

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



Four Point Home Inspection Inc
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805-286-2402

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65380 San Lucas Rd
Inspection Prepared For: Hector Macias
Agent: -

Date of Inspection: 7/9/2025

Year Built: 2006 Size: 1584

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.

Roof			
	Page 11 Item: 1	Roof Condition	Tiles along the rakes (sloped roof edges) were loose and fasteners were visibly protruding. Falling tiles can cause serious or fatal injury. The inspector recommends correction by a qualified roofing contractor. Roof ridge cap tiles are mortar sealed at intersections, the mortar is cracked which could allow moisture intrusion to the underlayment of the roof structure. Recommend having all mortar joint at ridge cap intersections sealed and maintained on a semiannual basis. The Inspector recommends any necessary work be performed by a qualified roofing contractor.
Grounds			
	Page 24 Item: 7	Exterior Lighting	Most exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified contractor. Several exterior light fixture were damaged and/or missing light bulbs at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.

	Page 28 Item: 8	Exterior Outlets/GFCI	The electrical conduit is separated and/or damaged. This condition can allow moisture intrusion, short circuits, and unsafe conditions. Recommend that conduit line is repaired by qualified contractor. -EXTERIOR GFCI RECEPTACLES Exterior GFCI outlet at the home was not protected from weather. Recommend upgrading all outlets to have proper weather protection. GFCI electrical receptacle was inoperable at the time of the inspection. The Inspector recommends evaluation and correction by a qualified electrical contractor.
Electrical			
	Page 33 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 34 Item: 2	Electrical Panel	Monitor: The interior of the electrical service panel cabinet contained stinging insect nests. This condition may affect the ability of electrical components within the service panel to function as they were designed. The Inspector recommends nests be removed and action taken to close off any openings that may allow insect intrusion in the future. All work should be performed by a qualified electrical contractor.
Heat/AC			
	Page 36 Item: 2	Heater Condition	Monitor Older Heater: Per the sell furnace was installed and never used, the seller requested the inspector not test the unit. The average lifespan of a heater of this type is 15 to 20 years dependent on use. The inspector recommends that you have annual service perform by a HVAC contractor. General rule of thumb is when the repair cost multiplied by the age of the heater in years is more than the replacement cost the heater, it should be replaced.
	Page 40 Item: 12	AC Compress Condition	Monitor Older AC: Per the seller A/C was installed and never used, the seller requested the inspector not test the unit. The average lifespan of a A/C of this type is 15 to 20 years dependent on use. The inspector recommends that you have annual service perform by a HVAC contractor. General rule of thumb is when the repair cost multiplied by the age of the heater in years is more than the replacement cost the A/C, it should be replaced.

	Page 41 Item: 13	Refrigerant Lines	Condensation will drip from the air-conditioning suction (large, insulated) line at the furnace where the insulation has been removed or damaged. This should be repaired before moisture damage occurs to the furnace or area near the furnace.
Water Heater			
	Page 43 Item: 5	TPR Discharge Line Condition	The discharge line for the water heater relief valve (TPRV) is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper TPR valve discharge tube that must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. We recommend that the discharge line extend to the exterior of the home if possible.
Garage (North)			
	Page 46 Item: 9	Firewall	Garage ceiling repair was not fire-taped as is required by generally-accepted current safety standards. The Inspector recommends that the wall be fire-taped by a qualified contractor.
Garage (South)			
	Page 48 Item: 5	Garage Electrical	One or more electrical receptacles in the garage were inoperable at the time of the inspection. The Inspector recommends evaluation and correction by a qualified electrical contractor.
	Page 49 Item: 7	Fire Door	The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door, with a properly installed threshold and self-closing hinges. Safety Improvement: The fire door between the garage and the home interior may not open directly to a bedroom/sleep area. 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.

Interior Areas

	Page 55 Item: 1	Smoke/CO2 Detectors	-CARBON MONOXIDE DETECTORS Safety: There is NO carbon monoxide detector in the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
	Page 60 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.
Bathroom #1			
	Page 67 Item: 2	Sinks	The faucet at this bathroom sink leaked when the water was turned on. This typically indicates that a valve seal needs replacement.
Bathroom #2			
	Page 70 Item: 3	Toilets	In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing 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

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:



-WILDFIRE

Although at the time of the inspection it appeared that fire mitigation had been adequately performed, in the future, you should continue to perform mitigation as needed.

You should consider creating Defensible Space around your home by following Cal Fire Guidelines. [Cal Fire Defensible Space](#)

The following are general guidelines:

Defensible space is an area around a structure within which fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire towards the structure. It also reduces the chance of a structure fire moving from the building to the surrounding forest.

ZONE 1 is the area of maximum modification and treatment. It consists of an area of 30 feet around the structure in which all flammable vegetation is removed. This 30 foot dimension is measured from the outside edge of the home's eaves and from any attached structures, such as decks.

ZONE 2 is an area of fuel reduction. It is a transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Typically, the defensible space should extend at least 100 feet from the structure. Within zone 2, the continuity and arrangement of vegetation is modified. Remove stressed, diseased, dead or dying trees and shrubs. Thin and prune the remaining larger trees and shrubs.

ZONE 3 is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.

-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.

-WILDLIFE

The area in which the home is located is close to habitat frequented by wildlife which may be dangerous, especially for children. You should consult with the state Department of Wildlife to learn what types of wildlife represent a danger and how to best protect yourself.

Inspection Details (continued)

6. Utilities

Observations:



All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a private well located on the property. Well testing is beyond the scope of the general home inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified well testing contractor to gain an understanding of the wells performance and quality.

-SEWER

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

-GAS

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

7. Fire Sprinkler Riser/Sprinkler Heads

Fire Riser: Home is equipped with a fire sprinkler system. The fire system is beyond the normal scope of the home inspection and not tested.



