

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



Four Point Home Inspection Inc
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Inspection Prepared For: Joe & Jane Blanco

Agent: -

Date of Inspection: 1/16/2026

Year Built: 1915 Size: 1395

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!

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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 15 Item: 3	Trim Condition	• Missing trim should be replaced by a qualified contractor.
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Crawlspace Foundation

	Page 20 Item: 7	Foundation Electrical	• A junction box in the crawlspace was missing cover plates at the time of the inspection. An approved cover plate should be installed by a qualified electrical contractor to prevent shock or electrocution. • Electrical wires visible in the crawlspace terminated outside of the junction box. 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 in an approved junction box with a cover by a qualified electrical contractor. • Electrical wires visible in the crawlspace had splices exposed to touch. This condition is a shock potential shock/electrocution hazard. Splices should be contained within an approved junction box with a cover installed. Corrections should be performed by a qualified electrical contractor.
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Grounds

	Page 24 Item: 7	Exterior Lighting	An exterior light fixture was damaged at the time of the inspection. This condition may be a potential fire hazard. The Inspector recommends correction by a qualified electrical contractor.
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	Page 25 Item: 8	Exterior Outlets/GFCI	A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed. The exterior had an inoperable electrical receptacle. The Inspector recommends that an evaluation and any necessary corrections or repairs be performed by a qualified electrical contractor. Multiple exterior outlets at the home were not protected from weather. Recommend upgrading all outlets to have proper weather protection. Energized electrical wires on the exterior were improperly terminated. Wires should terminate in an approved enclosure with a listed cover. This condition is a shock/electrocution and potential fire hazard. All such electrical wires should be terminated correctly by a qualified electrical contractor.
Electrical			
	Page 30 Item: 1	Cable Feed Condition	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.

	Page 31 Item: 2	Electrical Panel	-SERVICE PANEL EXTERIOR The electrical service dead front cover panel was missing mounting screws. The Inspector recommends replacement with proper screws by a qualified electrical contractor. Improper screws are a potential safety hazard. -SERVICE PANEL INTERIOR Unfilled holes or knockouts in the electrical service panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. -SUB PANEL EXTERIOR Filler plates missing in open breaker slot in the dead front cover of the sub panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. -BAD BRANDS The service panel brand was Pushmatic. Pushmatic service panels are outdated and no longer manufactured. Pushmatic components have become unreliable with age and replacement is recommended. Before the expiration of your Inspection Objection Deadline, you should consult with a qualified electrical contractor concerning the necessity for replacing this service panel.
	Page 34 Item: 5	Breakers	Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Recommend evaluation by an electrician.
Garage			
	Page 44 Item: 2	Garage Electrical	Abandoned wiring visible in the garage at the time of the inspection should be inspected by a qualified electrical contractor to determine whether safe conditions exist and properly terminated in a junction box or removed.
	Page 47 Item: 9	Garage Roof	Moisture damage, wood rot, observed to the sheathing/soffit areas of the garage. Refer to pest report for further details and repair damage as needed.
Attic			
	Page 49 Item: 2	Structure	Termite droppings visible in the attic indicated infestation by wood-destroying insects. The Inspector recommends an inspection be performed by a pest control contractor.

	Page 51 Item: 3	Electrical	Energized knob and tube wiring visible in the attic was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows: • Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard. • With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard. • Knob and tube wiring is designed to dissipate heat to the surrounding air. When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard. The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.
Interior Areas			
	Page 53 Item: 2	Electrical	Safety: The home contained some 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 56 Item: 13	Fireplace	Safety: Firebrick lining the wall of the firebox of the wood-burning fireplace in the Living Room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair by a qualified contractor.
Kitchen			
	Page 59 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.

Laundry			
	Page 62 Item: 3	Electrical	Energized electrical splices not contained within a junction box and exposed to touch were visible in the laundry room 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.
Bathroom #2			
	Page 67 Item: 6	Bath Tubs	In this bathroom, the bathtub faucet leaked when off, indicating that a control valve seal needed replacement. The Inspector recommends maintenance be performed by a qualified plumbing contractor.
	Page 68 Item: 7	Electrical	At the time of the inspection, an electrical receptacle cover plate was missing in this bathroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor. An electrical outlet in this bathroom had an open ground. Other outlets in the home were grounded. This outlet should be corrected by qualified electrical contractor.
	Page 69 Item: 8	GFCI	Safety Improvement. Electrical receptacles in this bathroom 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.
Bedroom #1			
	Page 71 Item: 11	Window Condition	A window had inoperable hardware (broken lock). The Inspector recommends service by a qualified contractor.
Bedroom #2			
	Page 72 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 74 Item: 2	Electrical	An electrical receptacle in this bedroom had an open ground. This outlet should be corrected by qualified electrical 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 • The front of the structure faces South.

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: Client(s) present



Inspection Details (continued)

5. 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)

6. 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.

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:



- Visually inspected from ladder and ground level with remote camera pole. Not mounted due to height and pitch making mounting of roof dangerous. Some areas of the roof are obscured from view due to inspection method.

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

The asphalt composition shingles covering the roof of this home showed moderate 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.

-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.

-DEBRIS

Maintenance Needed: Areas of the roof had moss growing on it. This condition indicates high moisture levels. Moss growth can increase the chances of roof leakage by slowing drainage. Moss is easily removed using a soft-bristle brush. The Inspector recommends removal by a qualified roofing contractor.



Roof (continued)



Maintenance Needed: Areas of the roof had moss growing on it.

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.

-SIDEWALL FLASHING

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

-HEADWALL FLASHING

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

Roof (continued)

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: The plumbing vent pipe flashings have rubber boots. Over time these rubber boots tend to crack or get damaged by weather and sun exposure. Recommend re-sealing/replacing rubber boots as needed as part of routine maintenance to prevent unwanted moisture intrusion.

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 pipe and caps for a combustion appliance.

Monitor: Combustion vents exhibited general corrosion and rust. Vents in this condition should be replaced prior to rusting through to avoid damage to the combustion appliance from roof leakage. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.



Monitor: Combustion vents exhibited general corrosion and rust.

5. Gutters

Observations



-SYSTEM DESCRIPTION

Improvement: The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

Roof (continued)

6. Chimney

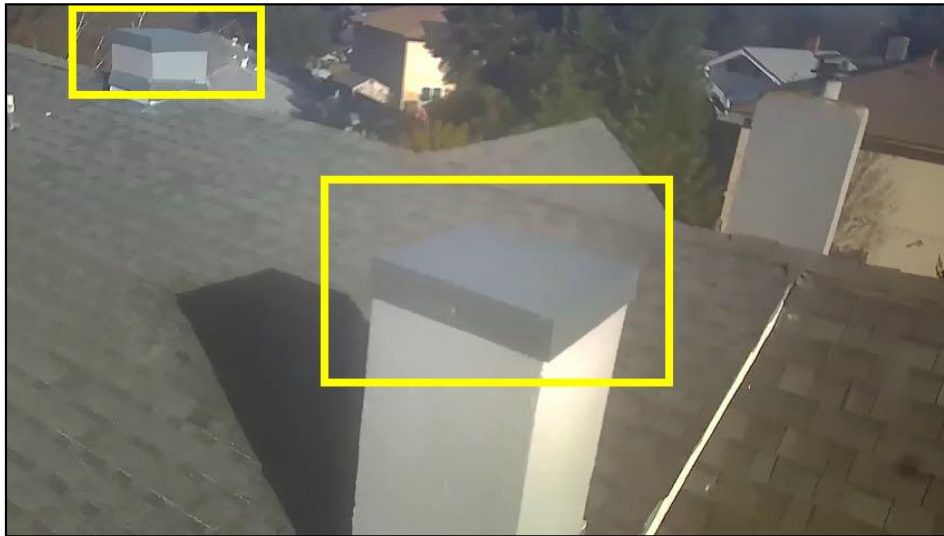
Observations:



-CHIMNEY CONDITION

The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.

Monitor: Old chimneys are capped. The inspector recommends that these caps are checked on an annual bases to insure the cap remain sealed to not allow any moisture intrusion.



Monitor: Old chimneys are capped.

7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:



-SPARK ARRESTOR

The Inspector observed no deficiencies in the condition of the spark arrestor.

-RAIN CAP

The Inspector observed no deficiencies in the condition of the rain cap.



Exterior Areas

Inspection of the home exterior typically includes:

- exterior wall covering materials;
- window and door exteriors;

Exterior Areas (continued)

1. Stucco

Observations:



-GENERAL CONDITION

The Inspector observed few deficiencies in the condition of Stucco covering exterior walls. Notable exceptions are listed.

Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection. This cracking appeared to be consistent with that caused by normal soil settlement. Settlement typically takes place in the first few years after original construction, and then stops. Cracks exceeding 1/16-inch (about the thickness of a penny) in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity. Repainting with an Elastomeric paint on the stucco surface will help seal all surface cracks.



Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.

2. Siding Condition

Materials: Composition wood siding and wood frame construction. • Wood siding, wood frame construction.



Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in composite siding covering exterior walls at the time of the inspection.

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of wood siding covering the exterior walls of the home. Inspection of wood siding typically includes visual examination of installation practices and condition.

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.

• **Missing trim should be replaced by a qualified contractor.**

Exterior Areas (continued)



Missing trim should be replaced by a qualified contractor.

4. 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.

5. Exterior Paint

Observations:



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

• Appears in satisfactory and functional condition with normal wear for its age. If repainting is desired we recommend using an Elastomeric paint on the stucco surfaces as this will help seal all surface cracks.

6. Doors

Observations:



-GENERAL CONDITION

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

7. Window Condition

Materials: The home had double-pane Vinyl, Aluminum windows.



The home had some single pane Wood windows.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of vinyl/aluminum window exteriors at the time of the inspection.

Some windows in the home were generally old and deteriorated single pane windows. 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.



Crawlspace Foundation

This report describes the foundation, floor, wall 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.

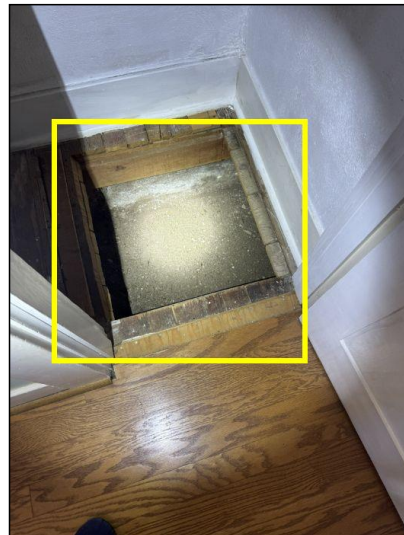
1. Location Access

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



Observations:

- This crawlspace was accessed through a foundation hatch on the westside of the home and under the main stairs inside the home. **The crawlspace inspection is limited to accessible areas only, several areas not inspected due to low clearance.**



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.

Crawlspace Foundation (continued)

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/Posts/Floor Joists

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, concrete stem wall.

-GIRDER CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible wood 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)



5. Sub Flooring

Observations:



-GENERAL CONDITION

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

Crawlspace Foundation (continued)

6. Foundation Plumbing

Observations:



-WATER SUPPLY PIPE MATERIAL

3/4" and 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 piping.

Cast Iron Plumbing piping.

-PLUMBING WASTE PIPE CONDITION

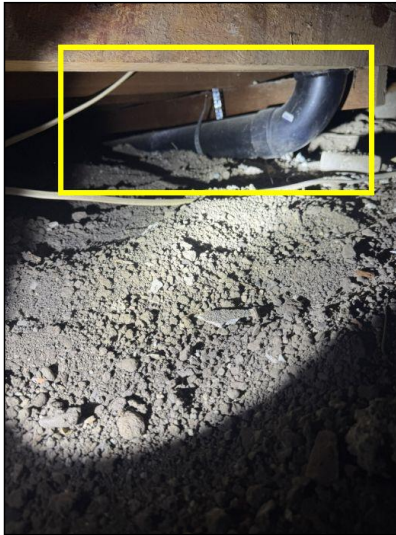
The Inspector observed no deficiencies in the condition of Cast iron plumbing pipes visible in the crawlspace at the time of the inspection.

-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:

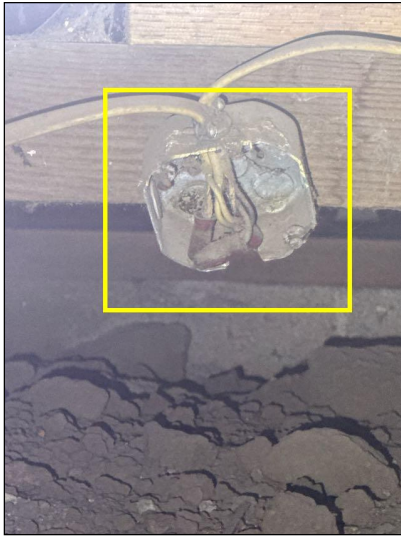


- A junction box in the crawlspace was missing cover plates at the time of the inspection. An approved cover plate should be installed by a qualified electrical contractor to prevent shock or electrocution.

- Electrical wires visible in the crawlspace terminated outside of the junction box. 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 in an approved junction box with a cover by a qualified electrical contractor.

- Electrical wires visible in the crawlspace had splices exposed to touch. This condition is a shock potential shock/electrocution hazard. Splices should be contained within an approved junction box with a cover installed. Corrections should be performed by a qualified electrical contractor.

Crawlspace Foundation (continued)



A junction box in the crawlspace was missing cover plates at the time of the inspection.



Electrical wires visible in the crawlspace terminated outside of the junction box.



Electrical wires visible in the crawlspace had splices exposed to touch.

8. Ventilation

Observations:



- There was no crawlspace venting at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of floor. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for improving ventilation.

9. Insulation Condition

Observations:



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



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; - 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 swimming pools/spas unless pre-arranged as ancillary inspections.

1. Main Gas Valve Condition

Location: Main gas shut off located at outside meter - West side.

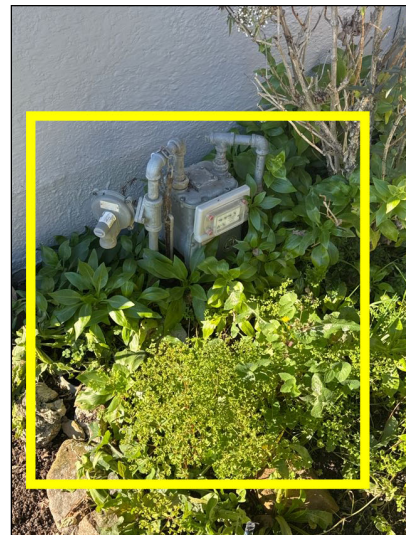
 Observations:

- 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.

- **Safety Improvement:** The main gas supply shut-off valve 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.

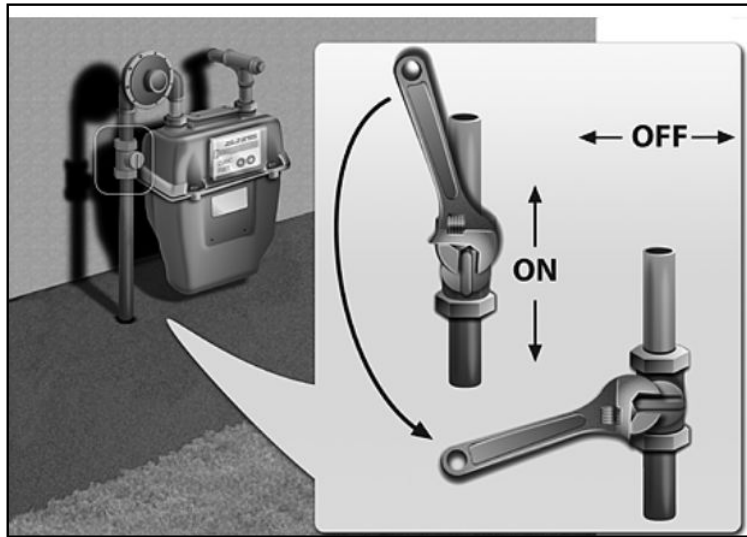


Main gas shut off to the home.



Safety Improvement: The main gas supply shut-off valve was difficult to access due to overgrown vegetation.

Grounds (continued)



Basic operation of the gas shut off valve is shown above.

