PROPERTY INSPECTION REPORT

Four Point Home Inspection Inc
179 Niblick Rd #258 Paso Robles CA 93446
805-286-2402
Ken Cox

1545 Park St
Inspection Prepared For: Jim Gates
Agent: -
Date of Inspection: 10/24/2023
Year Built: 1900 Size: 1290
Weather: Mild/Dry

Report Introduction

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

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

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

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Acceptable – This item was inspected and is in acceptable condition for its age and use.

Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.

Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.

Not Accessible - Items with this rating were not present in the home or were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas			
	Page 14 Item: 2	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
	Page 14 Item: 3	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Crawlspace Foundation			
	Page 20 Item: 11	Ducting	• Ducts in the crawlspace were visibly damaged and should be repaired/replaced by a qualified HVAC contractor.
Grounds			
	Page 23 Item: 8	Exterior Outlets/GFCI	***Safety:*** The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.
Electrical			
	Page 26 Item: 1	Cable Feed Condition	**-CLEARANCE- TREES** The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications. **-SERVICE MAST** The electrical service mast was bent and should be replaced by a properly supported mast by a qualified electrical contractor.

	Page 28 Item: 2	Electrical Panel	**-BAD BRANDS** The service sub panel brand was Sylvania. Sylvania service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Sylvania service panels is widely available on the internet.
	Page 30 Item: 4	Panel Wiring	***Safety:*** Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor. Electrical wires visible inside the electrical panel were improperly terminated. Although they were not energized at the time of the inspection, these wires may have the potential to become energized and should be correctly terminated by a qualified contractor.
Water Heater			
	Page 40 Item: 9	Strapping	• The water heater is missing one strap. Requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom and blocked to prevent any movement of the unit. The Inspector recommends correction by a qualified contractor.
Interior Areas			
	Page 42 Item: 2	Electrical	Energized electrical splices not contained within a junction box and exposed to touch were visible in the interior at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor. ***Safety:*** The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.
	Page 43 Item: 7	Window Condition	**-SINGLE-HUNG** The lower sash of a single-hung window in the Living Room would not stay up when lifted and released due to damaged/missing sash ropes. The Inspector recommends service by a qualified contractor.

Kitchen			
	Page 46 Item: 4	GFCI	***Safety Improvement***: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.
	Page 47 Item: 6	Sinks	The kitchen faucet base leaked when water was turned on. The Inspector recommends service by a qualified plumbing contractor.
	Page 47 Item: 7	Garbage Disposal	• The garbage disposal appeared to be inoperable at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
Bedroom #1			
	Page 52 Item: 2	Electrical	***Safety:*** This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.
	Page 54 Item: 11	Window Condition	A window at the Bedroomof the home had a cracked or broken pane.
Bedroom #2			
	Page 55 Item: 2	Electrical	***Safety:*** This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Bedroom #3			
	Page 56 Item: 2	Electrical	***Safety:*** This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.
	Page 58 Item: 11	Window Condition	**-SINGLE-HUNG** The lower sash of a single-hung window in the Bedroom would not stay up when lifted and released due to damaged/missing sash rope. The Inspector recommends service by a qualified contractor.

Inspection Details

1. Standards of Practice

Information: The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

2. Home Type

Home Type: Single Family Home (converted to office)

3. Occupancy

Occupancy: Occupied - Furnished. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Attendance

Observations:
• Agent present

5. Utilities

Observations:
All utilities were on at the time of the inspection.
-WATER
The home water was supplied from a public source.
-SEWER
The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.
-GAS
The home was fueled by natural gas supplied by a public utility.

Inspection Details (continued)

6. Environmental Hazards

Observations:

-ASBESTOS

Based on the original date of construction of the home, the home building materials may contain asbestos. Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. The presence of asbestos may affect the resale value of your property should future buyers insist on asbestos screening and discover it present in construction materials. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

-LEAD PAINT

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.
Over time, paint oxidizes and a powder- containing lead- forms on the painted surface.
On the exterior of the home, rain washes this powder into the soil, where toxins become increasingly concentrated as lead accumulates over time.
At the interior, powder for oxidized paint also accumulates on painted surfaces but can find its way onto and into a variety of other parts of a home, including floor-covering materials and furniture. It can be transferred into the human body when these surfaces/materials are touched and then enter the body through the mouth. Obviously this is a concern with children in a home.
Although not as common, eating paint chips is also a potential exposure source.
Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted. To gain an accurate idea of the extent of any potential lead problem would require a full specialist inspection that would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home. Much information about lead paint is available online. The Inspector did not test for lead paint.

-EARTHQUAKE

The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

Inspection Details (continued)

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

- This home has no fire suppression (fire sprinklers) systems installed.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roof (continued)

1. Roof Condition

Inspection Method:

• Inspected from walking/mounting roof.

Materials:

• The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Observations:

-GENERAL CONDITION

Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof. Appeared to be adequately protecting the underlying home structure at the time of the inspection.

-LAYERS

The roof had one layer of asphalt shingles installed at the time of the inspection.

-UNDERLAYMENT

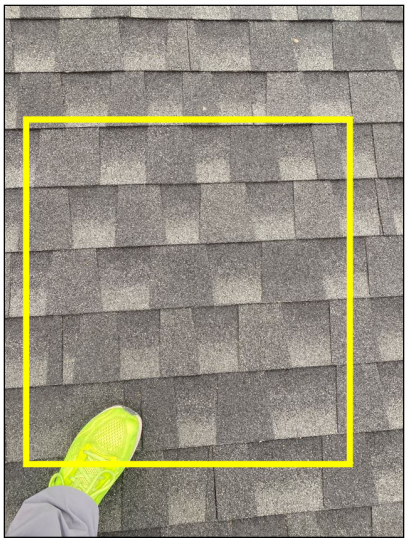
The roof had #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

-UNDERLAYMENT CONDITION

The underlayment was hidden beneath the roof-covering material and most was not inspected. The inspector was able to view edges only at representative areas around the perimeter of the roof. The Inspector observed no deficiencies in the condition of the underlayment visible at the edges at time of the inspection.

