspector does not perform leak-testing of shower pans or shower enclosures - this is usually the responsibility of a termite inspector. However, the inspector will comment on obvious leakage when fixtures are operated during the inspection. Because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

**STATUS: ALL BATHROOMS

**Doors Acceptable.	**Walls Acceptable.	**Floors Mostly acceptable.	**Ceilings Acceptable.
**Mirror(s) Acceptable.	**Medicine Cabinets Acceptable.	**Countertops Acceptable.	**Backsplash Acceptable.
**Sink Base Cabinets Acceptable.	**Soap Dish Acceptable.	**Towel Rods Acceptable.	**Sink(s) Acceptable.
**Sink Faucets Acceptable.	**Functional Flow Acceptable.	**Sink Drain Stop Assy Acceptable.	**Sink Drain Pipes Acceptable.
**Sink Drainage Acceptable.	**Shower Assembly Acceptable.	**Shower Stem Acceptable.	**Escutcheon Acceptable.
**Shower Head Acceptable.	**Shower Faucet Acceptable.	**Shower Drain Strainer Acceptable.	**Tub Faucet Acceptable.
**Tub Spout Acceptable.	**Tub Drainage Acceptable.	**Tub Drain Stop Assy Acceptable.	**Tub Surround Acceptable.

BATHROOMS CONDITION / FINDINGS

BATHROOMS OVERVIEW: We inspected all bathrooms. The inspection was limited to those areas not blocked by floor covering, furniture, wall attachments and any items stored in the sink-base cabinet and closet areas. The interior of the bathrooms was in acceptable condition. The lights and outlets were in acceptable condition. GFCI's were installed where required and they were functional. The water supply for the plumbing system was acceptable. The sinks were in acceptable condition. No problems to report. I tested the areas near to water (sinks, tubs & shower enclosures, toilets) with a moisture meter. No moisture was detected at the time of the inspection. Drainage in the tubs, showers and sinks was acceptable. Ventilation was acceptable. It was provided by an exhaust fan and/or windows. Also, the doors were undercut by 1/2" - 3/4" to allow for adequate ventilation.

PLUMBING FINDINGS

SHOWER DRAINAGE: Drainage in the tub and shower areas were acceptable.

TOILETS: I inspected all toilets for proper operation by flushing them. They were in acceptable condition.

MASTER BATHROOM



SHOWER DOOR: The base plate for the shower door in master bath is loose. Repair as needed to restore proper function.

BATHROOM 2

I inspected bathroom # 2 and found it to be in mostly acceptable condition.

BULBS: Replace blown bulbs where needed.



TUB SPOUT: The filler spout in this bathroom was loose in the wall. It needs to be caulked to prevent water intrusion behind the wall.

HALF BATH FINDINGS

We have evaluated this bathroom and found it to be in acceptable condition.

ELECTRICAL SYSTEMS

SCOPE OF THE ELECTRICAL INSPECTION:

We are not electricians and in accordance with the standards of practice we test only a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades be completed preferably before the close of escrow, because an electrician may reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed.

Inspection Limitations

NOTE: Our inspection of the exterior electrical system is non-invasive. Whenever possible, and as long as it is accessible and safe to do so, we will remove the dead front for the main electric panel and any sub panel and inspect its' components. If we find any solid conductor aluminum branch wiring, we will report this as a potential problem. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. The scope of the inspection includes the service drop, service entrance conductors, cables, raceways, service equipment, service grounding and locations, amperage and voltage rating of the service, interior and exterior service panels and subpanels including conductors, over current protection devices, AFCI's and GFCI's, the wiring methods and the presence of solid conductor aluminum branch circuit wiring. The inspection does not include low voltage systems, telephone cable or satellite TV systems, intercoms, data communications wiring, security systems, timers, sensors, lightening or surge protection systems or the testing of smoke alarms. The hidden nature of the electrical system prevents the inspection of many components. Finally, please note that as part of the General Home Inspection, for safety and liability reasons, Inspectors do not operate circuit breakers.