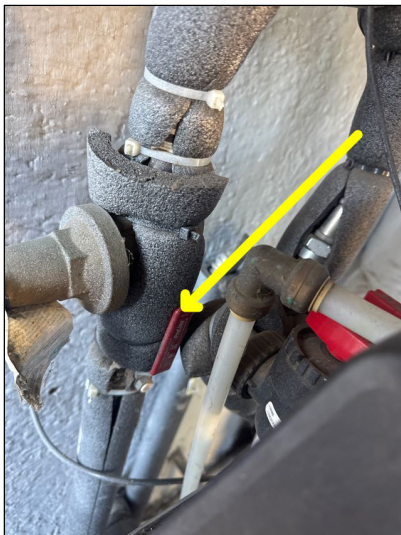
2. Main water shut off valve

Location: West Side

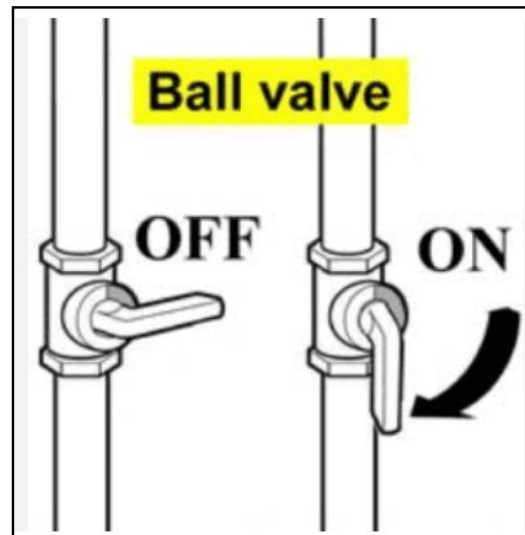
Supply: Public water supply



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.



Main water shut off to the home where the main water line enters the home.



The basic operation for a ball valve shut off is pictured above.

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.

Most n/a due to insulation covering the pipe.

Grounds (continued)

4. Water Pressure

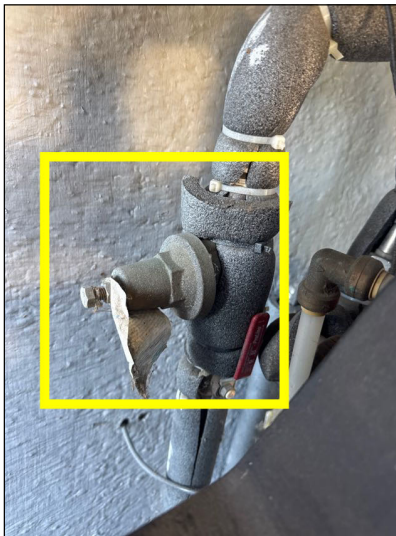
Observations:

- ✓ Recommend 40-80 PSI.
- Home water pressure measured 50 pounds per square inch (psi) at the time of the inspection.

5. Pressure Regulator

Observations:

- ✓ • The water distribution system was equipped with a pressure regulator. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI).
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pressure regulator.



The water distribution system was equipped with a pressure regulator.

6. Exterior Faucet(s)

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: Most exterior lighting was observed with no deficiencies and functional.

- ✗ Exceptions will be listed in this report.
- An exterior light fixture was damaged at the time of the inspection. This condition may be a potential fire hazard. The Inspector recommends correction by a qualified electrical contractor.

Grounds (continued)



8. Exterior Outlets/GFCI

Observations:

-EXTERIOR **GFCI** RECEPTACLES

Safety Improvement: Electrical receptacles on the exterior 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.

-EXTERIOR RECEPTACLES

A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.

The exterior had an inoperable electrical receptacle. The Inspector recommends that an evaluation and any necessary corrections or repairs be performed by a qualified electrical contractor.

Multiple exterior outlets at the home were not protected from weather. Recommend upgrading all outlets to have proper weather protection.

Energized electrical wires on the exterior were improperly terminated. Wires should terminate in an approved enclosure with a listed cover. This condition is a shock/electrocution and potential fire hazard. All such electrical wires should be terminated correctly by a qualified electrical contractor.

Grounds (continued)



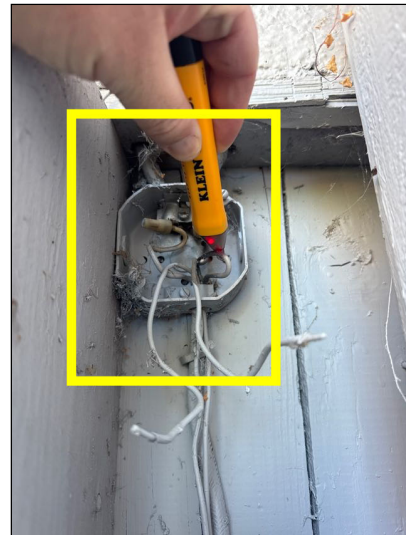
A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.



The exterior had an inoperable electrical receptacle.



Multiple exterior outlets at the home were not protected from weather.



Energized electrical wires on the exterior were improperly terminated.

Grounds (continued)

9. Grading

Observations:



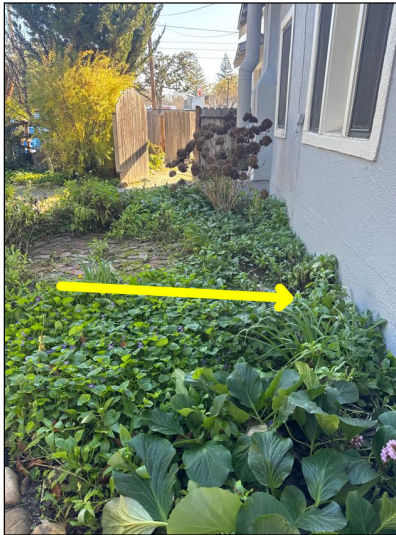
-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

The Inspector observed few deficiencies in the grading and most sloped away from the home at the time of the inspection. Notable exceptions will be listed in this report.

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these areas be re-grading to improve drainage near the foundation.



The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation.

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Asphalt driveway noted.



Observations:

-GENERAL CONDITION

Driveway in good shape for age and wear.

-MAINTENANCE

Routine Maintenance: There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.

Grounds (continued)

11. Fence Condition

Materials:



-FENCES

Fences were made of wood.

Fences were made of wrought iron.

-GATES

The gates were made of wood.

The gates were made of wrought iron.

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:



- **Monitor:** Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

13. 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.

14. Patio Structure

Observations:



-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the patio cover. Notable exceptions will be listed in this report.

Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Although the roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected.

-GENERAL CONDITION ROOF

The rolled asphalt roof covering the patio 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.

Grounds (continued)



15. Decks



Observations: Due to height limitations or barrier installation, the Inspector was unable to fully view the deck means of attachment to the home and only reported on viewable areas.

-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 wood.

-PLANKING CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the deck planking (the walking surface). Notable exceptions will be listed in this report.

The under side of the deck planking (the walking surface) containing minor areas of fungus/decay visible at the time of the inspection. refer to pest report for more information.



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;

Electrical (continued)

- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring

1. Cable Feed Condition

Type:

 The electrical service was supplied by overhead service cables.

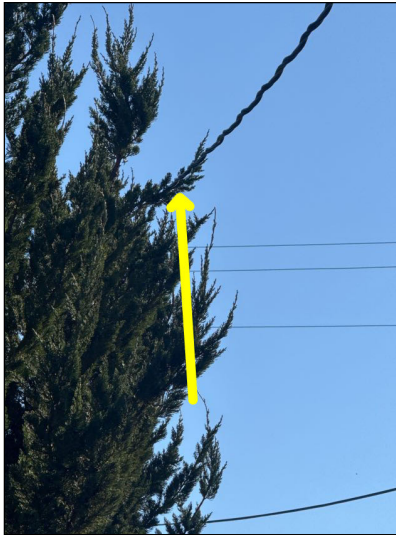
Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and point of attachment to the home.

-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.



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

Electrical (continued)

2. Electrical Panel

Main Location: Exterior of structure. • North side of the house.

 **Sub Panel Location:** in the downstairs bathroom.

Observations:

-MAIN PANEL BRAND

The main service panel brand was Pushmatic.

-MAIN PANEL 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.

-SUB PANEL BRAND

The service sub panel brand was General Electric .

-SUB PANEL CABINET EXPOSURE TYPE

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

-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.

-SERVICE PANEL EXTERIOR

The electrical service dead front cover panel was missing mounting screws. The Inspector recommends replacement with proper screws by a qualified electrical contractor. Improper screws are a potential safety hazard.