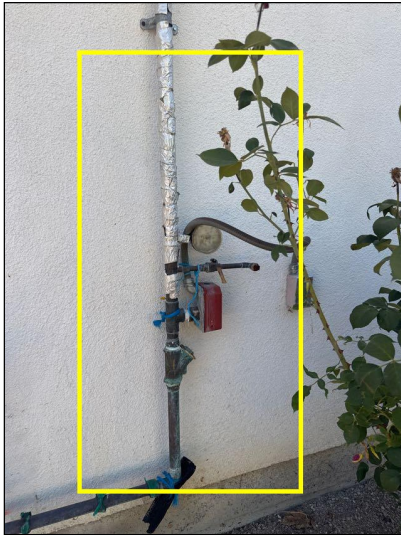
Observations:

• Safety Tips for Fire Sprinklers:

1. Always make sure control valves are in the open position.
2. Always report damage to any part of a sprinkler system immediately.
3. Never paint a fire sprinkler.
4. Never stack items close to fire sprinklers, as this may reduce their heat sensitivity. Tops of storage or furniture should be at least 18 inches below fire sprinklers, according to the National Fire Sprinkler Association.
5. Never hang anything from any part of a fire sprinkler system.

• This valve is used to test the fire bell of the fire sprinkler system by creating water flow from the system that should activate the fire bell. The valve handle should be removed for safety so there is not an accidental discharge or loss of pressure to the fire system. Any inspections or maintenance work should be done by a licensed fire protection expert.

Inspection Details (continued)



Fire sprinkler riser



The valve handle should be removed for safety so there is not an accidental discharge or loss of pressure to the fire system.



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 roof material type making mounting of roof dangerous and likelihood of causing damage to roof material. Some areas of the roof are obscured from view due to inspection method.

Materials:

- The roof was covered with concrete "S" tiles that interlocked with tiles in the same course and overlap tiles in the course below.

Observations:

-EXTERIOR ROOF STRUCTURE

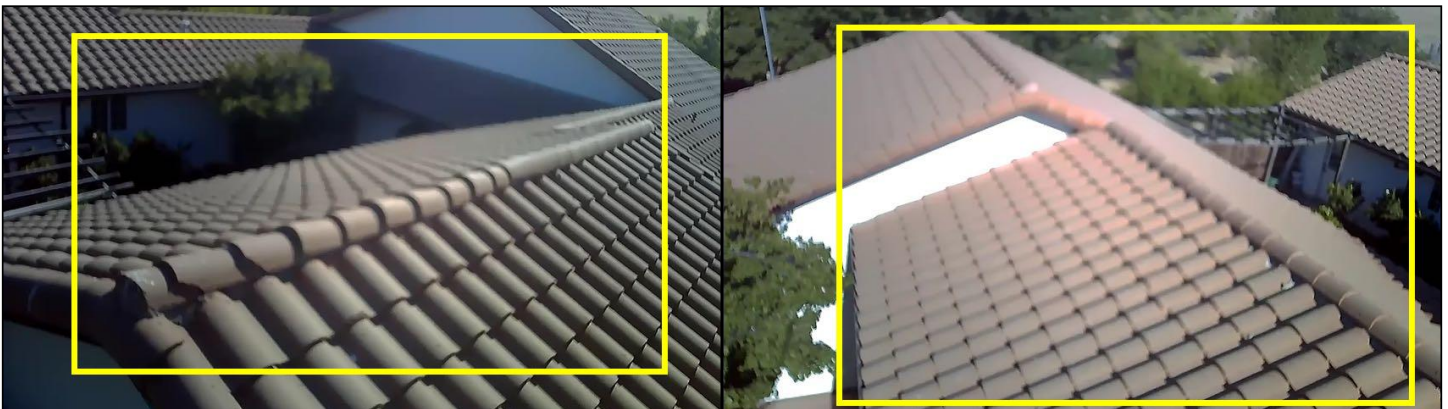
The inspector observed no deficiencies in the condition of the roof structure exterior.

-GENERAL CONDITION

At the time of the inspection the majority of the roof was in good condition. The Inspector did observe a few deficiencies in the condition of the concrete tile roof-covering material and those areas are noted as exceptions listed in this report.

Tiles along the rakes (sloped roof edges) were loose and fasteners were visibly protruding. Falling tiles can cause serious or fatal injury. The inspector recommends correction by a qualified roofing contractor.

Roof ridge cap tiles are mortar sealed at intersections, the mortar is cracked which could allow moisture intrusion to the underlayment of the roof structure. Recommend having all mortar joint at ridge cap intersections sealed and maintained on a semiannual basis. The Inspector recommends any necessary work be performed by a qualified roofing contractor.



At the time of the inspection the majority of the roof was in good condition.

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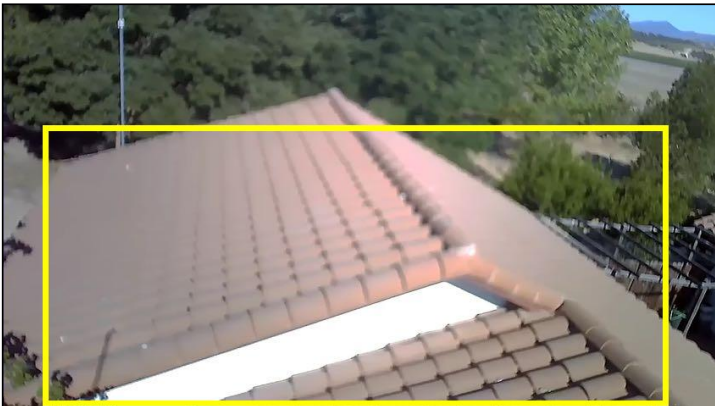
Roof (continued)