**METER STATUS

**Meter Location Ext. Right.	**Meter Access Acceptable.	**Installation Acceptable.	**Meter Condition Acceptable.
**Meter Attachment Acceptable.	**Meter Seal Acceptable.	**Copper Ground Wire Visible.	**Ground termination Unknown.
**MB-Surge Protector None installed. Recommend upgrade.			

**MAIN PANEL STATUS

**Panel Location Ext. Right.	**Panel Accessibility Acceptable.	**Panel Manufacturer General Electric.	**Panel Inspected? Yes.
**Panel Labeling Visible.	**Panel Door Lock Acceptable.	**Panel's Interior Acceptable.	**Wiring Material Stranded Aluminum. Copper.
**Anti Corrosive Paste Visible.	**Wiring Condition Acceptable.	**Panel Attachment Acceptable.	**Panel Condition Acceptable.
**Panel Rating 150 amps.	**Service Voltage Single Phase 120/240 Volts.	**Service Disconnect Type Circuit Breakers.	**Service Disconnect Size 150 amps.
**Svc Disconnect Condition Acceptable.	**Lightning Arrestor Installed.	**Any CB's turned off? No.	**Missing/Unapproved Screws? None visible.
**Missing/Filler Plates? None visible.	**Open Knockouts? None visible.	**Any burnt wires? None visible.	**Any exposed wires? None visible.
**Loose Conductors? None visible.	**Double taps? None visible.	**White wires on breakers? None visible.	**Breaker Height OK? Acceptable.

MAIN PANEL CONDITION / FINDINGS



SURGE PROTECTOR: The electrical system was equipped with a standard lightning arrestor-located at the base of the panel. For an added element of safety and protection we recommend that a meter-based surge protector be installed. Contact your power company for additional information.

ALUMINUM WIRING: We inspected the visible aluminum wire connections to the service panel. They were in acceptable condition. They were installed with an appropriate anti-corrosive solution at the wire ends. There was no sign of corrosion and all connections appeared to be tight.

SERVICE FEED: The service conductor wires that come into a service panel feed were installed using a non-metallic conduit.

PANEL LABELING: The circuitry in the main panel was properly labeled so that the function of each breaker could be easily identified. The accuracy of the labeling was not verified.

ROOM TO EXPAND: There was room in the box for expansion of the service if necessary.

****DISTRIBUTION PANEL STATUS**

**Panel Location Garage.	**Panel Accessibility Acceptable.	**Panel Inspected? Yes.	**Panel Manufacturer General Electric.
**Panel Condition Acceptable.	**Panel Rating 150 amps.	**Service Voltage Single Phase 120/240 Volts.	**Panel Labeling Appeared Acceptable.
**Panel Height OK? Acceptable.	**Panel Door Lock Acceptable.	**Service Disconnect Type Circuit Breakers.	**Svc Disconnect Condition Acceptable.
**Any CB's turned off? Yes. Water Heater.	**Wiring Material Stranded Aluminum. Copper.	**Wiring Condition Acceptable.	**Anti Corrosive Paste Visible.
**Unapproved Screws Yes. Replace with approved type.			

DISTRIBUTION PANEL CONDITION / FINDINGS

DISTRIBUTION PANEL CONDITION: We removed the cover for the distribution electric panel and inspected the interior. All components visible in the distribution electrical service panel appeared to be in acceptable condition at the time of the inspection. Any defects will be stated in the report.

PANEL LABELING: The circuitry in the service panel was properly labeled so that the function of each breaker could be easily identified. The accuracy of the labeling was not verified.



PANEL SCREWS: Safety Concern: The screws used to attach the dead front cover to the sub-panel were not designed for that purpose - they were too long and may contact or damage energized components inside the service panel. This condition is a potential shock/electrocution hazard. We recommend further evaluation, repair or replacement by an appropriate person.