-SERVICE PANEL INTERIOR

Unfilled holes or knockouts in the electrical service panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

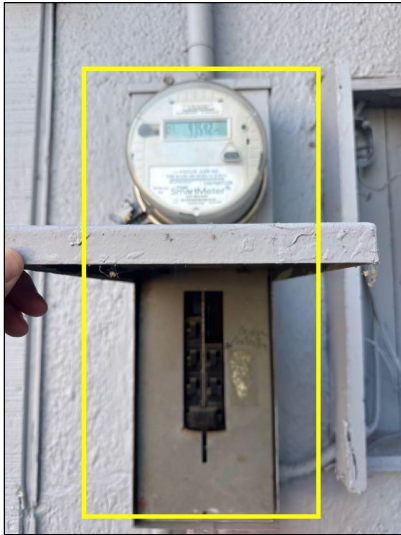
-SUB PANEL EXTERIOR

Filler plates missing in open breaker slot in the dead front cover of the sub panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

-BAD BRANDS

The service panel brand was Pushmatic. Pushmatic service panels are outdated and no longer manufactured. Pushmatic components have become unreliable with age and replacement is recommended. Before the expiration of your Inspection Objection Deadline, you should consult with a qualified electrical contractor concerning the necessity for replacing this service panel.

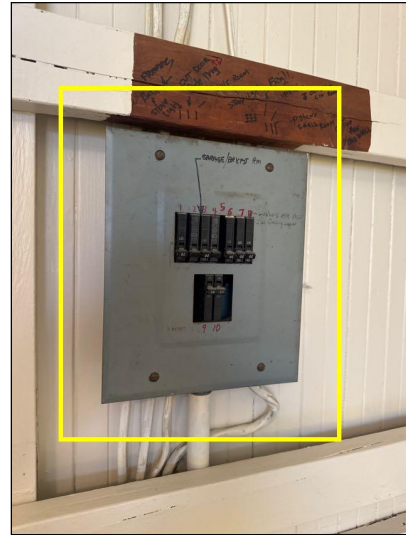
Electrical (continued)



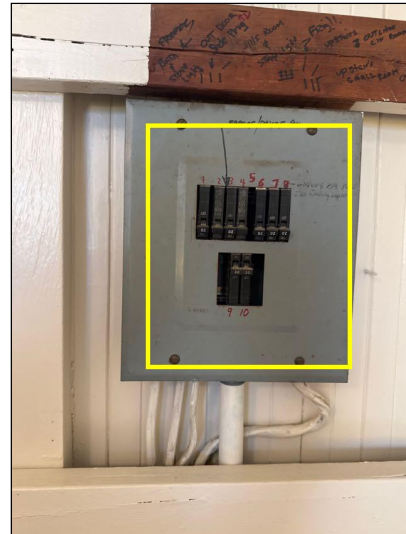
Main electrical service panel to the home.



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



Sub panel to the home



Safety Improvement: The Circuit Directory label identifying individual electrical circuits was not complete in the service panel

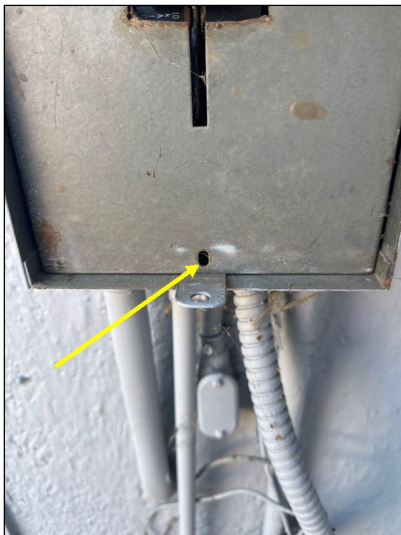
Electrical (continued)



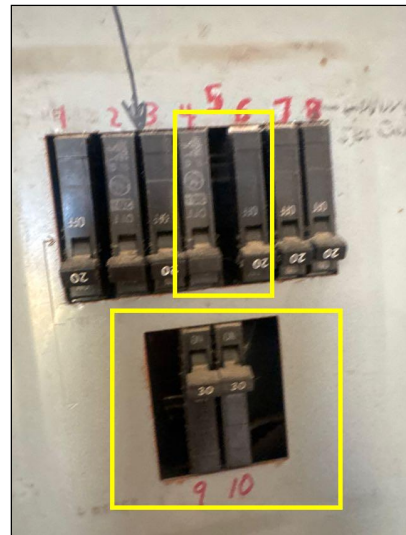
Filler plates missing in open breaker slot in the dead front cover of the service panel



The service panel brand was Pushmatic.



The electrical service dead front cover panel was missing mounting screws.



Filler plates missing in open breaker slot in the dead front cover of the sub panel

3. Main Breaker Condition

Observations:

- **Safety:** The main electrical panel had no single service disconnect. Shutting off power to all the homes circuits required more than 6 hand movements. This is improper. Modern, generally-accepted safety codes require the ability to shut off power to all circuits with 6 hand movements or less. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction.

Electrical (continued)

4. Panel Wiring

Observations:



-WIRE TYPE

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

-GENERAL CONDITION

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

5. Breakers

Observations:

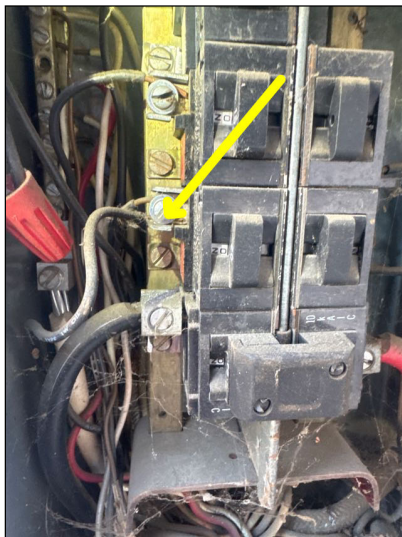


-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of circuit breakers in the electrical service panel. Notable exceptions are listed.

-BREAKER DEFECTS

Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Recommend evaluation by an electrician.

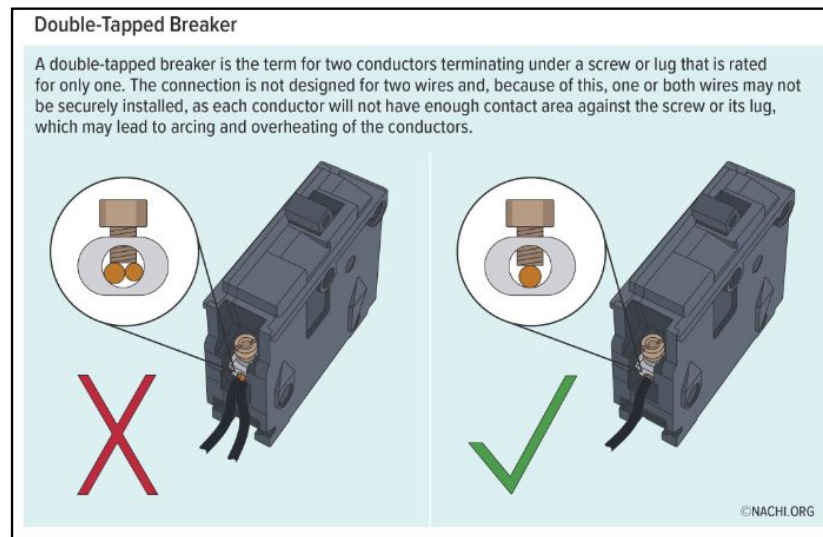


Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers (main panel)



Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers (sub panel)

Electrical (continued)



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating/Cooling System Type

Observations:



- The home had a furnace for heating the home. (No air conditioning present)

2. Heater Condition

Heater Location: Unit #1 • The furnace is located in the main bathroom closet



Heater Type: Unit #1 • The furnace was gas-fired, mid-efficiency, forced-air.

Observations:

Unit #1

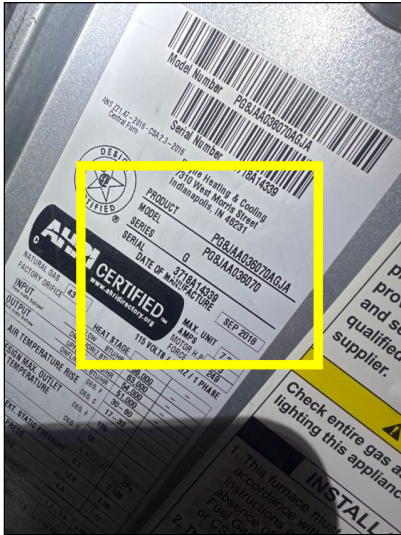
Manufacture:Payne

Manufacture Date: 2018

-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 - 125 °F + to be considered running efficiently.

3. Blower

Observations:



Unit #1

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

4. Heater Base

Observations:



Unit #1

The heater base appears to be functional.