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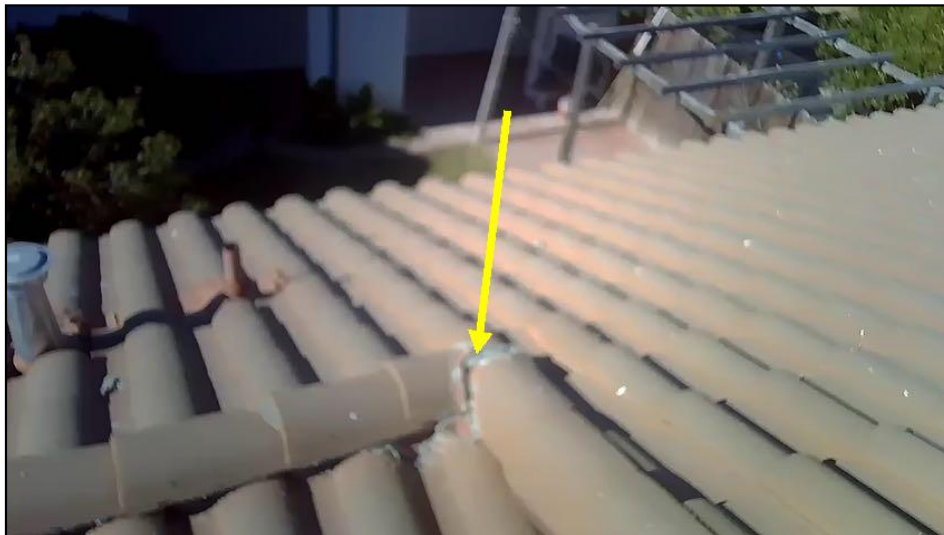
Roof (continued)



Tiles along the rakes (sloped roof edges) were loose and fasteners were visibly protruding.



Roof ridge cap tiles are mastic sealed at intersections, the mastic is cracked



Roof ridge cap tiles are mortar sealed at intersections, the mortar is cracked

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.

-KICK-OUT FLASHING

The inspector observed no deficiencies when inspecting kick-out 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.

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.

5. Gutters

Observations



-SYSTEM DESCRIPTION

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

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

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

-DOWNSPOUTS

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

6. Chimney

Observations:



-CHIMNEY CONDITION

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

-CROWN MATERIAL

The chimney cap was constructed using sheet metal.

-CHIMNEY CROWN CONDITION

The Inspector observed no deficiencies in the condition of the chimney crown.

Roof (continued)



7. Spark Arrestor/Rain Cap/Direct Vent Termination

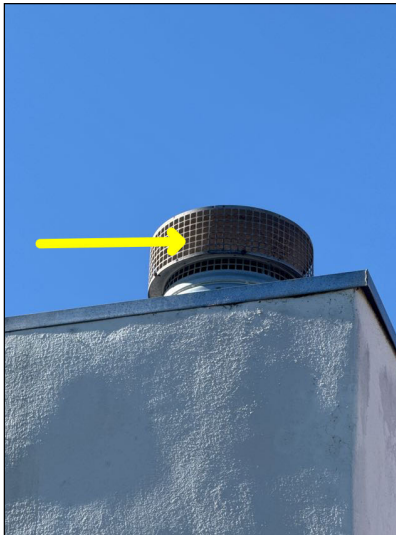
Observations:

-SPARK ARRESTOR

Wire mesh only is installed as a spark arrestor, this is considered to be inadequate and a proper spark arrestor should be installed.

-RAIN CAP

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



Wire mesh only is installed as a spark arrestor



Exterior Areas

Inspection of the home exterior typically includes:

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

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.

Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out. Recommend having these areas sealed and painted. Continue to monitored as part of annual maintenance.



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



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

Exterior Areas (continued)



Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out.

2. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:



- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior trim.

Exterior Areas (continued)

3. 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

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

Monitor: Home soffits had stained areas visible at the time of the inspection indicating past roof leakage. The Inspector observed no deficiencies in the condition of the roof-covering material above these areas, indicating that the source of leakage has been corrected.

-FASCIA

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

Monitor: Home fascia had opened at corners and splices. Recommend having these areas repaired and sealed to prevent moisture intrusion and wood decay.

Maintenance Needed: Fascia had peeling paint and needed maintenance. All work should be performed by a qualified contractor.

-PESTS

Monitor: Past Swallow nest evident under the soffits. Swallows are protected under the Migratory Bird Treaty Act in the state of California. Under this law, during the nesting season which is February 15th to September 1st, completed nests **CANNOT BE KNOCKED DOWN OR TOUCHED** without a permit from the Fish and Game Dept. Old nests and nests under construction can be washed down with water or knocked down with a pole. All traces of mud should be removed since swallows are strongly attached to old nests, including nest remnants. The inspector recommends you contact fish and game department or a professional pest company for more information.

Monitor: Wasp nests were visible under the roof eaves at the time of the inspection. The Inspector recommends nest removal.



Monitor: Home soffits had stained areas visible at the time of the inspection indicating past roof leakage.



Monitor: Home soffits had stained areas visible at the time of the inspection indicating past roof leakage.

Exterior Areas (continued)



Monitor: Home soffits had stained areas visible at the time of the inspection indicating past roof leakage.



Maintenance Needed: Fascia had peeling paint and needed maintenance.



Monitor: Wasp nests were visible under the roof eaves at the time of the inspection.



Monitor: Past Swallow nest evident under the soffits.

4. Exterior Paint

Observations:



• **Monitor:** The exterior paint appears to be in a weathered condition and may need repainting soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

5. Doors

Observations:



-GENERAL CONDITION

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

Exterior Areas (continued)

6. Window Condition

Observations:



-GENERAL CONDITION

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

-SCREENS

Note: Missing screens at multiple windows. Check with owner to see if they are on the property and can be reinstalled. If not, the Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.



Slab Foundation

A slab foundation inspection focus on checking for cracks, moisture, and signs of movement or damage to the concrete slab itself, as well as any supporting structures or surrounding the foundation.

1. Slab Foundation

Observations:



-SLAB DESCRIPTION

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

No deficiencies were observed at the visible portions of the structural components of the home.