WIRING CONDITION: The wiring in the panel was professionally done. All wires were neatly arranged, with no unallowable splices.

ALUMINUM WIRING: We inspected the visible aluminum wire connections in the distribution service panel. They were in acceptable condition. They were installed with an appropriate anti-corrosive solution at the wire ends. There was no sign of corrosion and all connections appeared to be tight.

SERVICE FEED: The service conductor wires that come into the distribution service panel feed were installed using a non-metallic conduit.

CIRCUIT BREAKERS: Branch circuit overload protection was provided by circuit breakers in the sub panel. The circuit breakers appeared to be appropriately sized and in acceptable condition at the time of the inspection.

GFCIS: Ground Fault Circuit Interrupter(s) (GFCI) protection was provided by a special breaker installed in the subpanel. It appeared to be in acceptable condition.

ROOM TO EXPAND: There was room in the box for expansion of the service if necessary.

HVAC: HEATING, AIR CONDITION & VENTILATION

SCOPE OF THE [HVAC] HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS INSPECTION:

To the extent possible, we perform a conscientious evaluation of the HVAC system, but we are generalists, not specialists, and our service does not include any form or warranty or guarantee. Our inspection of the HVAC system is limited to what's visible and accessible and typically includes an examination of the following items:(a) Condensing unit, compressor, exterior housing and mounting condition; (b) Refrigerant line condition; (c) Proper service disconnect (line of sight); (d) Proper operation (outside temperature permitting) and (e) Proper condensate discharge. Also, we inspect the visible and accessible areas of the installed heating and cooling equipment and duct distribution systems; this would include any visible and accessible energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys, fans, condensing unit, condensate pipes, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors; and the presence of an installed conditioned air source in each habitable room.

In addition, we must let you know that during a typical generalist inspection, many of the parts of the Heat/Air Condition system are either inaccessible or not visible to the inspector; so, inspecting any such parts that are neither visible nor accessible are disclaimed. For instance, the inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, inaccessible ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Dismantling any equipment is beyond the scope of this inspection. We do not dismantle equipment; we do not use specialized tools and we do not move and stored items or trim any shrubbery to access any equipment. Therefore, a detailed evaluation of the furnace heat exchanger that requires specialized equipment and disassembly is disclaimed. Inspecting the heat exchanger is not included in this inspection. The inspector can open only readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance, and may not operate certain components when weather conditions or other adverse condition exist that may cause equipment damage. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or coolant-line integrity. With gas-powered equipment, the inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. Thermostats are not checked for calibration or timed functions. Our inspection does not include confirming even temperature distribution by the cooling system. The scope of this inspection does not include the effectiveness or adequacy of the system. If the adequacy of the system is a concern, the inspector strongly recommends that you have the entire HVAC system evaluated by an appropriate person, preferably before the close of escrow or the close of your inspection objection deadline.

Environmental Limitations

Please note: Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation 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. Normal service and maintenance is recommended on a yearly basis; air filters if any should be changed regularly, preferably monthly.

INSPECTION LIMITATION(S)



OBSERVATION: On the right side of the home, there are two (2) air-condition concrete pads. One was being used, the other was not. This suggest that when the home was constructed, the home probably had two (2) exterior units. The present system appeared to be a replacement system. So, it is possible that one of the units may have been taken out of service and a newer, (possibly larger) unit was installed. Further review by a qualified person is recommended.

HVAC SYSTEM TYPE(S)

SPLIT SYSTEM(S): The property was equipped with an air to air split type electric system where the condensing unit is positioned at the exterior of the home and the air handler/heating unit is located in an interior closet.