5. Heater Enclosure

Observations:



Unit #1

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

6. Venting

Observations:



Unit #1

-VENTING MATERIALS

Metal single wall chimney vent pipe noted.

Metal double wall chimney vent pipe 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

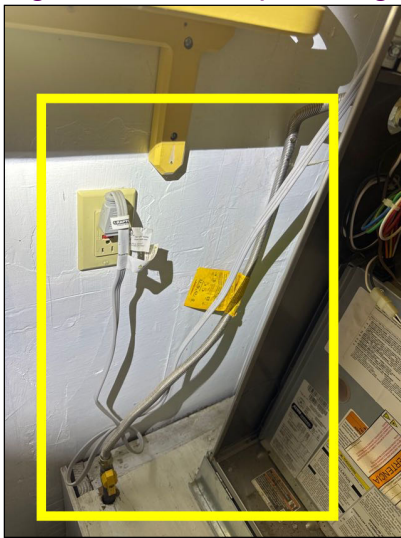
Observations:



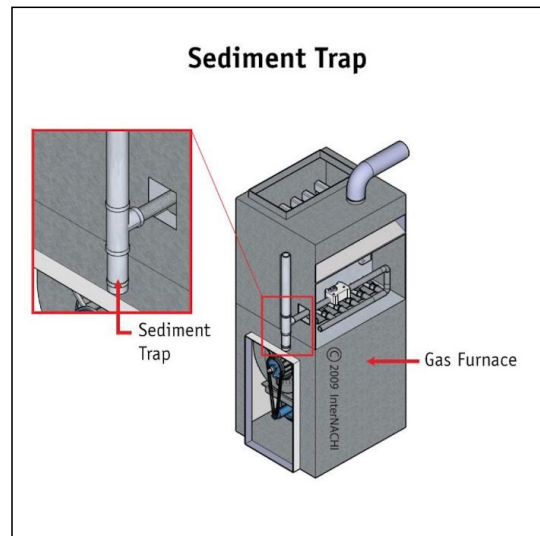
Unit #1

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

Recommended 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:



Unit #1

-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: Unit #1 • inside heater cabinet.

✓ **Filter size:** Unit #1 • Filter (14x25 size)

Observations:

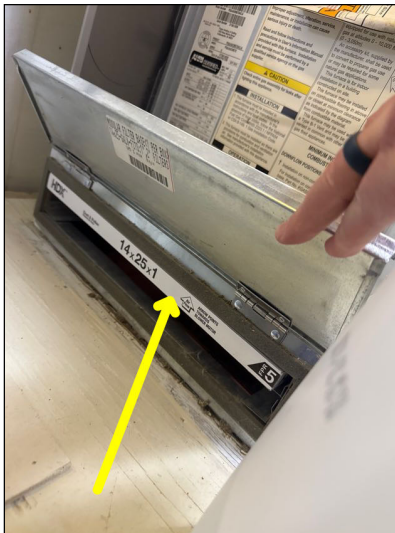
- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.

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.



10. Registers

Observations:

✓ • The air supply registers all appear to be functional.

Heat/AC (continued)

11. Thermostat Condition

Location: Unit #1 • Hallway

Observations:

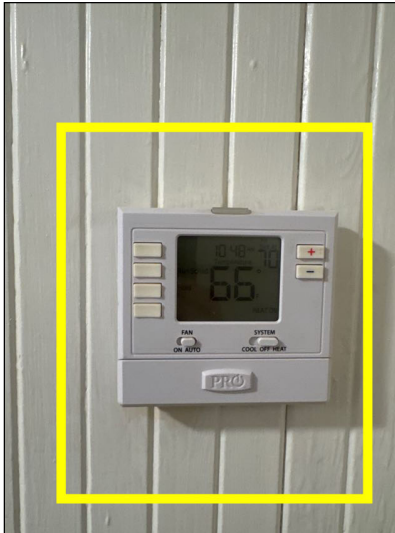


-TYPE

Digital - programmable type.

-GENERAL CONDITION

Functional at the time of inspection.



12. AC Compress Condition

Observations: No AC present (heat only system)



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: Unit #1

✓ -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: Unit #1 • The heater is located in the exterior closet.

Observations:

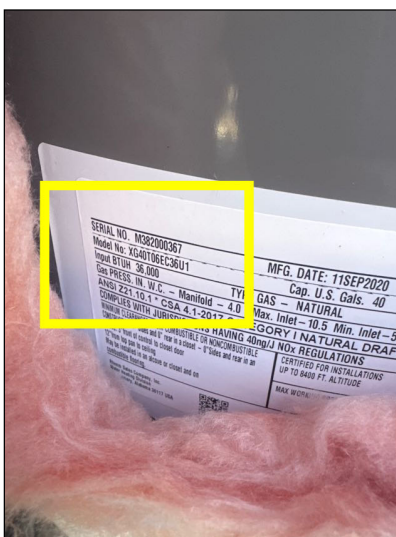
Unit#1

Manufacture: Rheem

Manufacture Date: 2020

-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:

✓ Unit #1
40 gallons

3. Plumbing

Materials: Unit #1 • Copper

✓ **Observations:**
Unit #1

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.

Water Heater (continued)

4. TPRV

Observations:



Unit #1

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

5. TPR Discharge Line Condition

Materials: CPVC



Observations:

Unit #1

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

6. Gas Valve/Supply

Observations:



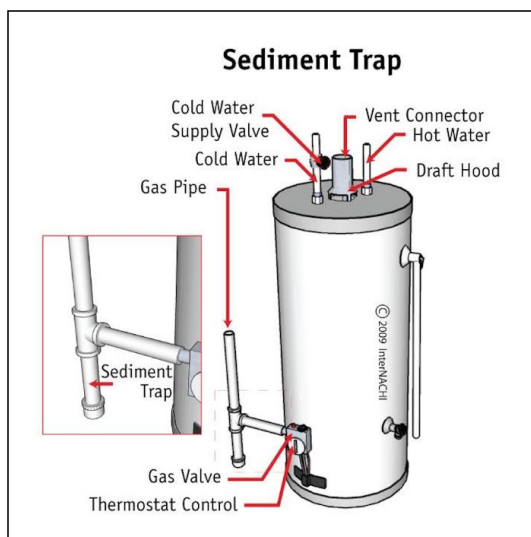
Unit #1

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

Recommended 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

Water Heater (continued)

7. Combustion Vent/Air Supply

Observations:



Unit #1

-COMBUSTION EXHAUST

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

-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.

8. Strapping

Observations:



Unit #1

This water heater was fastened securely with the required two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to prevent any movement of the unit.

9. Heater Enclosure

Observations:



Unit #1

The water heater enclosure is functional.



Water Softener/Water Filter

PLUMBING APPLIANCE. Water-connected or drain-connected devices intended to perform a special function. These devices have their operation or control dependent on one or more energized components, such as motors, controls, or heating elements. Such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

1. Water Softener / Water Filter

Observations:



-WATER SOFTENER

Home is equipped with water softener system. The inspector recommends client consult with homeowner for operation instructions and proper care information. Water Softener are beyond the scope of a Home Inspection, due such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

Water Softener is connected to water supply

Water Softener/Water Filter (continued)



Garage

Inspection typically includes examination of the following: - general structure; - floor, wall and ceiling surfaces; - operation of all accessible conventional doors and door hardware; - proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; - interior and exterior lighting; - proper firewall separation from living space; and - proper floor drainage

1. Garage Door Condition

Materials: Wood Barn Door opening



Observations:

- **Monitor:** The garage door was old and weathered. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may consult with a qualified contractor to discuss options and costs for repairs/replacement and needed.

Garage (continued)

2. Garage Electrical

Observations:

-GFCI RECEPTACLES

Safety Improvement: Electrical receptacles in the garage 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.

-CONVENTIONAL RECEPTACLES

Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles.

-SWITCHES

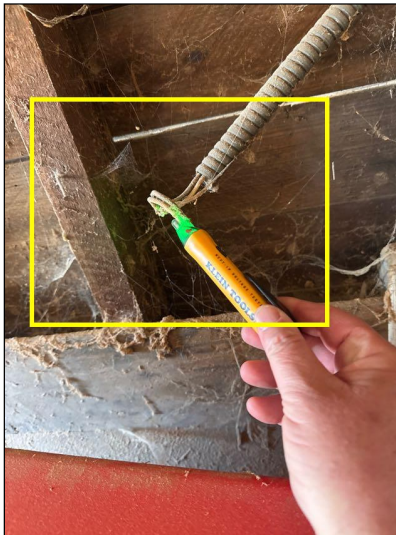
At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical switches in the garage.