-EXTERIOR ROOF STRUCTURE

The inspector observed no deficiencies in the condition of the roof structure exterior.



Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof.

Roof (continued)

2. Flashings

Observations:

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection includes inspection for condition and proper installation of flashing.

-GENERAL CONDITION

The inspector observed no deficiencies in the condition of roof flashing.

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-VALLEY FLASHING

The inspector observed no deficiencies when inspecting valley flashing.

-HEADWALL FLASHING

The Inspector observed no deficiencies in the condition of headwall flashing.

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

Routine Maintenance: Plumbing vent flashings are mastic covered and will start to show signs of mastic deterioration from sun exposure over time. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.

Routine Maintenance: Plumbing vent flashings are mastic covered and will start to show signs of mastic deterioration from sun exposure over time.

4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent flashings for a combustion appliance.

-VENT CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent caps for a combustion appliance.

Roof (continued)

5. Gutters

Observations

-SYSTEM DESCRIPTION

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

The Inspector observed no deficiencies in the condition of the gutters.

-DOWNSPOUTS

The Inspector observed no deficiencies in the condition of the downspouts.

6. Chimney

Observations None present.

7. Sky Lights

Observations: The Inspector observed no deficiencies in the condition of skylights at the time of the inspection.

Exterior Areas

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

1. Siding Condition

Materials: Composition cement siding ("Hardi-Board" etc.) and wood frame construction. • Wood siding, wood frame construction.

Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in composite siding covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report.

Routine Maintenance: Gaps at joints of the siding more than 1/4 inch (ca. 10 cm) should be sealed to keep unwanted moisture out. Recommend having joints sealed and painted. Continue to monitored as part of annual maintenance.

Exterior Areas (continued)

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Exterior Areas (continued)

2. Soffits & Fascia

Observations:

-GENERAL DESCRIPTION

The soffit is part of the overhang where your roof meets your exterior wall.
The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.

-SOFFITS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.

-FASCIA

The Inspector observed few deficiencies in fascia at the time of the inspection. Notable exceptions will be listed in this report.

Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Moisture damage, wood rot, observed.

3. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.

• ***Maintenance Needed:*** Trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Exterior Areas (continued)

Maintenance Needed: Trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Maintenance Needed: Trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Moisture damage, wood rot, observed.

Moisture damage, wood rot, observed.

4. Exterior Paint

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

5. Doors

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

Exterior Areas (continued)

6. Window Condition

Materials: The home had single pane Wood windows.

Observations:

-GENERAL CONDITION

Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

Crawlspace Foundation

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

1. Location Access

Materials: The Inspector examined the crawlspace from the inside the crawlspace.

Observations:

• This crawlspace was accessed through a foundation hatch at the South side of the home.

This crawlspace was accessed through a foundation hatch at the South side of the home.

Crawlspace Foundation (continued)

2. Foundation Walls

Observations:

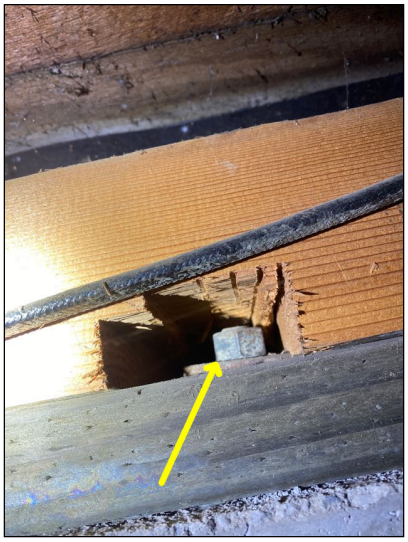
-CONCRETE FOUNDATION WALLS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.

-ANCHOR BOLTS

Anchor bolts designed to attach the home structure to the foundation were installed and appear to be serviceable.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.



Anchor bolts designed to attach the home structure to the foundation were installed and appear to be serviceable.

3. Foundation Floor

Observations:

-FLOOR MATERIAL

The crawlspace had a dirt floor.

-SOIL COVER

No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

4. Girders and Posts

Observations:

-GIRDER MATERIAL

Where floor joists overlapped, they were supported by Wood beam girders, that were supported by wood posts that rested on concrete pavers.

-GIRDER CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible steel beam frame structure.

-SUPPORT POSTS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible support posts.

Crawlspace Foundation (continued)

Where floor joists overlapped, they were supported by Wood beam girders, that were supported by wood posts that rested on concrete pavers.

5. Sub Flooring

Observations:

-FLOOR STRUCTURE MATERIALS

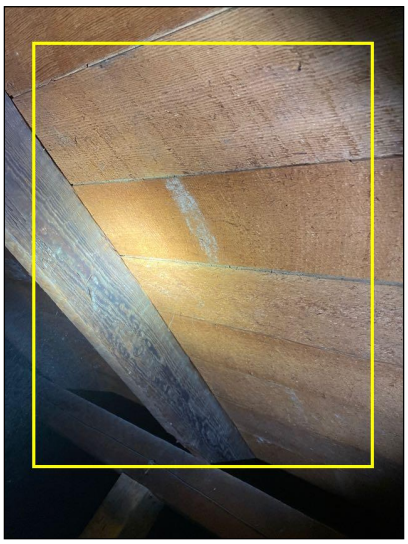
The floor structure consisted of 1x6 wood board subfloor installed over conventional joists resting on the concrete foundation.

-FLOOR JOIST TYPE

The floor joists were dimensional lumber.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible sub floor structure.



The floor structure consisted of 1x6 wood board subfloor installed over conventional joists resting on the concrete foundation.

Crawlspace Foundation (continued)

6. Foundation Plumbing

Observations:

-WATER SUPPLY PIPE MATERIAL

3/4" copper no insulation.

1/2" copper no insulation

-WATER SUPPLY PIPE CONDITION

The Inspector observed no deficiencies in the condition of water supply plumbing pipes visible in the crawlspace at the time of the inspection.