**HEAT/AC STATUS-EXTERIOR-UNIT 1

**Unit Type Split System.	**Installation Acceptable.	**Unit Location Exterior right.	**Manufacturer Bryant.
**Model # 265ANA048-B.	**Serial # 2109E21658.	**Est. Life Expectancy 14 years.	**Manufacturer Date June 08.
**Est./Actual Age 8 years.	**Original or Replacement Replacement Unit.	**Refrigerant 410.	**Refrigerant Pipes Appeared Acceptable.
**Unit Size/Tonnage 4 ton.	**Clearance status Acceptable.	**Unit Condition Acceptable.	**Condenser Housing Acceptable.
**Interior Condition Acceptable.	**Fan Motor Acceptable.	**Compressor Status Acceptable.	**Condensing Coil Acceptable.
**Condensate Pipe Acceptable.	**Suction Pipe Insulation Deteriorated. Replace it.	**Concrete Pad Acceptable.	**Service Disconnect Acceptable.
**Service outlet Accessible.	**Disconnect Panel Acceptable.	**Disconnect CB Size 50 amp.	**Max Fuse Size 40 amp.
**Over or Undersized Oversized. Safety Issue.	**Wiring Status Acceptable.	**T-Stat Wiring Acceptable.	

HVAC EXTERIOR EQUIPMENT CONDITION

REPLACEMENT: The exterior unit appeared to be a replacement unit. Without documentation I am unable to tell when it was installed.

LOCATION INFO: The exterior condensing unit was installed in an area that allowed sufficient clearance for proper airflow and service or maintenance of the wiring, refrigerant and piping.

UNIT CONDITION: The cabinet for the exterior unit was in acceptable condition. And was securely anchored to the concrete pad.

SERVICE DISCONNECT: The service disconnect switch/circuit breaker for the exterior unit was located within sight of the unit and was securely fastened on an exterior wall. Although it was not operated, the electrical safety disconnect and the wiring for the condensing unit appeared to be properly sized and professionally installed.

SERVICE OUTLET: There was a service outlet within sight of or within 25 feet the unit.

CONDENSER COIL: The condensing coil appeared to be in acceptable condition. The fins were clean, and no blockage or damage was noted.

COMPRESSOR: The visible area of the compressor housing appeared to be in acceptable condition. No unusual noise were heard while the unit was running.

REFRIGERANT PIPES: The visible air-conditioner refrigerant lines at the exterior appeared to be in acceptable condition. There was no ice visible on the exterior pipes during the inspection.

SUCTION PIPE INSULATION: The insulation on the suction pipe at the condensing unit was deteriorated

at the time of the inspection. This condition affects the efficiency of the cooling system. Solution: We recommend that the insulation be replaced.

CONDENSATE PIPE: The condensate drain pipe was not located; it might be buried under the dirt. Further review will be needed to locate it.

CONCRETE PAD: The concrete pad was level, the surrounding area was clean and the pad was about 3 inches above grade level.

HVAC EXTERIOR SYSTEM PERFORMANCE

EQUIPMENT CONDITION: We inspected, the exterior HVAC system, which includes: the compressor housing and mounting condition; the condensing coil, the refrigerant line, the suction pipe insulation, the service disconnect and electrical wiring, the condensate discharge and the operation of the system.

LIQUID LINE: The liquid line was, warm and there was no frost or ice build-up anywhere in the unit during the inspection.

SUCTION PIPE: The suction pipe was cool to the touch; it was also insulated;

FAN & MOTOR: The fan and motor were, in acceptable condition; no unusual noises were heard.

AIR FROM UNIT: The air blowing out of the condenser was, warm; this is as it should be when the unit is working properly.