2. Foundation Perimeter

Observations:



- At the time of the inspection, the Inspector observed no deficiencies in the condition of the perimeter foundation walls.



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.

Grounds (continued)

Note: The General Home Inspection does not include inspection swimming pools/spas unless pre-arranged as ancillary inspections.

1. Main Gas Valve Condition

Location: The main propane tank shut-off was at the tank.



Observations:

- The liquid propane tank shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

Note: Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane. Propane tanks are sometimes privately owned and transfer with ownership of the property, and are sometimes leased, and new lease arrangements must be made at the time of sale. You should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.

- The gas gauge at the propane tank indicated that the tank had 70 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

Note: It is recommended not to let the tank fall below 20% as propane gets low most tanks are designed to emit a small propane smell. The smell can be equated to the smell of rotten eggs. The systems are designed this way to alert the homeowner that your tank is running low and it's time for a refill.

- **Safety:** The main gas line where it enters the home did not have a shut off valve. The main gas valve should be readily accessible for emergency shut-off for emergency. The Inspector recommends correction by a qualified plumbing contractor for safety improvement.



Main shut off to the liquid propane tank



The gas gauge at the propane tank indicated that the tank had 70 % remaining.

Grounds (continued)



Safety: The main gas line where it enters the home did not have a shut off valve.

2. Main water shut off valve

Location: West Side

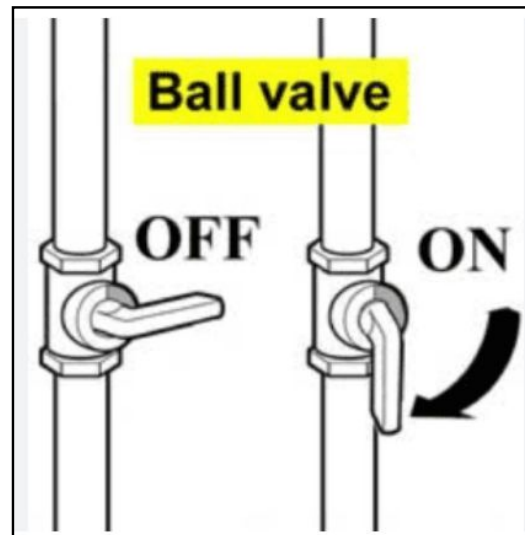
Supply: Private water supply



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

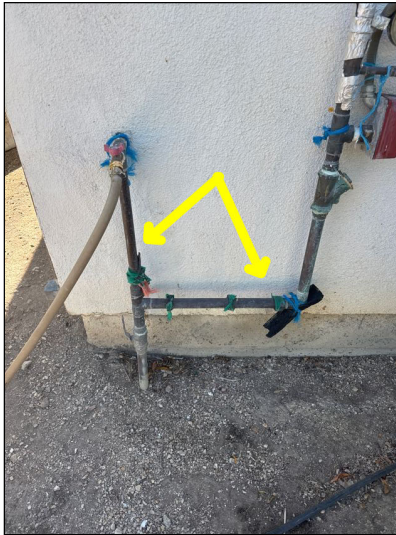
Materials: Copper piping noted.



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

Recommend Improvement: The Inspector recommends that uninsulated main water supply pipe be insulated by a qualified contractor to save on water heating costs and to help prevent damage from freezing pipes.

Grounds (continued)



Recommend Improvement: The Inspector recommends that uninsulated main water supply pipe be insulated.

4. Water Pressure

Observations:



- **Monitor:** Low pressure: Home water supply pressure was lower than the 40 pounds per square inch (PSI) considered adequate by generally-accepted current standards. The Inspector recommends service by a qualified plumbing contractor.
- Recommend 40-80 PSI.
- Home water pressure measured 35 pounds per square inch (psi) at the time of the inspection.



5. Pressure Regulator

Observations:



- None.

Grounds (continued)

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.

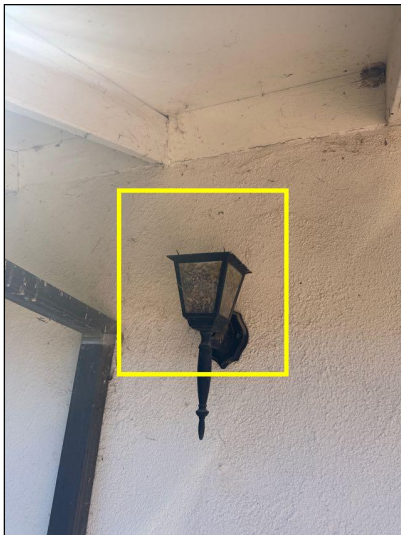
7. Exterior Lighting

Observations:



Most exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified contractor.

Several exterior light fixture were damaged and/or missing light bulbs at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.



Several exterior light fixture were damaged



Several exterior light fixture were missing light bulbs at the time of the inspection.

Grounds (continued)



Several exterior light fixture were damaged



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.

Grounds (continued)



Several exterior light fixture were damaged



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.



Several exterior light fixture were damaged



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.

Grounds (continued)



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.



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Grounds (continued)



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.

8. Exterior Outlets/GFCI

Observations:



-EXTERIOR RECEPTACLES

Most exterior electrical receptacles were observed with no deficiencies and enclosed in weather-resistant covers. Exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

The electrical conduit is separated and/or damaged. This condition can allow moisture intrusion, short circuits, and unsafe conditions. Recommend that conduit line is repaired by qualified contractor.

-EXTERIOR **GFCI** RECEPTACLES

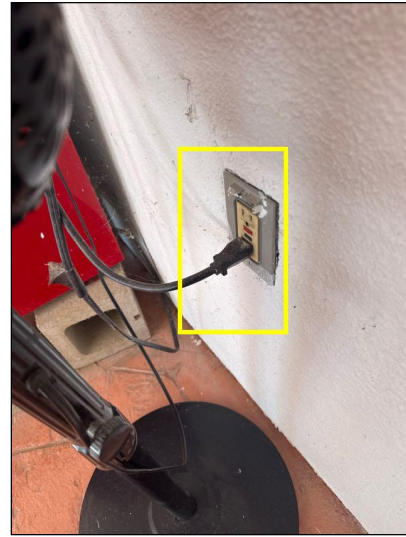
Exterior GFCI outlet at the home was not protected from weather. Recommend upgrading all outlets to have proper weather protection.