-PLUMBING WASTE PIPE MATERIAL

ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping.

-PLUMBING WASTE PIPE CONDITION

The Inspector observed no deficiencies in the condition of ABS plumbing pipes visible in the crawlspace at the time of the inspection.

-GAS SUPPLY PIPE MATERIAL

The home gas distribution pipes were black steel.

-GAS SUPPLY PIPE CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

7. Foundation Electrical

Observations:

• At the time of the inspection, the inspector observed no deficiencies in the condition of the homes electrical in the crawlspace.

8. Ventilation

Observations:

• Fixed foundation screened openings noted. Appeared function with no deficiency at the time of the inspection.

9. Vent Screens

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the crawlspace ventilation screens.

10. Insulation Condition

Observations:

• ***Improvement:*** No insulation was installed in the unheated crawlspace. Insulation of insulation will help reduce heating costs.

Crawlspace Foundation (continued)

Improvement: No insulation was installed in the unheated crawlspace. Insulation of insulation will help reduce heating costs.

11. Ducting

Observations:

• Ducts in the crawlspace were visibly damaged and should be repaired/replaced by a qualified HVAC contractor.

Ducts in the crawlspace were visibly damaged and should be repaired/replaced by a qualified HVAC contractor.

Grounds

Inspection of the property grounds typically includes:
- adequate exterior surface drainage;
- driveway and walkways;
- identification of features that introduce moisture to soil near the foundation;

Grounds (continued)

- window wells;
- exterior electrical components;
- exterior plumbing components;
- potential tree problems; and
- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

1. Main Gas Valve Condition

Location: Main gas shut off located at outside meter - South side.
Observations:
• The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

2. Main water shut off valve

Location: East Side - In Utility box at the street
Supply: Public water supply
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

Safety Improvement: The main water supply shut-off valve was difficult to access. Consider having a more accessible main water supply shut-off valve installed by a qualified plumbing contractor for use during an emergency.

Main water shut of to the home

3. Water Supply Condition

Materials: Copper piping noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

Grounds (continued)

4. Water Pressure

Observations:

• ***Monitor:*** High pressure: Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.

• Recommend 40-80 PSI.

• Home water pressure measured 85 pounds per square inch (psi) at the time of the inspection.

Home water pressure measured 85 pounds per square inch (psi) at the time of the inspection.

5. Pressure Regulator

Observations:

• ***Improvement:*** The Inspector recommends the installation of a pressure regulator (a pressure regulator will regulate pressure water supply between 25-75 PSI (they are factory set at 50 PSI) due to home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. All work should be preformed by a qualified contractor.

6. Exterior Faucet Condition

Location: North side of house. • West side of house.

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

7. Exterior Lighting

Observations: At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior lighting.

Grounds (continued)

8. Exterior Outlets/GFCI

Observations:

-EXTERIOR RECEPTACLES

Safety: The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Safety: The home contained outdated, ungrounded 2-prong electrical receptacles. (inside the water heater closet)

9. Grading

Observations:

-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

No major system safety or function concerns of the grading noted at time of inspection.

10. Driveway and Walkway Condition

Materials: Concrete sidewalk noted.

Observations: Walkway in good shape for age and wear.

Safety: Uneven transitions noted at the walkways during inspection. This is a potential tripping hazard. Recommend consulting with a qualified contractor to find transitions to eliminate trip hazard.

Grounds (continued)

Safety: Uneven transitions noted at the walkways during inspection. This is a potential tripping hazard.

11. Fence Condition

Materials:

-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

Observations:

-FENCING CONDITION

The inspector observed no deficiencies in the condition of the fence. Structural assembly inaccessible.

-GATE CONDITION

The inspector observed no deficiencies in the condition of the gates. Structural assembly inaccessible.

12. Vegetation Observations

Observations:

• Landscape vegetation around the home appeared in satisfactory condition at the time of inspection.

13. Sprinklers

Observations:

• Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

• The sprinkler system operates with a control panel located on the exterior of the home.

Grounds (continued)

The sprinkler system operates with a control panel located on the exterior of the home. (inside water heater closet)

14. Patio/Porch Foundation

Observations:

-CONCRETE PORCH SLAB

At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

15. Patio/Porch Structure

Observations:

N/A

16. Decks

Observations:

-GENERAL CONDITION

Appears in satisfactory and functional condition with normal wear for its age.

-MATERIALS

The basic deck structure was built of wood.

-PLANKING MATERIALS

Deck planking (the walking surface) was composed of a weather resistant carpet material.

-PLANKING CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck planking (the walking surface).

-GUARDRAIL MATERIAL

Guardrail assemblies protecting the deck were made of wood.

-GUARDRAIL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck guardrail assemblies.

Inspection of guardrails typically includes examination of the following:

- attachment to the deck;
- attachment to the home structure;
- general condition; and
- safety deficiencies.

Electrical

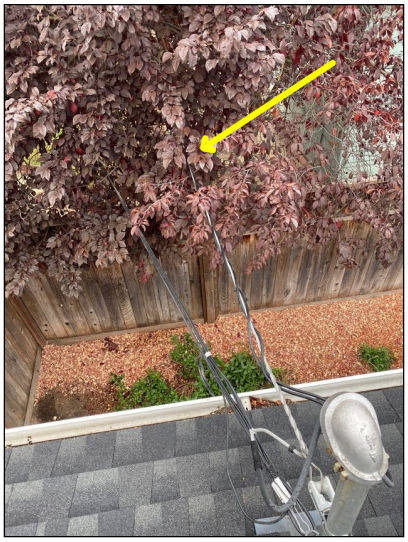
Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:
- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

1. Cable Feed Condition

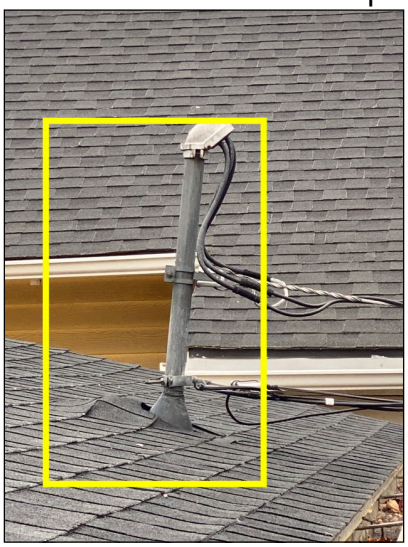
Type:
The electrical service was supplied by overhead service cables.
Observations:
-CLEARANCE- TREES
The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.
-SERVICE MAST
The electrical service mast was bent and should be replaced by a properly supported mast by a qualified electrical contractor.