**AIR HANDLER-STATUS-INTERIOR UNIT

**Air Handler Location Upstairs closet.	**Unit Manufacturer Carrier.	**Manufacturer Date 10/2009.	**Unit Model # FX4CNF048.
**Serial Number 4109A83631.	** Unit Size/Tonnage 4 ton.	**Type of Refrigerant R-410.	**Unit Condition Acceptable.
**Power Source Electric Air.	**Service Outlet Acceptable.	**Original or Replacement Replacement.	**Replacement Date Est 10/2009.
**T-Stat Type Programmable.	**T-Stat Manufacturer Honeywell.	**Disconnect Location Acceptable.	**Blower Motor Acceptable.
**Air Handler Cabinet Acceptable.	**Evaporator Coil Under Unit.	**Evaporator Coil Condition Acceptable.	**Plenum Acceptable.
**Condensate Pipe Acceptable.	**Cond. Float Switch No switch installed.	**HVAC Ducts Appeared acceptable.	**Filter Location Below Evap. Unit.
**Filter cover Appeared acceptable.	**Filter Size 20 x 25 x 4.	**Filter Type Disposable.	**Filter Condition Time to change.

AIR HANDLER ELECTRICAL

INSPECTION LIMITATION: NOTE: The interior refrigerant connections, relays and switches, blower assembly, coil access panels, drains and drain pan were either inaccessible or not visible. Accessing these

components would require us to dismantle the equipment and doing that is beyond the scope of this inspection.

AIR HANDLER CLOSET: The air handler cabinet appeared to be in acceptable condition.

CONDITION: All visible and readily accessible components of the air handler system appeared to be in serviceable or acceptable condition at the time of the inspection.

WIRING: The wiring for the air handler was in acceptable condition.

SERVICE DISCONNECT: Although it was not operated, the electrical safety disconnect wiring for the Air Handler appeared to be properly sized and professionally installed.

THERMOSTAT: The thermostat was securely mounted in an approved location on an interior wall,

AIR HANDLER AIR DISTRIBUTION



AIR FILTER FINDINGS: The installation date of the air filter was 8/28/2016. This info was hand-written on the filter. This means the filter is more than one year old. I recommend that it be replaced.

DIRTY FILTERS INFO: For Your Information: Dirty air filters can cause the following problems: (a) Reduced blower life due to dirt build-up on vanes, which increasing operating costs. (b) Reduced effectiveness of air filtration resulting in deterioration of indoor air quality. (c) Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. (d) Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. (e) Reduced air flow through the home. For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. Recommendation: We recommend that the filter(s) be changed or cleaned every 30 to 45 during the heating season, or more often if necessary. A clean filter is vital to maintaining the system and prolonging the life of the equipment.

PLENUM: The field supply return plenum beneath the air handler unit, was in acceptable condition.

AIR HANDLER COOLING

CONDENSATE SWITCH: I did not see a condensate drain line overflow low voltage float switch. When working properly, this switch will protect the equipment and the property by shutting down the unit if the condensate pipe ever becomes clogged. I recommend that one be installed.



For Your Information: The EZ Trap Switch shown here can be easily installed in the secondary drain fitting, in the systems drain piping or trap. It also can be wired to not only cut off the cooling equipment to prevent an overflow, but it can be wired to simultaneously activate an alarm.

CONDENSATE PIPE:

For Your Information: The purpose of the condensate pipe is to safely discharge to an appropriate location the condensate produced by HVAC evaporator coils while the unit is operating. Periodic checking to make sure that the condensate pipe is clear will help to maintain the system. All that is needed to be done is to pour 1/2 to 1 gallon of warm water down the drain so that any sludge build-up in the condensate pipe will be loosened and discharged to the exterior. Some people use bleach or vinegar and they do it monthly. Simple maintenance regularly will keep even the most used air conditioning condensate drain lines from getting clogged and save you from having to call a HVAC service technician.

CONDENSATE TRAP: If a condensate trap was installed, it was not visible during the inspection. The inspection was limited in this regard.



EVAPORATOR COIL: The evaporator coil was not as clean as it needs to be for the system to function properly. Dirty coils are usually caused by poor maintenance. The Inspector recommends that before the close of escrow, you have the entire HVAC system be serviced by a qualified HVAC technician.