-LIGHTING

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

-DEFECTS

Abandoned wiring visible in the garage at the time of the inspection should be inspected by a qualified electrical contractor to determine whether safe conditions exist and properly terminated in a junction box or removed.



Abandoned wiring visible in the garage at the time of the inspection

Garage (continued)

3. Exterior Door

Observations:



-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior door in the garage. Notable Exceptions are listed.

At the time of inspection there was no threshold installed at the exterior door. This condition can lead to damage from moisture intrusion to the home materials, the exterior wall structure and unwanted pests. The inspector recommends that a proper threshold is installed by a qualified contractor.

The door had a broken/missing pane of glass. The Inspector recommends repair by a qualified contractor.



At the time of inspection there was no threshold installed at the exterior door.



At the time of inspection there was no threshold installed at the exterior door.



broken glass in door

4. Fire Door

Observations: N/A



Garage (continued)

5. Floor Condition

Materials: Bare concrete floors noted.



Observations:

-GENERAL CONDITION

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

At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

6. Firewall

Observations: N/A



7. Walls

Observations:



-GENERAL WALL CONDITION

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 garage.

8. Ceiling Condition

Materials: Dimensional lumber wood ceiling joists.



Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage ceilings. Notable exceptions are listed.

- **Monitor.** Stains on the ceiling in the garage visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. Normal moisture reading in drywall is 5-12% based on relative humidity with in the home. A reading up to 17% means that the drywall is salvageable, but any moisture level above 17% tells us that the drywall has been compromised and will need to be replaced.

Garage (continued)

9. Garage Roof



Materials: Visually inspected from ladder and ground level with remote camera pole. Not mounted due to height and pitch making mounting of roof dangerous. Some areas of the roof are obscured from view due to inspection method.

Materials: The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. An asphalt sealant strip binds shingles together so that they act as a single membrane. 3-tab shingles usually have a 20-30 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.

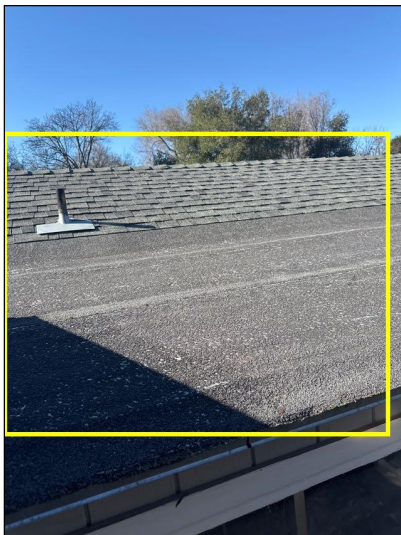
- The roof was covered with roll roofing. Roll roofing is composed of a fiberglass mat saturated with asphalt onto one side of which, granules are bonded. The purpose of the granules is to reflect the ultra violet (UV) rays of the sun which would quickly damage the felt/fiberglass backing if it were left unprotected. Roll roofing comes in rolls approximately 3 feet tall and is installed on the roof in overlapping horizontal courses, shingle fashion. The amount of overlap depends upon the degree of roof slope.

Observations:

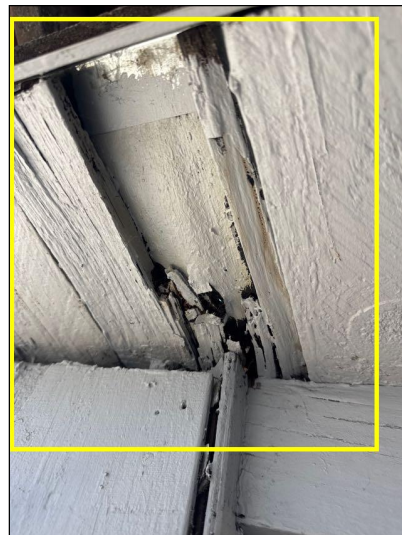
-GENERAL CONDITION

The asphalt composition shingles covering the roof of this garage showed moderate 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.

Moisture damage, wood rot, observed to the sheathing/soffit areas of the garage. Refer to pest report for further details and repair damage as needed.



The asphalt composition shingles covering the roof of this garage showed moderate deterioration that appeared to be commensurate with the age of the roof.



Moisture damage, wood rot, observed to the sheathing/soffit areas of the garage.

Garage (continued)



Moisture damage, wood rot, observed to the sheathing/soffit areas of the garage.

10. Toilets

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



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) and - HVAC ducting

1. Access Observation

Location:



Scuttle Hole in: • Downstairs Hallway Ceiling.
• Upstairs Bedroom Closet.
• Upstairs Hallway Wall.

Method of Inspection: The Inspector evaluated the attic from the access hatch.

Observations:

-ATTIC APPROACH CONDITION

Appeared functional - Attic light located just inside access was operable at the time of inspection.

Attic (continued)

2. Structure

Observations:



-ROOF SHEATHING MATERIAL

The roof was sheathed with 1x6 wood boards.

-ROOF SHEATHING CONDITION

The inspector observed few deficiencies in the condition of the roof sheathing at the time of inspections. Notable exceptions will be listed in this report.

Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Although the roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected.

-CONVENTIONAL ROOF FRAMING

The Inspector observed no deficiencies in the roof framing at the time of the inspection.

-WOOD DESTROYING INSECTS

Termite droppings visible in the attic indicated infestation by wood-destroying insects. The Inspector recommends an inspection be performed by a pest control contractor.



Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage.

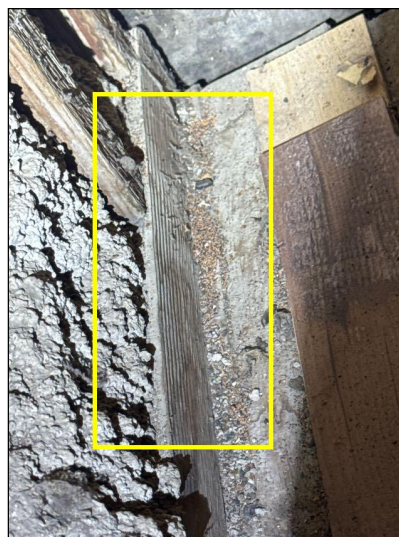


Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage.

Attic (continued)



Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage.



Termite droppings visible in the attic indicated infestation by wood-destroying insects. (hallway wall access)



Termite droppings visible in the attic indicated infestation by wood-destroying insects. (hallway wall access)

Attic (continued)

3. Electrical

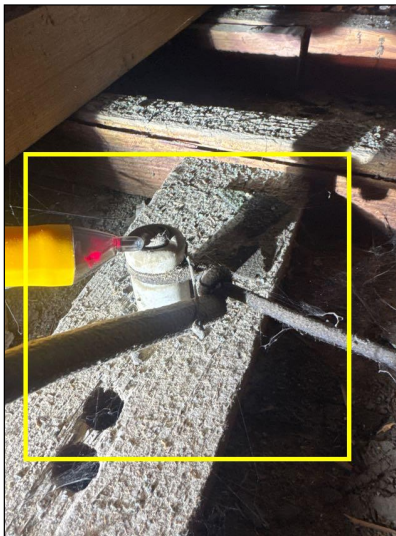
Observations:

⚠ Energized knob and tube wiring visible in the attic was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:

- Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
- With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
- Knob and tube wiring is designed to dissipate heat to the surrounding air.

When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard.

The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.



Energized knob and tube wiring visible in the attic

4. Attic Plumbing

Observations:



-PLUMBING VENT MATERIAL

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

Galvanized Plumbing vent piping.

-PLUMBING VENT PIPE CONDITION

The Inspector observed no deficiencies in the condition of **PVC** plumbing vent pipes visible in the attic at the time of the inspection.

-WATER SUPPLY PIPE MATERIAL

3/4" and 1/2" copper no insulation.

-WATER SUPPLY PIPE CONDITION

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

Attic (continued)

5. Ventilation

Observations:



-ROOF VENT TYPE

Gable vents were installed to ventilate the attic space.

-ROOF VENT CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

6. Vent Screens

Observations:



- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof ventilation screens.