GFCI electrical receptacle was inoperable at the time of the inspection. The Inspector recommends evaluation and correction by a qualified electrical contractor.

Grounds (continued)



The electrical conduit is separated and/or damaged. (north garage area)



Exterior GFCI outlet at the home was not protected from weather.



GFCI electrical receptacle was inoperable at the time of the inspection. (courtyard)



GFCI electrical receptacle was inoperable at the time of the inspection. (left side of the home)

9. Grading

Observations:



-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

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

Grounds (continued)

10. Driveway and Walkway Condition

Materials: Gravel driveway noted. • Concrete sidewalk noted.



Observations:

-GENERAL CONDITION

Driveway in good shape for age and wear.

Safety: Moderate settling of soil beneath the brick walkway appeared to be due to inadequate compaction at the time of original construction that has created a trip hazard. Most settling takes place in the first few years after original construction, after which settling stops and soil in the affected area becomes stable.

-MAINTENANCE

Routine Maintenance: There are minor predictable and common ruts and holes in the gravel driveway. Monitor these areas for further movement and repair as needed.

11. Vegetation Observations

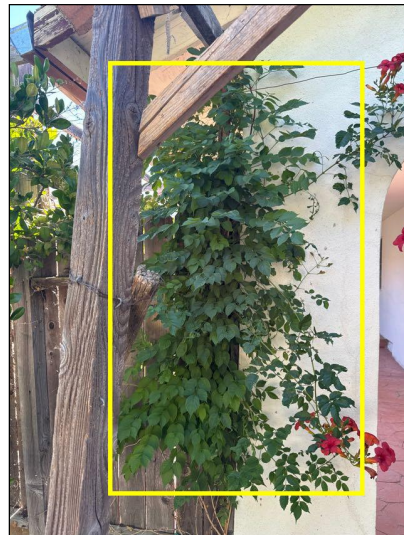
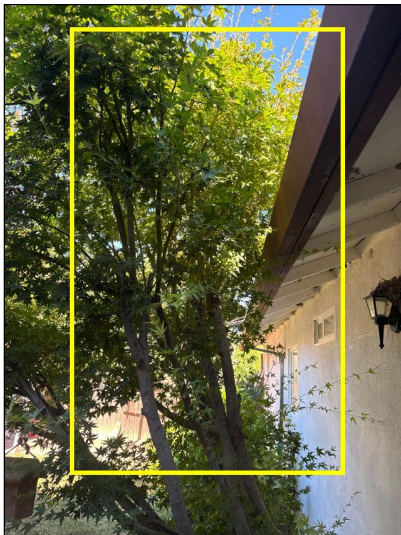
Observations:



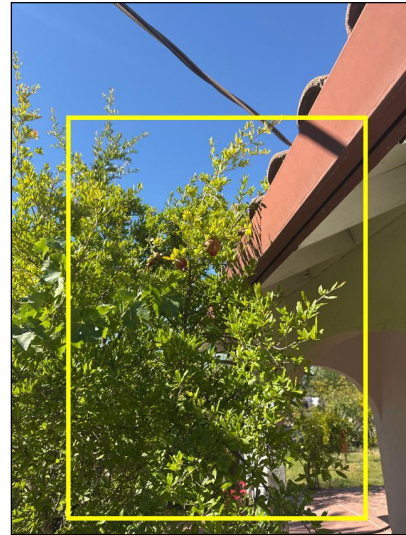
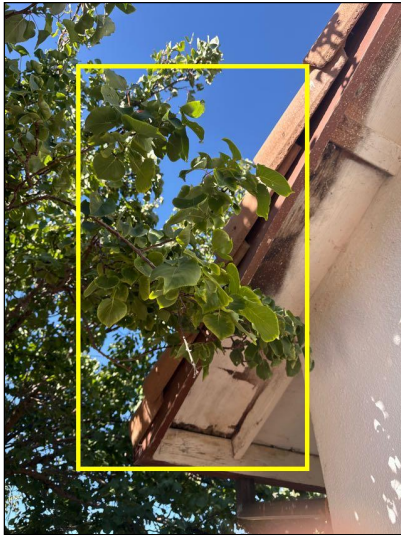
- **Monitor:** Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. The Inspector recommends removal of the vegetation from exterior walls.

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

- **Monitor:** Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. Branches should be cut back to avoid contact with the home.



Grounds (continued)



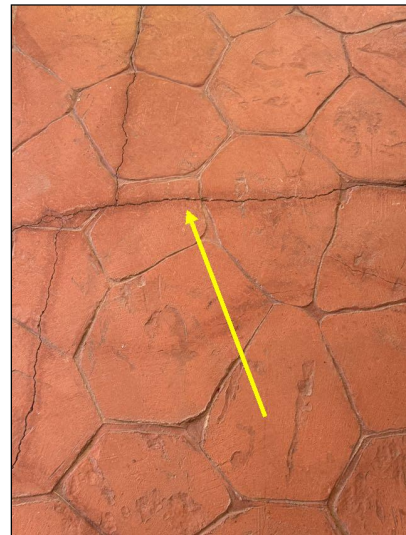
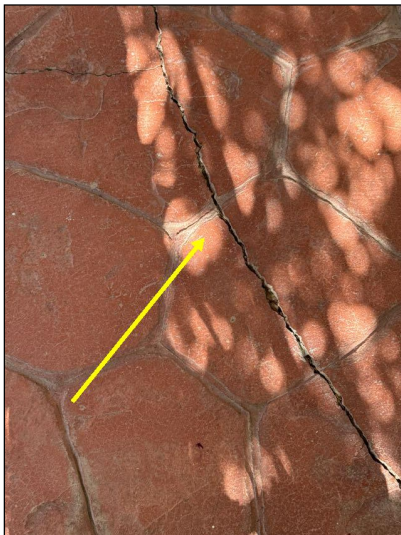
12. Patio/Porch Foundation

Observations:



-CONCRETE PORCH SLAB

The porch concrete slab had shrinkage cracks. These are very common in poured concrete slabs and are a cosmetic concern, not a structural problem.