Electrical (continued)



The overhead service-drop conductors had inadequate clearance from tree branches.

The electrical service mast was bent and should be replaced by a properly supported mast by a qualified electrical contractor.



The electrical service mast was bent and should be replaced by a properly supported mast by a qualified electrical contractor.

Electrical (continued)

2. Electrical Panel

Main Location: Exterior of structure. • West side of the house.
Sub Panel Location: On the exterior West of the home.
Observations:

-CABINET EXPOSURE TYPE

The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

Safety: The sub panel cabinet was a type 1, rated for indoor use only primarily to provide a degree of protection against limited amounts of airborne dirt. This panel is installed outside and not protected from weather. The inspector recommends replacement of correct cabinet by qualified contractor.

-ELECTRICAL METER

The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

-TYPE of DISCONNECT

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

-BRANCH CIRCUIT DIRECTORY

Safety Improvement: The Circuit Directory label identifying individual electrical circuits was not complete in the service panel, not all breakers are labeled. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.

-BAD BRANDS

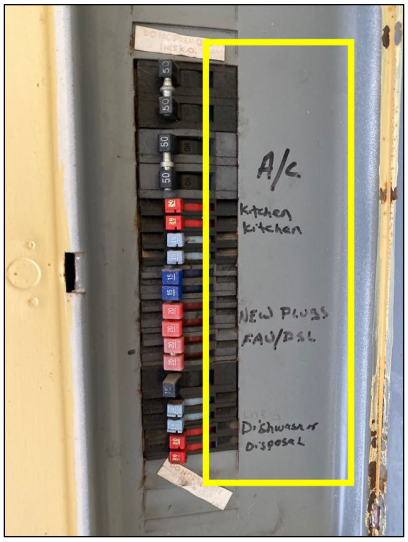
The service sub panel brand was Sylvania. Sylvania service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Sylvania service panels is widely available on the internet.

Main electrical service panel to the home.

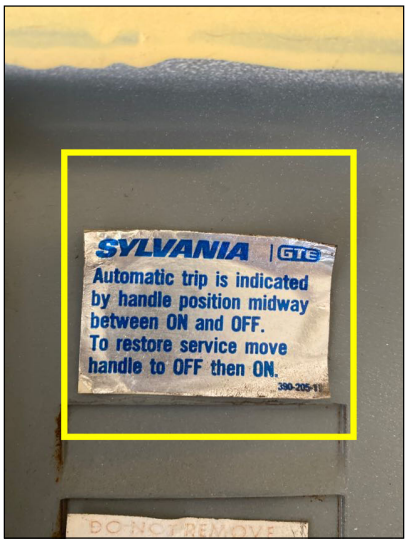
Subpanel on exterior of the west side of home

Electrical (continued)

Safety: The sub panel cabinet was a type 1, rated for indoor use only primarily to provide a degree of protection against limited amounts of airborne dirt.



Safety Improvement: The Circuit Directory label identifying individual electrical circuits was not complete in the service panel, not all breakers are labeled.



The service sub panel brand was Sylvania.

3. Main Breaker Condition

Observations:

- The main amp breaker is rated at 100 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

Electrical (continued)

Main electrical shut off to the home

4. Panel Wiring

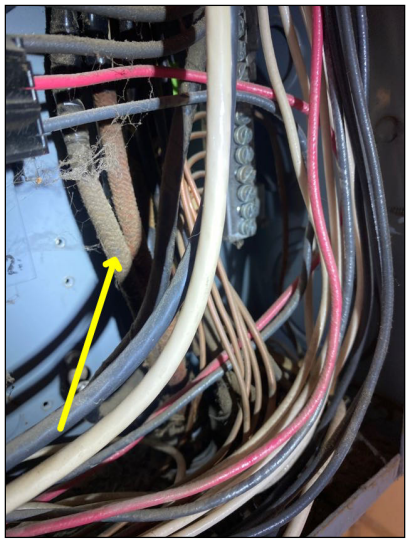
Observations:

-WIRE TYPE

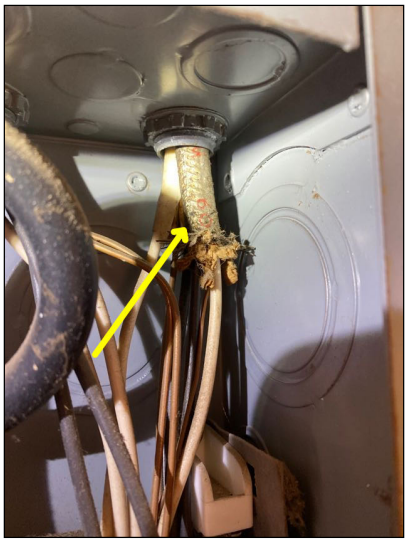
The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor.

Electrical wires visible inside the electrical panel were improperly terminated. Although they were not energized at the time of the inspection, these wires may have the potential to become energized and should be correctly terminated by a qualified contractor.