7. Duct Work

Observations:



-DUCT CONDITION

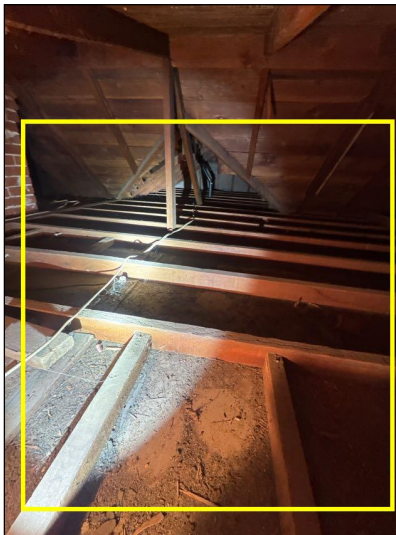
At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

8. Insulation Condition

Observations:



- **Improvement:** No insulation was installed in the unheated attic. Insulation of insulation will help reduce heating/cooling costs.





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.

Safety Note: Average lifespan of a smoke detector is 8-10 years. If the smoke detector starts yellowing this is an indication of age and most likely should be replaced regardless if it is functional. Most Smoke detector manufacturers inject a fire retardant bromine into the plastic of residential smoke detectors, as a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light.

2. Electrical



Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

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

Interior Areas (continued)

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.

6. Screen Doors

Observations:



- Hinged door screen is present.
- The Inspector observed no deficiencies in the condition of the screen doors.

7. Window Condition

Materials: Wood framed window noted.



Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the interior condition and operation of windows of the home.

8. Floor Condition

Flooring Types: Sheet vinyl flooring is noted. • Subfloor is exposed.



Observations: The Inspector observed few deficiencies in the condition of floors in the home. Notable exceptions are listed.

Monitor: The home had area(s) of uneven floor that may be caused by settlement or poorly attached sub flooring.

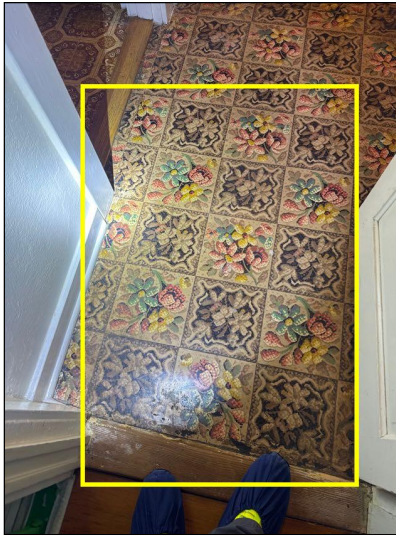
This type of squeaking or movement can have several causes:

- poor sub floor attachment
- post-construction settling. This also is not an unusual condition and usually ceases after the first few years after original construction as the soil beneath the slab becomes stable.
- heaving of the soil due to the presence of expansive soils.

Determining the cause of squeaking or movement lies beyond the scope of the General Home Inspection.

The vinyl floor appeared to be older. Vinyl floors manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl.

Interior Areas (continued)



Monitor: The home had area(s) of uneven floor that may be caused by settlement or poorly attached sub flooring.

9. Wall Condition

Materials: Drywall 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: Drywall 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:

✓ • All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

12. Closets/Cabinets

Observations:

✓ **-CLOSETS**
The closet is in serviceable condition.

Interior Areas (continued)

13. Fireplace

Materials: Living Room

Materials: Free standing style wood burning stove noted.

Observations:

-WOOD BURNING FIREPLACE CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the wood-burning fireplace in the Living Room . It was not operated. Any exceptions will be listed in this report.

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>

Safety: The firebox of the wood-burning fireplace in the Living Room needed cleaning at the time of the inspection. The inspector recommends that wood burning fireplaces be cleaned prior to building a fire for the first time after the change in ownership and then on an annual bases.

Safety: Firebrick lining the wall of the firebox of the wood-burning fireplace in the Living Room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair by a qualified contractor.



Safety: Firebrick lining the wall of the firebox of the wood-burning fireplace in the Living Room was cracked.



Safety: Firebrick lining the wall of the firebox of the wood-burning fireplace in the Living Room was cracked.

Interior Areas (continued)

14. Stairs & Handrail

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of this staircase. Notable exceptions are listed.

Inspection of staircases typically includes visual examination of the following:

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

-GENERAL CONDITION- HANDRAIL

A handrail at this staircase did not meet the definition of "graspable" as defined by generally-accepted current standards. 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.



A handrail at this staircase did not meet the definition of "graspable" as defined by generally-accepted current standards.



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

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.



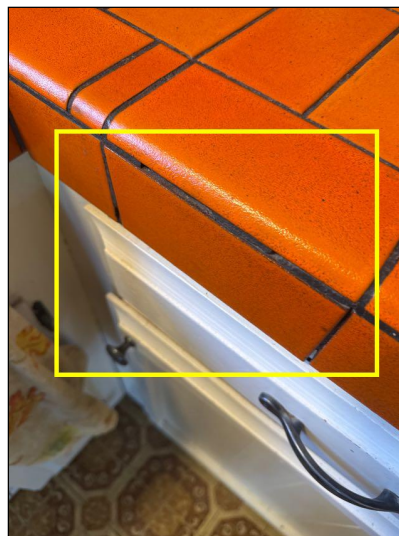
Observations:

-GENERAL COUNTERTOPS

The kitchen countertops had visible moderate damage or deterioration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair/replacement.



Missing tiles



Loose tiles

3. Electrical



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

Kitchen (continued)

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.

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 FAUCET

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

-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.

7. Garbage Disposal

Observations:

-  • At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

8. Dishwasher

Observations:

-  • At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

9. Range/Oven/Cooktop Condition

Observations:

-GAS RANGE

The Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

-ANTI-TIP

Safety: The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

Kitchen (continued)

10. Vent Condition

 **Hood Type:** The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.
- **Safety Improvement:** The exhaust fan is only re-circulating so no exhaust duct is vented to the exterior. To prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range, the Inspector recommends that an exhaust duct be installed to exhaust moisture and odor created during cooking to the home exterior.



Safety Improvement: The exhaust fan is only re-circulating so no exhaust duct is vented to the exterior.

11. Floor Condition

Materials: Sheet vinyl flooring is noted.

 **Observations:**

- At the time of the inspection, floors in the Kitchen exhibited areas of moderate surface wear and/or damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

- The vinyl floor in the kitchen may contain asbestos. Asbestos was used in vinyl flooring until about 1980. Vinyl flooring containing asbestos is often left in place and covered, rather than removed. This is an acceptable practice in some instances. Much information about asbestos is available online. The only way to know for certain whether a particular product contains asbestos 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.

12. Wall Condition

Observations:

 • At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

Kitchen (continued)

13. 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.

14. Window Condition

Materials: Aluminum framed sliding window noted. • Wood framed window noted. • Wood framed awning window noted.



Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in the interior condition and operation of windows. Notable exceptions are listed.



Laundry

Inspection of the laundry room typically includes examination of the following:

- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

1. Locations

Locations: Main floor bathroom • **Disclosure:** The washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the washer/dryer are being transferred as part of the sales transaction, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to inspected for proper operation.

2. Washing Machine Supply

Observations:



• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of washing machine supply plumbing in the laundry room.

Laundry (continued)

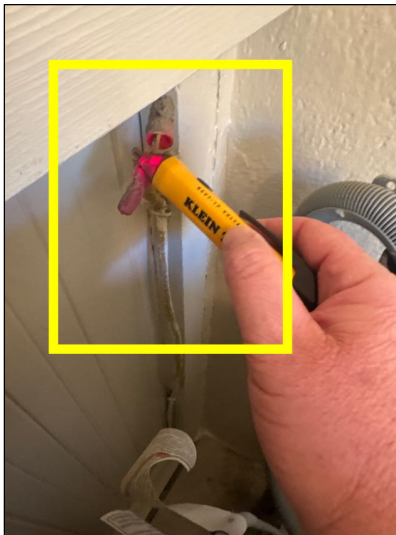
3. Electrical

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



-DEFECTS

Energized electrical splices not contained within a junction box and exposed to touch were visible in the laundry room 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.



Energized electrical splices not contained within a junction box and exposed

4. GFCI

Observations: Electrical receptacles in the laundry room had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.



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.



6. Dryer Vent

Observations:

-VENT CONDITION

A dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust duct.



Laundry (continued)

7. Gas Valves

Observations:



- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas shut off valve or visible gas supply pipes. The valve was not operated.

8. Exhaust Fan

Observations:



- **Improvement:** Although the laundry area had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of the home materials. Consider installation of an exhaust fan in the laundry area to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

9. Floor Condition

Materials: Ceramic tile is noted.



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry area.

10. Wall Condition

Materials: Drywall walls noted. • Walls are clad in paneling.