PURPOSE OF P-TRAP: The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan. The weight of the water in the trap is enough to prevent this, while still allowing condensation to flow freely. Another key component of a P-Trap is an air vent... The Air vent prevents the drain that comes after the P-Trap from siphoning the water in the trap out.

MANUFACTURER'S RECOMMENDATION: To prevent property damage and achieve optimum drainage performance, most manufacturers recommend that BOTH the primary and secondary drain lines should be equipped with properly-sized condensate traps. Shallow, running traps are inadequate and DO NOT allow proper condensate drainage. Failure to follow this caution may result in product or property damage. If correction or installation is needed it should be done by a qualified person.

AIR HANDLER PERFORMANCE

SYSTEM RESPONSE: The system responded to normal operating controls and appeared to operate in a satisfactory manner.

THERMOSTAT: The Thermostat turned the HVAC equipment on and off. It properly controlled the fan, heat and air. The unit was not tested for calibration.

BLOWER MOTOR: The blower motor and assembly appeared to be functioning properly. No unusual noises were heard during the inspection.

AIR DISTRIBUTION: Every habitable room in this property had a visible means of supply and return for both hot and cold conditioned air. The registers for the heating and cooling system were observed to be in place and properly secured to the surface. While an analysis of air volume was not performed, it appears that the house was properly ducted with ducts capable of carrying air volume necessary to properly heat and cool the home.

BEFORE CLOSING RECOMMENDATIONS

BEFORE CLOSING RECOMMENDATIONS: The HVAC System appeared to be in acceptable condition. Even so, because the Air Condition System is one of the high cost items in the home, and because many of its parts were neither visible nor accessible, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow. Scheduling with a specialist before the close of escrow is important because we are generalists, not specialists; and as generalists, we do not do invasive testing. The specialist however, will dismantle equipment and use special equipment and may identify additional defects or recommend further upgrades that could affect your evaluation of the property.

HVAC MAINTENANCE RECOMMENDATIONS

To continue high performance and minimize possible equipment failure, it is essential that periodic maintenance be performed on this equipment. The ability to properly perform maintenance on this equipment requires certain mechanical skills and tools. If you do not possess these skills, I recommend that you retain the service(s) of a qualified person. The only home owner service the manufacturer recommends or requires is filter replacement or cleaning. Therefore, once you take possession, to ensure safe, reliable operation and to maximize the life of the equipment, we recommend that you change your air filters frequently, (more frequently if you have pets) and that you have your HVAC systems professionally cleaned and serviced at least on an annual basis or more frequently if required. To get the most from your heat pump system, keep the filter clean; do not block floor, wall or ceiling vents; do not cover or block the out door unit; check the condensate drain occasionally to make sure it is not clogged; do not operate in the cooling mode if the outside temperature is below 55 degrees; do not operate in the heating mode if the outdoor temperature is higher than 66 degrees; and, never increase the heating temperature more than one or two degrees at a time.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

The plumbing inspection process consists of looking for visible signs of leaks or potential problems and checking fixtures and drains for functional flow. In other words: "Is it working or not?" It must be noted that pipes that are concealed in walls, floors and ceilings or that are buried below soil cannot be evaluated. The inspection is limited in that regard. Also, please keep in mind that leaks can and do occur at any time without warning and you should expect to have drips, leaks and toilets fixed from time to time.

To the extent possible, we inspect all visible and accessible plumbing. This includes: the location and condition of the main water and main fuel shut-off valves; the functional flow, drainage and leaks if any; the related piping materials, supports and insulation of the distribution systems; the fixtures, faucets, waste and vent systems including materials, traps, cross connections, anti-siphon devices, drainage sumps, sump pumps; and fuel storage and fuel distribution systems including piping, supports and venting. Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection.

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use.

The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. Note that, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective.

Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage. The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection.

Only the condition of the visible and accessible lines are noted in this report. The inspection of sewer pipes buried outside the house is beyond the scope of a standard home inspection. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of the interior of the sewer pipes.