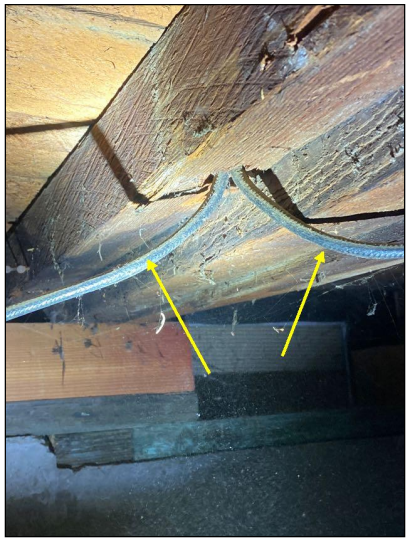


Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation.

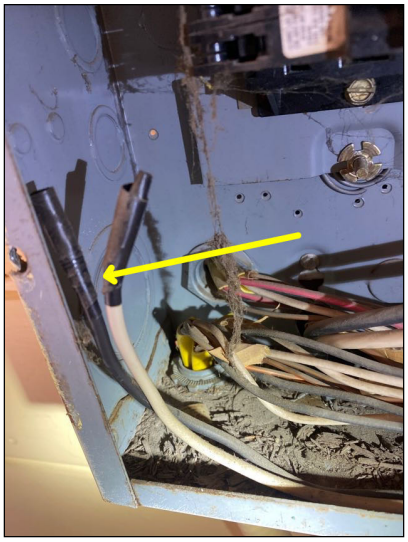


Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation.

Electrical (continued)



Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation.



Electrical wires visible inside the electrical panel were improperly terminated.

5. Breakers

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

Heat/AC

1. Heating/Cooling System Type

Observations:

• The heating/cooling is a split system in which the A/C cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils and furnace. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. Heater Condition

Heater Location: The furnace is located in the hall closet

Heater Type: The furnace was gas-fired, high-efficiency, forced-air.

Observations: Manufacture:York

Manufacture Date: 02/2003

-GENERAL CONDITION

This furnace responded adequately to the call for heat and functioned properly.

Heat/AC (continued)

Heater model and serial number

The supply air temperature at the registers should be 100 °F - 110 °F + to be considered running efficiently.

3. Blower

Observations:

• The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

4. Heater Base

Observations:

• The heater base appears to be functional.

5. Heater Enclosure

Observations:

• No major system safety or function concerns noted at time of inspection.

6. Venting

Observations:

-VENTING MATERIALS

Plastic - PVC vent noted.

-VENTING OBSERVATIONS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

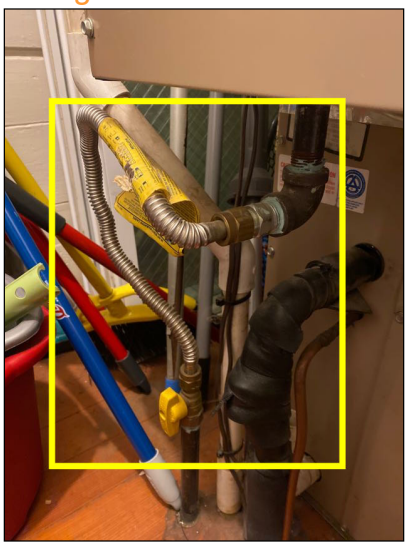
Heat/AC (continued)

7. Gas Valves

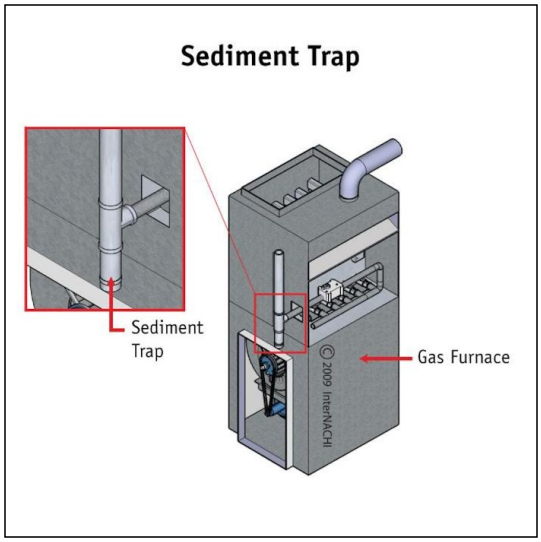
Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

• ***Improvement:*** The gas supply pipe contained no sediment trap. A sediment trap is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve, which can cause the heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.



Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve.

8. Air Supply

Observations:

• **-CONDITION**

• The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

Heat/AC (continued)

9. Filter Location

Location: in a filter grill in an interior area wall.
Filter size: Filter (20x30 size).
Observations:
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.
Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower.
- Frost build-up on air-conditioner evaporator coils, resulting in possible damage.
- Reduced air flow through the home.

Note: Air filters are designed to keep you HVAC system clean and efficient. Most HVAC systems are not designed to improve indoor air quality. The inspector recommends using the cheap fiberglass filters as that are designed to stop dust, debris and hair from gunking up the system. Pleated more expensive air filters made from polyester or cotton will remove smaller particles, but the trade-off to cleaner air is that the system performance will drop which makes the system more expensive to operate. Pleated filters can also cause stress on the blower motor, which impacts the refrigeration in the evaporator coil, potentially causing the coil to ice up.

Filter (20x30 size).

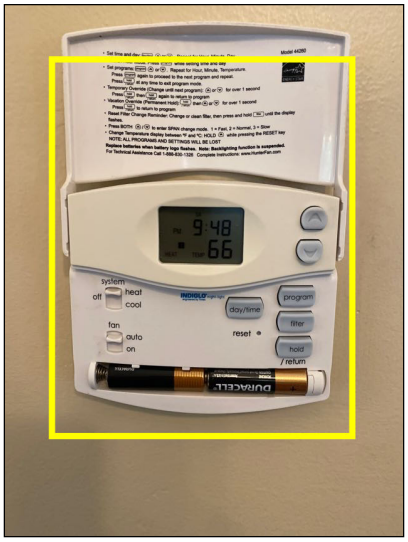
10. Registers

Observations:
• The air supply registers all appear to be functional.

Heat/AC (continued)

11. Thermostat Condition

Location: Living Room
Observations:
-TYPE
Digital - programmable type.
-GENERAL CONDITION
Functional at the time of inspection.