Observations:

- Although some areas not accessible due to stored personal items or appliances at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the laundry room.

11. Ceiling Condition

Materials: Wood ceilings noted.



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this laundry room ceiling.



Bathroom #1

Inspection of the bathrooms typically includes the following:

- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);
- shower/tub (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

1. Locations

Locations: Main Floor Bathroom

Bathroom #1 (continued)

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 1.28 gallons per minute "GPF" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:



-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

Note: There is NO shower curtain rod or curtain currently installed at the time of inspection.

5. Shower Wall

Materials: Ceramic tile noted.



Observations:

- The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations:



-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of bathtub components.

-FAUCET

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

-TUB DRAIN

The tub had functional flow and functional drainage.

-JETTED TUB

Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

Bathroom #1 (continued)

7. Electrical



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

8. 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.

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

- **Improvement:** Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials, shower tile detachment, and organic growth. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

11. Doors



Observations:

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

12. Window Condition



Materials: Vinyl framed single hung window noted.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition



Materials: Ceramic tile is noted.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. 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.

Bathroom #1 (continued)

15. Ceiling Condition

Materials: Wood plank ceilings noted.



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Materials: Wood tops noted.



Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

Observations:



-GENERAL CONDITION

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

18. Heating

Observations:



- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Bathroom #2

1. Locations

Locations: Upstairs Main 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.

Bathroom #2 (continued)

3. Toilets

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



Toilet flow rate is 1.28 gallons per minute "GPF" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:



-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

Curtain present at the shower enclosure.

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

5. Shower Wall

Materials: Ceramic tile noted.



Observations:

- The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations:



-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of bathtub components.

-TUB DRAIN

The tub had functional flow and functional drainage.

-FAUCET

In this bathroom, the bathtub faucet leaked when off, indicating that a control valve seal needed replacement. The Inspector recommends maintenance be performed by a qualified plumbing contractor.



In this bathroom, the bathtub faucet leaked when off

Bathroom #2 (continued)

7. Electrical

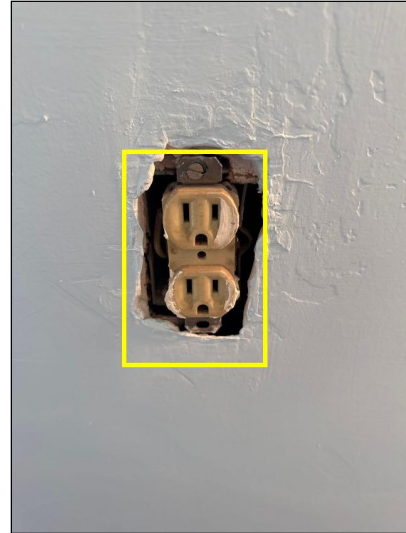
Observations:

At the time of the inspection, an electrical receptacle cover plate was missing in this bathroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

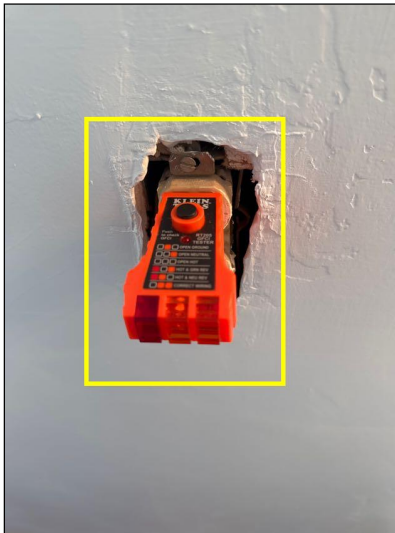
An electrical outlet in this bathroom had an open ground. Other outlets in the home were grounded. This outlet should be corrected by qualified electrical contractor.



At the time of the inspection, an electrical receptacle cover plate was missing



At the time of the inspection, an electrical receptacle cover plate was missing



An electrical outlet in this bathroom had an open ground.

Bathroom #2 (continued)

8. GFCI

Observations:

-  **Safety Improvement:** Electrical receptacles in this bathroom 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.

9. Light Fixture Condition

Observations:

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

10. Exhaust Fan

Observations:

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

11. Doors

Observations:

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

12. Window Condition

Materials: Wood framed window noted.

Observations:

-  **-GENERAL CONDITION**

The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition

Materials: Floating laminate type flooring noted.

Observations:

-  • At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. 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.

15. 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.

Bathroom #2 (continued)

16. Counter condition

Materials: Granite and/or Quartz tops noted.



Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

Observations:



-GENERAL CONDITION

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

18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Bedroom #1

1. Locations

Locations: Downstairs North West

2. Electrical



Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors



Observations:

- Smoke detector placement appeared to be adequate and operated during the inspection.

Bedroom #1 (continued)

4. Floor Condition

Flooring Types: Hardwood flooring 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: Drywall 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: Drywall 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.

• **Note:** Half-hot outlets noted at the time of inspection, this bedroom will require a light plug in for switch to operate. A half-hot (or switched) outlet is an outlet that has one half permanently "on" or ready to provide electricity while the other half can be turned off and on via an ordinary wall switch.

9. Closets

Observations:



- The closet is in serviceable condition.

• **Note:** The closet door was missing. Check with seller as they may still be on the property and can be reinstalled.

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: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

Windows were generally old and deteriorated single pane windows. 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.

A window had inoperable hardware (broken lock). The Inspector recommends service by a qualified contractor.

Bedroom #1 (continued)



A window had inoperable hardware (broken lock).



Bedroom #2

1. Locations

Locations: Downstairs South West

2. Electrical



Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

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 #2 (continued)



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

3. Smoke Detectors

Observations:



- Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Subfloor is exposed.



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 #2 (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

A window was inoperable and/or difficult to operate at the time of the inspection. The Inspector recommends service by a qualified contractor.



Bedroom #3

1. Locations

Locations: Upstairs South East

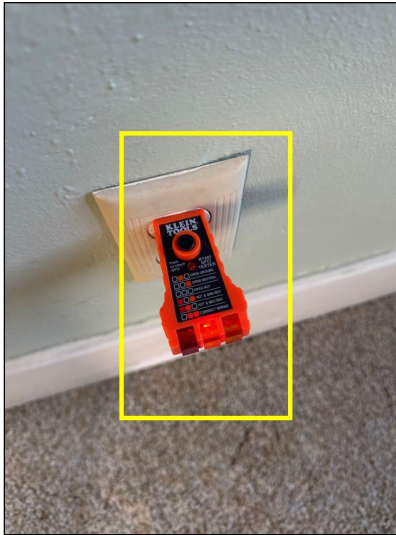
2. Electrical



Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

An electrical receptacle in this bedroom had an open ground. This outlet should be corrected by qualified electrical contractor.

Bedroom #3 (continued)



An electrical receptacle in this bedroom had an open ground.

3. Smoke Detectors

Observations:



- Smoke detector placement appeared to be adequate and operated during the inspection.

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.

- **Monitor:** The home had area(s) of uneven floor that may be caused by settlement or poorly attached sub flooring.

This type of squeaking or movement can have several causes:

- poor sub floor attachment
- post-construction settling. This also is not an unusual condition and usually ceases after the first few years after original construction as the soil beneath the slab becomes stable.
- heaving of the soil due to the presence of expansive soils.

Determining the cause of squeaking or movement lies beyond the scope of the General Home Inspection.

5. Wall Condition

Materials: Plaster walls noted.



Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the walls in this bedroom. Notable exceptions are listed.

- **Monitor:** Normal settlement cracking was visible in interior walls at the time of the inspection. This cracking appeared to be consistent with that caused by normal settlement. Settlement typically takes place in the first few years after original construction, and then stops. Cracks can be repaired and sealed, but may reappear over time with temperature and humidity levels.

Bedroom #3 (continued)



6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.
- **Monitor:** Normal settlement cracking was visible in interior ceiling at the time of the inspection. This cracking appeared to be consistent with that caused by normal settlement. Settlement typically takes place in the first few years after original construction, and then stops. Cracks can be repaired and sealed, but may reappear over time with temperature and humidity levels.



Monitor: Normal settlement cracking was visible in interior ceiling at the time of the inspection.



Monitor: Normal settlement cracking was visible in interior ceiling at the time of the inspection.

7. Ceiling Fans

Observations:



- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

Bedroom #3 (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. 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

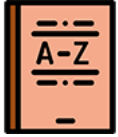
Materials: Wood framed window noted.



Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the interior condition and operation of windows.



Glossary

Term	Definition
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.