****EXTERIOR PLUMBING STATUS**

**Water Source: Public.	**Water Status Water on.	**Meter Location None Located.	**House Shut-off Location Not Located. Further Review.
**Hosebib Status Acceptable. Has HVB.	**Sewage System/Type: Public sewer.		

EXTERIOR PLUMBING / CONDITION FINDINGS



WATER METER: I was unsuccessful in my attempt to locate the water meter. I suspect that it may be buried under the dirt or ground cover. However, at the right of the driveway of the adjacent property (#873) , there are four (4) meter boxes visible. It is possible that one of them may be associated with the subject property. You may learn of the exact location of the water meter by calling the utility company.



METER BOX: A (purple colored) meter box for recycled water, was visible in the front yard of the adjacent property (#873) I did not locate one for the subject property.

HOUSE SHUT-OFF: For your information: I did not locate the house shut-off. In most cases the house shut-off valve is located under the hosebib closes to the water meter. This is a valve that you need to be able to locate in an emergency, because, to shut off the water at the meter you'll need a special "meter key" wrench. Recommendation: Therefore, we recommend that you locate the shut off, or if necessary have an appropriate person install the main shut off before an emergency occurs so, when you're in a pinch, you'll know where it is.

HOSEBIBS



HOSEBIB(S): The hosebib at the home was not equipped with the required (HVB's) which is the anti-siphon device that is designed to protect the house water supply from contamination. Solution: To improve the margin of health safety, the inspector recommends installation an HVB on each exterior hosebib.

WATER PRESSURE: Home water supply pressure was within the acceptable limits of 40 and 80 PSI at the time of the inspection. Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal.

IRRIGATION SYSTEM



LAWN SPRINKLER SYSTEM: There was a lawn sprinkler system installed. It appeared to be defective. The wiring for the automatic sprinkler control was loose. Also, it was being powered by extension cord wiring. Testing the system is beyond the scope of this inspection. Recommend that the equipment be serviced by a professional.

SEWER SYSTEM

SEWER SYSTEM TYPE: The waste discharge appeared to be to a municipal or community service system.



SEWER CLEAN-OUT: A main sewer cleanout was located at the front of the property. Other cleanouts may exist but were not located.

INTERIOR PLUMBING CONDITION/FINDINGS



PLUMBING UPGRADES: Plumbing System Control Panel - In a wall cabinet in the garage there was installed a MANABLOC control system for the plumbing. This is a system in which individual lines run directly from a single location to each of the fixtures or water outlets. This design eliminates or diminishes the number of connections that are needed to be made behind the wall thus making early detection of a much easier and less expensive to repair.

The MANABLOC system also offers the advantages of a more balanced water flow, faster delivery of hot water and the advantage of turning off single distribution lines without turning off the water to the entire system. At inspection time the system appeared to be in acceptable condition. For additional info about the Manabloc System check out this link:

<http://www.bobvila.com/articles/manabloc-systems/#.V172EPkrLIU>.

INTERIOR PLUMBING: At the time of the inspection, the interior plumbing systems were functional and appeared to be in acceptable condition. The visible water distribution pipes appeared to be in generally serviceable condition. Notable exceptions will be listed in this report.

DRAINAGE: The visible drain, waste, and vent (DWV) piping material within the building were ABS plastic that appeared to be acceptable condition.

WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

To the extent possible, we inspect the visible and accessible water heating equipment, energy source, normal operating controls, automatic safety controls, temperature pressure relief valve (TPR) valve, flues, vents and piping condition. The temperature pressure relief valve usually located at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

****WATER HEATER - STATUS**

Rudd.