Digital - programmable type.

12. Condensate Drain/Overflow Pan

Observations:
-CONDENSATE DRAIN LINE
The condensate discharge line appeared to be acceptable at the time of the inspection.

Heat/AC (continued)

13. AC Compress Condition

Location: The compressor is located on the exterior north.
Unit Size: 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet)
Observations: Manufacture:York
Manufactured Date: 06/2003

-GENERAL CONDITION

At the time of the inspection, the system responded to the call for cool air and functioned properly.

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the unit is the only option. Current units use R410A refrigerant.

-A/C ELECTRICAL DISCONNECT

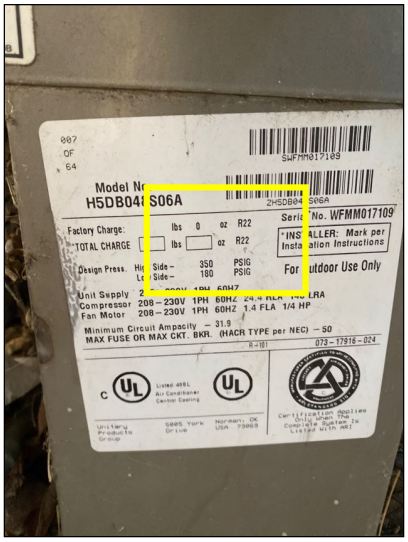
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

-PAD and ENCLOSURE

The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

AC model and serial number



Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant

14. Refrigerant Lines

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Heat/AC (continued)

15. Temperature Splits

Observations:

• The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

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The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

Water Heater

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - The quality of the water heater - The chemical composition of the water - The long-term water temperature settings - The quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater (continued)

1. Water Heater Condition

Heater Type:

-GAS-FIRED WATER HEATER

This water heater was gas-fired.Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

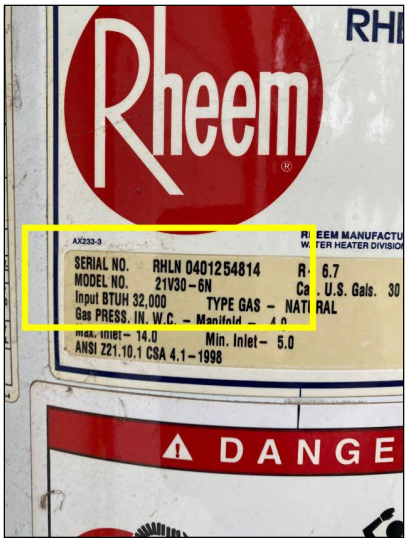
Location: The heater is located in the exterior closet.

Observations: Manufacture:Rheem

Manufacture Date: 04/2001

-GENERAL CONDITION/OPERATION

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Water heater model and serial number

2. Number Of Gallons

Observations:

- 30 gallons

3. Plumbing

Materials: Copper

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the visible portions of the of water pipe fittings connected to this water heater.

4. TPRV

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

Water Heater (continued)

5. TPR Discharge Line Condition

Materials: Copper

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

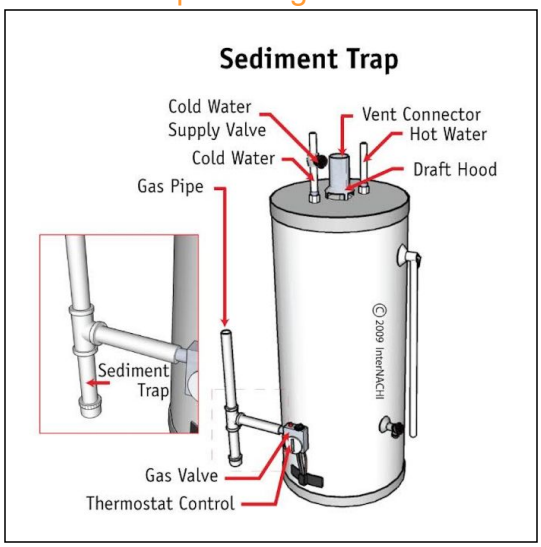
6. Gas Valve/Supply

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

• ***Improvement:*** The gas supply pipe contained no sediment trap. The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.

Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heaters gas valve

7. Combustion Vent/Air Supply

Observations:

-COMBUSTION VENT CONDITION

The combustion exhaust vent for this gas-fired water heater had no major system safety or function concerns noted at time of inspection.

-COMBUSTION EXHAUST

Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

Where the vent connectors of this water heater and a furnace both connected to a common vent, the water heater vent connected below the furnace vent. Generally-accepted modern safety standards mandate that when water heaters and furnaces connect to a common vent, the water heater vent should connect above the furnace vent. This condition is improper and should be corrected by a qualified HVAC or plumbing contractor.

Water Heater (continued)

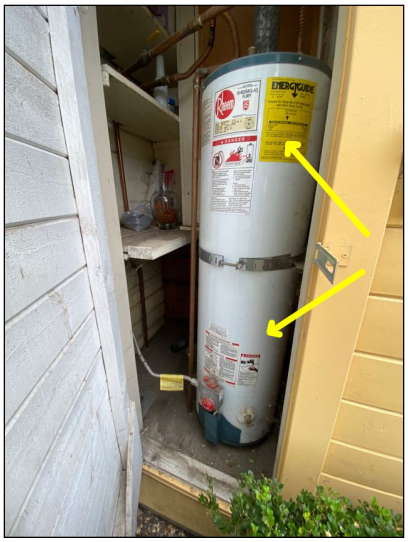
8. Overflow Drip Pan

Observations: ***Improvement:*** Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

9. Strapping

Observations:

• The water heater is missing one strap. Requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom and blocked to prevent any movement of the unit. The Inspector recommends correction by a qualified contractor.



The water heater is missing one strap.

10. Heater Enclosure

Observations: ***Safety Improvement:*** The water heater was difficult to access due to overgrown vegetation. Recommend having the vegetation cut back to make the main valve more accessible for use during an emergency.