13. Patio Structure

Observations:



-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

The structure covering the patio moved excessively when tested. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options for stabilization costs and/or removal.

Grounds (continued)



Electrical

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

Inspection of the home electrical system typically includes the following:

- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring

Electrical (continued)

1. Cable Feed Condition

Type:

 The electrical service was supplied by overhead service cables.

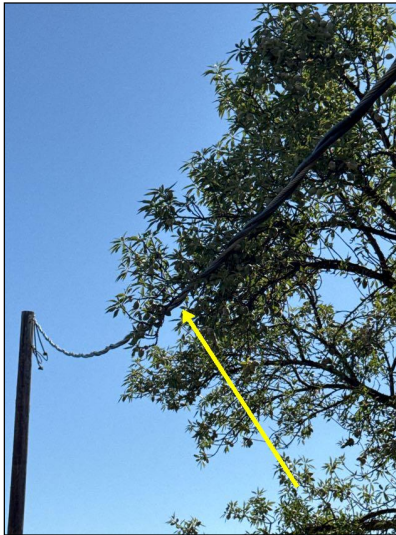
Observations:

-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. • South side of the house.

Observations:

-MAIN PANEL BRAND

The main service panel brand was Murray.

-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.

-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

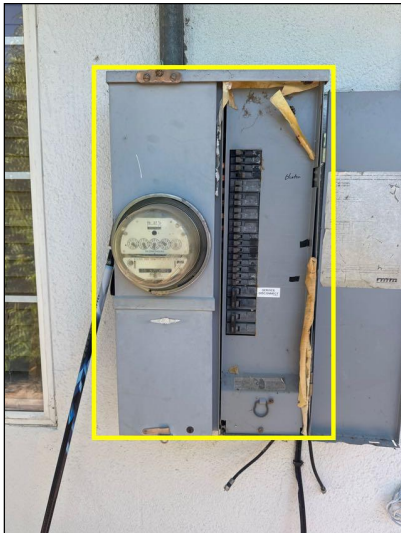
The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

-BRANCH CIRCUIT DIRECTORY

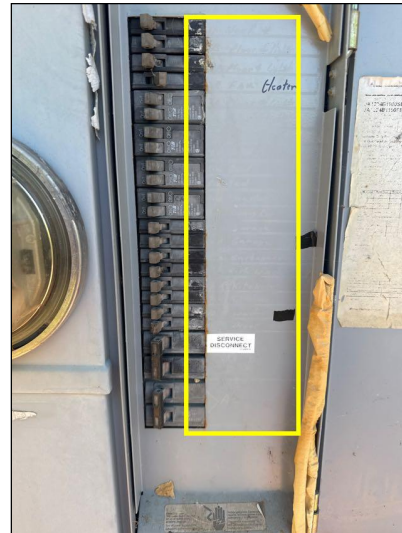
Safety Improvement: The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.

-SERVICE PANEL INTERIOR

Monitor: The interior of the electrical service panel cabinet contained stinging insect nests. This condition may affect the ability of electrical components within the service panel to function as they were designed. The Inspector recommends nests be removed and action taken to close off any openings that may allow insect intrusion in the future. All work should be performed by a qualified electrical contractor.

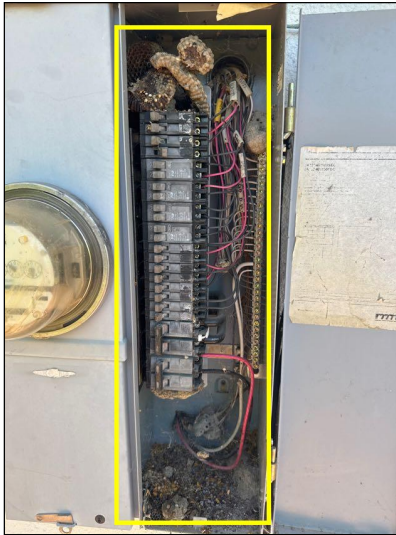


Main electrical service panel to the home.



Safety Improvement: The Circuit Directory label identifying individual electrical circuits was missing from the service panel.

Electrical (continued)

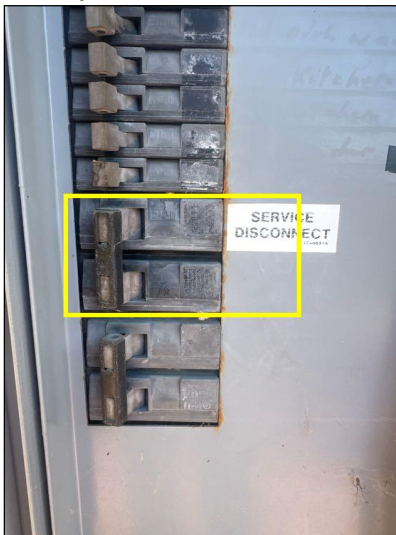


Monitor: The interior of the electrical service panel cabinet contained stinging insect nests.