**Model PEH40D.	**Serial Number AU0196837735.	**Size/Capacity 40 gal.	**Unit Location Acceptable. In the garage.
**Accessibility Acceptable.	**Original/Replacement? Original.	**Manufacture Date: 01/96.	**Est. Age Original, 21 years.
**Est. Life Expectancy 11 years.	**Budget For Replacement Yes.	**Cabinet Condition Acceptable.	**Power Source Electric.
**Power On or Off?? Off.	**Wiring Condition Acceptable.	**Disconnect Location Acceptable.	**Disconnect CB Size 30 amp.
**Pipe Material Acceptable.	**Polybutylene Piping None visible.	**Pipe Size Acceptable.	**Pipe Condition Acceptable.
**In-line Shut Off Valve Acceptable.	**TPR Valve Failed test. Replace.	**TPR Pipe Material Acceptable. Copper.	**TPR Pipe Termination Exterior right.
 **Drain Cock Appeared acceptable.			

WATER HEATER CONDITION/FINDINGS

PLEASE NOTE: Hereunder is a list of water heater items that have been identified as being in need of monitoring, upgrading, repairing, replacement or further evaluation.



TYPE /FUNCTION: Power to the unit was turned-off at the circuit breaker in the main panel. Since turning circuit breakers goes beyond the scope of the inspection, the inspector was unable to tell if it would deliver hot water at the taps. To test if the unit is working, once the breaker is turned on you should receive hot water at the taps in 15-30 minutes.

LOCATION: The water heater was installed in an area that was free from flammable vapors. There was

sufficient room to service the water heater.

PIPING: The supply piping and water connections for the water heater appeared to be in acceptable condition. The appliance showed no evidence of leaks. The water connections were tight and free of leaks. There was no polybutylene piping visible.

SHUT-OFF VALVE: A shut off valve was installed. It appeared to be functional. It was not tested.



TPR VALVE: The temperature (TPR) pressure relief valve failed a functional test. It leaked after being tested. Repair by a qualified person is recommended.



TPR OVERFLOW PIPE: The over flow or discharge pipe for the water heater was properly sized, and routed to an acceptable location. However, it appeared that the discharge pipe has a threaded end. This threaded end should be removed to eliminate the possibility of a cap being placed improperly on the pipe. Repair should be done by an appropriate person.

DRAIN BIB: A drain bib was present. It appeared to be in acceptable condition. It was not tested.

WATER HEATER MAINTENANCE

Here is a link to a website that offers good information for maintaining your water heater.

<http://www.dummies.com/how-to/content/testing-your-water-heater-temperature-and-pressure.html>.

LAUNDRY

SCOPE OF THE LAUNDRY AREA INSPECTION:

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. The inspection of the laundry area includes the inspection of the laundry room including if any walls, ceiling, floor, windows and door etc., the laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets. Laundry appliances are not required to be tested and are not moved during the inspection. If we make recommendation for repair to either to the plumbing or the electricity, please note that our standing recommendation is that repairs should be done, always, by qualified persons.

****LAUNDRY AREA/ROOM STATUS**

**Doors Acceptable.	**Walls Acceptable.	**Floors Acceptable.	**Closets Acceptable.
**Light Switches Acceptable.	**Outlets Upgrade to GFCI.	**Cover Plates Acceptable.	**Appliances installed No.
**Fixtures tested No.	**Dryer Outlet Acceptable.	**Dryer Vent Acceptable.	**Ventilation status Passive.

****LAUNDRY APPLIANCES STATUS**

INSPECTION LIMITATION: At the time of the inspection, no laundry appliances were installed. Fixtures for the washer and dryer were present but they were not tested. The inspection was limited in this regard.

LAUNDRY ROOM CONDITION

We have evaluated the laundry area/room and found the plumbing, electric and ventilation provisions for the laundry appliances to be in generally acceptable condition.



LAUNDRY ELECTRICAL - OUTLETS: The 120 volt outlet receptacle at the laundry area was not accessible and therefore not tested. Troubleshoot and repair as needed.



LAUNDRY PLUMBING: Water was available. Supply valves were neither moved nor tested.