Safety Improvement: The water heater was difficult to access due to overgrown vegetation.

Attic

Inspection of the attic typically includes visual examination the following:
- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

1. Access Observation

Location: No attic present.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke/CO2 Detectors

Observations: **-SMOKE /CARBON MONOXIDE DUAL DETECTOR**

Smoke and carbon monoxide dual detector placement appeared to be adequate and operated during the inspection.

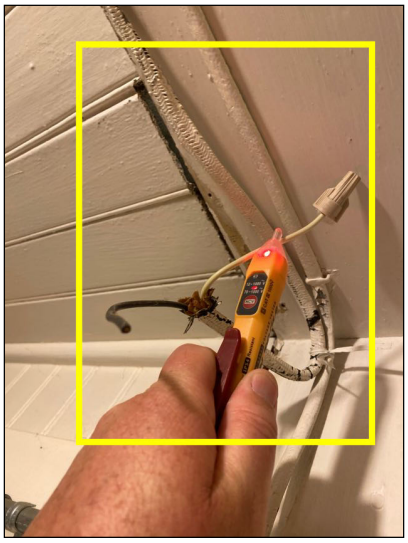
Interior Areas (continued)

2. Electrical

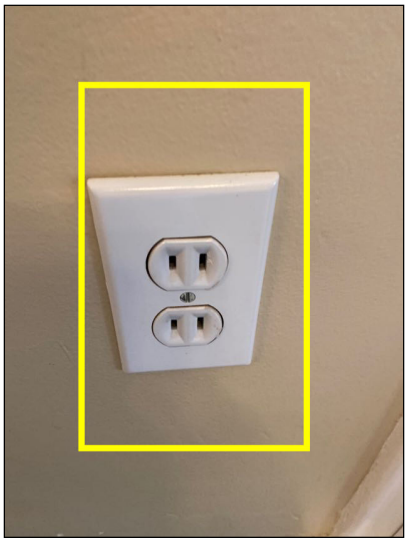
Observations:

Energized electrical splices not contained within a junction box and exposed to touch were visible in the interior at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

Safety: The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.



Energized electrical splices not contained within a junction box and exposed to touch were visible in the interior at the time of the inspection. (closet)



Safety: The home contained outdated, ungrounded 2-prong electrical receptacles.

3. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

4. Doors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

5. Patio Doors

Observations:

• -GENERAL CONDITION - HINGED DOOR

• The Inspector observed no deficiencies in the interior condition of hinged patio doors.

Interior Areas (continued)

6. Screen Doors

Observations:
• Not installed.

7. Window Condition

Materials: Wood framed single hung window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.
-SINGLE-HUNG
The lower sash of a single-hung window in the Living Room would not stay up when lifted and released due to damaged/missing sash ropes. The Inspector recommends service by a qualified contractor.

The lower sash of a single-hung window in the Living Room would not stay up when lifted and released due to damaged/missing sash ropes.

The lower sash of a single-hung window in the Living Room would not stay up when lifted and released due to damaged/missing sash ropes.

Interior Areas (continued)

The lower sash of a single-hung window in the Living Room would not stay up when lifted and released due to damaged/missing sash ropes.

8. Floor Condition

Flooring Types: Carpet is noted.
Observations: The Inspector observed no deficiencies in the condition of floors in the home.

9. Wall Condition

Materials: Plaster walls noted.
Observations: Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the interior areas.

10. Ceiling Condition

Materials: Plaster ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

11. Ceiling Fans

Observations:
- None.

12. Closets/Cabinets

Observations:
-CLOSETS
The closet is in serviceable condition.

13. Door Bell

Observations:
• The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

Kitchen

Inspection of kitchens typically includes the following:
ROOM
- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES
- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS
- exterior and interior
- door and drawer

SINK
- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL
- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

1. Cabinets

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

2. Counter Condition

Materials: Tile counter tops noted.
Observations:
-GENERAL COUNTERTOPS
Grout lines of the tiled kitchen countertops exhibited moderate deterioration. The Inspector recommends maintenance be performed by a qualified contractor, especially behind the sink to prevent any moisture intrusion behind the wall.

Kitchen (continued)

Grout lines of the tiled kitchen countertops exhibited moderate deterioration.

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

4. GFCI

Observations:

Safety Improvement: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

5. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Kitchen (continued)

6. Sinks

Observations:

-KITCHEN SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

-KITCHEN SINK SUPPLY PIPES

The supply pipes to the kitchen sink appeared to be in serviceable condition at the time of the inspection.

-KITCHEN SINK DRAIN

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of drain in the kitchen.

The kitchen sink had functional flow and functional drainage at the time of the inspection.

-KITCHEN SINK FAUCET

The kitchen faucet base leaked when water was turned on. The Inspector recommends service by a qualified plumbing contractor.

The kitchen faucet base leaked when water was turned on.

7. Garbage Disposal

Observations:

• The garbage disposal appeared to be inoperable at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

Kitchen (continued)

The garbage disposal appeared to be inoperable at the time of the inspection.

8. Dishwasher

Observations:
• The dishwasher was old, past its design life, and may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

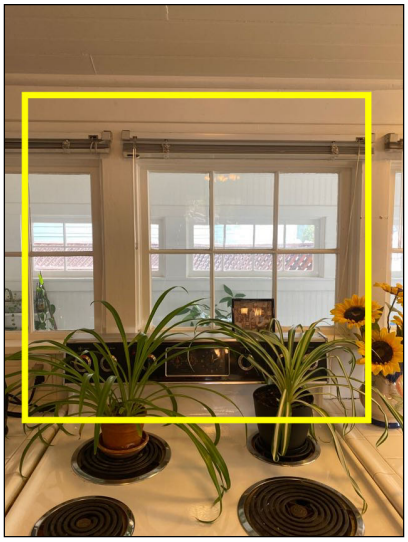
9. Range/Oven/Cooktop Condition

Observations:
-ELECTRIC RANGE
The range was old, past its design life and was at or near the end of its useful life. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

10. Vent Condition

Hood Type: No range hood or exhaust system was installed at the time of the inspection. The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.
Observations:
• ***Safety Improvement:*** The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.