3. Main Breaker Condition

Observations:

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



Main electrical shut off to the home

4. Panel Wiring

Observations:

- ✓ **-WIRE TYPE**
The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

-GENERAL CONDITION

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

Electrical (continued)

5. Breakers

Observations:



-GENERAL CONDITION

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



Heat/AC

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

2. Heater Condition

Heater Location: Unit #1 • The furnace is located in the attic



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

Observations:

Unit #1

Manufacture: York

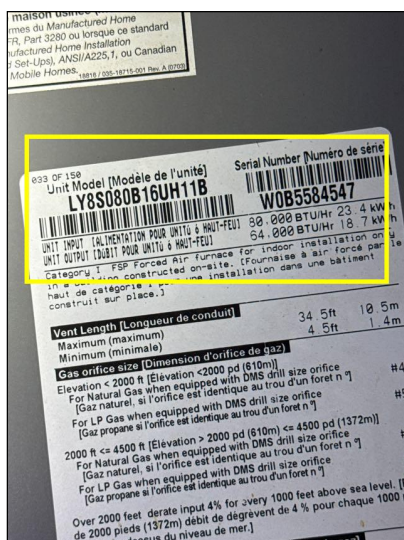
Manufacture Date: 2005

-ATTIC FURNACE EQUIPMENT REQUIREMENTS

The furnace maintenance platform was of inadequate size for good service access. Generally-accepted modern safety standards require that a level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide be present along all sides of the appliance where access is required. The Inspector recommends that the platform be extended to comply with safety standards by a qualified contractor.

Monitor Older Heater: Per the sell furnace was installed and never used, the seller requested the inspector not test the unit. The average lifespan of a heater of this type is 15 to 20 years dependent on use. The inspector recommends that you have annual service perform by a HVAC contractor. General rule of thumb is when the repair cost multiplied by the age of the heater in years is more than the replacement cost the heater, it should be replaced.

Heat/AC (continued)



Heater model and serial number



The furnace maintenance platform was of inadequate size for good service access.

3. Heater Base

Observations:



Unit #1

The heater base appears to be functional.

4. Heater Enclosure

Observations:



Unit #1

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

5. Venting

Observations:



Unit #1

-VENTING MATERIALS

Metal single 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.

6. Gas Valves

Observations:

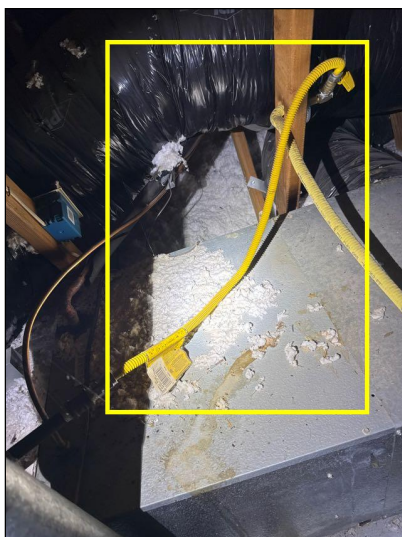


Unit #1

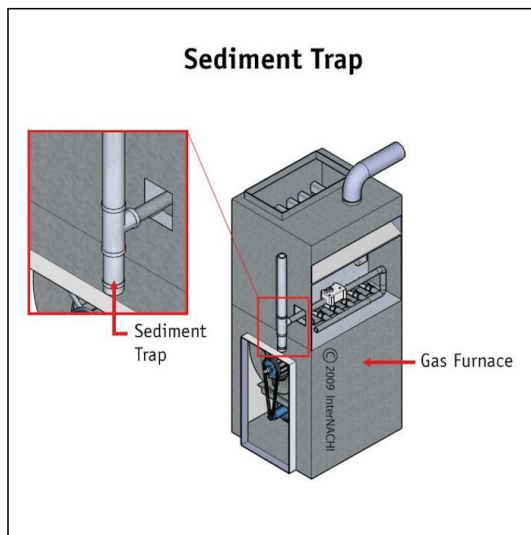
At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

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.

Heat/AC (continued)



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.

7. 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.

8. Filter Location

Location: Unit #1 • inside a filter grill in the hall ceiling.

Filter size: Unit #1 • Filter (20x24 size).

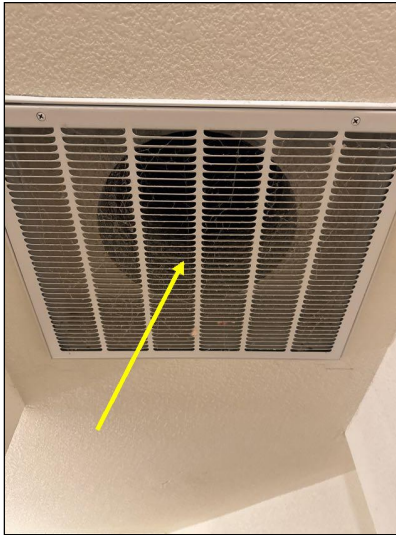


Observations:

- No air filter was installed in this furnace at the time of the inspection. A filter should be installed to improve HVAC performance and efficiency.

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.

Heat/AC (continued)



No air filter was installed in this furnace at the time of the inspection.

9. Registers

Observations:



- The air supply registers all appear to be functional.

10. Thermostat Condition

Location: Unit #1 • Hallway



Observations:

-TYPE

Analog, non-programmable type.

-GENERAL CONDITION

Did not test at the time of inspection per seller instructions



Heat/AC (continued)

11. Condensate Drain/Overflow Pan

Observations:



Unit #1

-CONDENSATE DRAIN LINE

The condensate discharge line appeared to be acceptable at the time of the inspection.

-OVERFLOW PAN

The overflow pan appeared to be acceptable at the time of the inspection.

12. AC Compress Condition



Location: Unit #1 • The compressor is located on the exterior south.