Kitchen (continued)



Safety Improvement: The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range.

11. Floor Condition

Materials: Hardwood flooring is noted.
Observations:
• Wood floors in the kitchen exhibited areas of moderate surface wear.

12. Ceiling Condition

Materials: Wood plank ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

13. Wall Condition

Materials: The walls are clad in wood plank material.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

14. Window Condition

Materials: Wood framed fixed window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

Bathroom #1

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

The bathroom sink drain appeared to be in serviceable condition at the time of the inspection.

The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.

Toilet flow rate is 1.6 gallons per minute "GPM" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPM)

4. Showers

Observations: None.

5. Bath Tubs

Observations: None.

6. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

7. GFCI

Observations: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

Bathroom #1 (continued)

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

11. Window Condition

Materials: Wood framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

12. Floor Condition

Materials: Sheet vinyl flooring is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

13. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

14. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

15. Counter condition

Observations:
• None, pedestal sink installed.

Bathroom #1 (continued)

16. Cabinets

Observations: None, pedestal sink installed.

17. Mirrors

Observations:
• No deficiencies observed.

18. Heating

Observations:
• Heat lamp mounted in the ceiling noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.

Bedroom #1

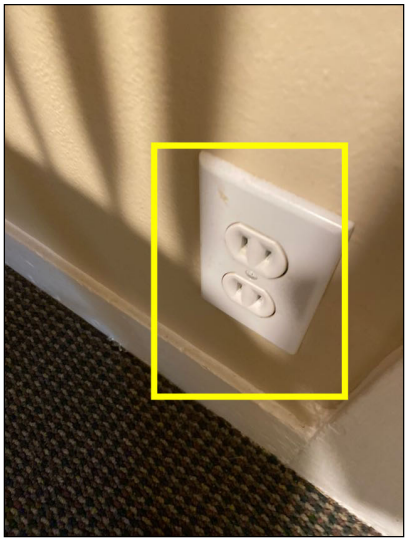
1. Locations

Locations: South West # 1

2. Electrical

Observations:
Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Bedroom #1 (continued)



Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles.

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Plaster walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Wood plank ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• None present.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Bedroom #1 (continued)

9. Closets

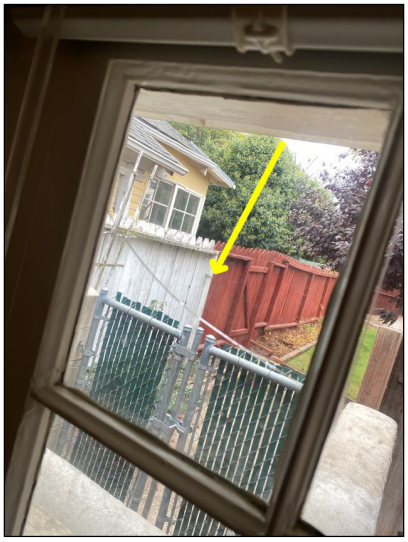
Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Wood framed single hung window noted. • Wood framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.
A window at the Bedroomof the home had a cracked or broken pane.



A window at the Bedroomof the home had a cracked or broken pane.

Bedroom #2

1. Locations

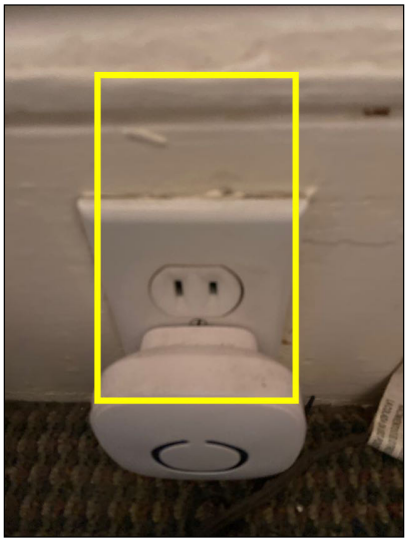
Locations: South # 2

Bedroom #2 (continued)

2. Electrical

Observations:

Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.



Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles.

3. Smoke Detectors

Observations:

• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Plaster walls noted.

Observations:

• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Plaster ceilings noted.

Observations:

• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

Bedroom #2 (continued)

7. Ceiling Fans

Observations:
• None present.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Wood framed single hung window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

Bedroom #3

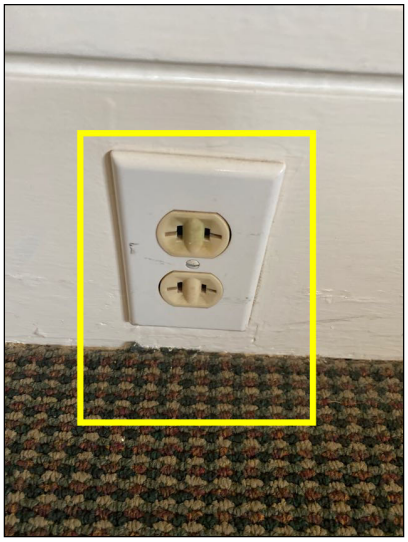
1. Locations

Locations: South East # 3

2. Electrical

Observations:
Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.

Bedroom #3 (continued)



Safety: This bedroom contained outdated, ungrounded 2-prong electrical receptacles.

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Plaster walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Plaster ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• None present.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Bedroom #3 (continued)

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

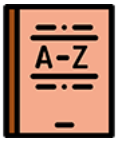
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Wood framed single hung window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.
-SINGLE-HUNG
The lower sash of a single-hung window in the Bedroom would not stay up when lifted and released due to damaged/missing sash rope. The Inspector recommends service by a qualified contractor.

The lower sash of a single-hung window in the Bedroom would not stay up when lifted and released due to damaged/missing sash rope.

The lower sash of a single-hung window in the Bedroom would not stay up when lifted and released due to damaged/missing sash rope.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.