Unit Size: Unit #1 • 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet)

Observations:

Unit #1

Manufacture: York

Manufactured Date: 2005

-A/C ELECTRICAL DISCONNECT

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

-PAD and ENCLOSURE

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

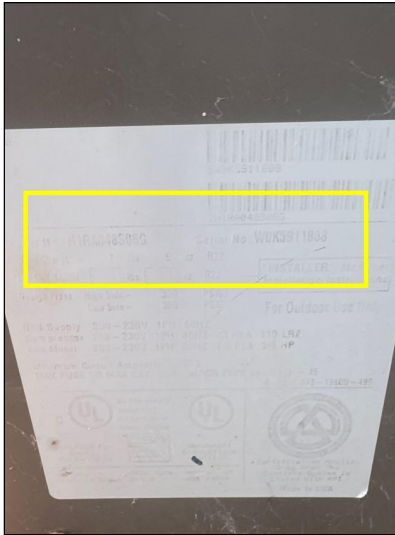
The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

-GENERAL CONDITION

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the condenser and coil unit is the only option which can be expensive. Current units use R-32 or R-454B refrigerant.

Monitor Older AC: Per the seller A/C was installed and never used, the seller requested the inspector not test the unit. The average lifespan of a A/C of this type is 15 to 20 years dependent on use. The inspector recommends that you have annual service perform by a HVAC contractor. General rule of thumb is when the repair cost multiplied by the age of the heater in years is more than the replacement cost the A/C, it should be replaced.

Heat/AC (continued)



AC model and serial number

13. Refrigerant Lines

Observations:

Unit #1



Condensation will drip from the air-conditioning suction (large, insulated) line at the furnace where the insulation has been removed or damaged. This should be repaired before moisture damage occurs to the furnace or area near the furnace.



Condensation will drip from the air-conditioning suction (large, insulated) line at the furnace where the insulation has been removed or damaged.



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.

1. Water Heater Condition

Heater Type: Unit #1



-TANKLESS WATER HEATER

Hot water for the home was supplied by a gas-fired tankless water heater installed at the home exterior. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature.

Routine Maintenance: Depending on water quality and use calcium can build-up on components inside the tankless water heater which typically will require service annually by a qualified contractor. Failure to service the tankless water heater in a timely manner typically results in a reduced hot water flow rate.

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

Observations:

Unit#1

Manufacture:Rinnia

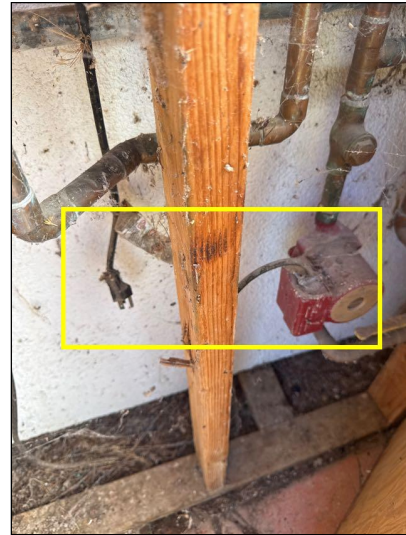
The water heater was installed in a manner that left the data plate inaccessible.

-GENERAL CONDITION/OPERATION

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

Monitor: The home had a hot water re-circulation system installed that was unplugged. You should ask the seller about this condition. 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 as needed.

Water Heater (continued)



Monitor: The home had a hot water re-circulation system installed that was unplugged.

2. Number Of Gallons

Observations:

✓ Unit #1
Tankless

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.

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).

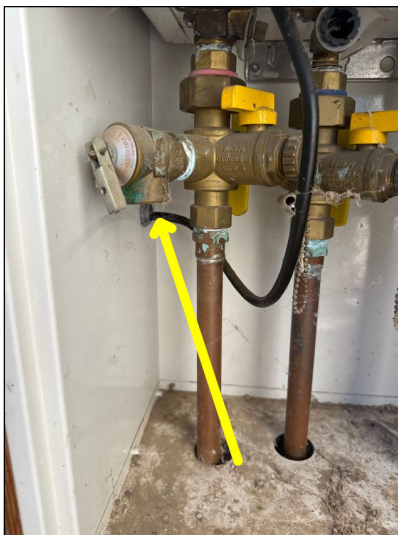
5. TPR Discharge Line Condition

Materials: None

✗ Observations:
Unit #1

The discharge line for the water heater relief valve (TPRV) is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper **TPR valve** discharge tube that must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. We recommend that the discharge line extend to the exterior of the home if possible.

Water Heater (continued)



The discharge line is missing for the water heater relief valve (TPRV).

6. Gas Valve/Supply

Observations:

Unit #1

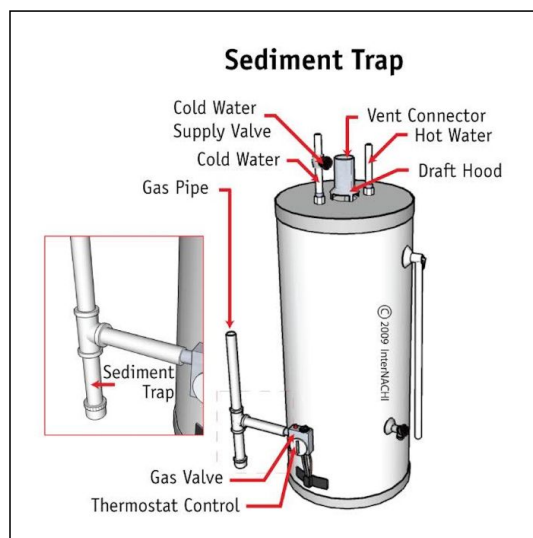


At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

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

Tankless heater is anchored with a bracketed to wall to resist horizontal displacement from earthquake motion.

9. Heater Enclosure

Observations:



Unit #1

The water heater enclosure is functional.



Garage (North)

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: One 16"W sectional steel door



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

2. Garage Opener Status

Observations: The overhead garage door had no automatic opener installed.



Garage (North) (continued)

3. Garage Door's Reverse Status

Observations: N/A no overhead opener installed



4. Garage Door Parts

Observations:



-GENERAL CONDITION

The overhead garage door appeared to be correctly installed and all parts stable at the time of the inspection.

5. Garage Electrical

Observations:



-GFCI RECEPTACLES

Electrical receptacles in the garage 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.

-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.

6. Exterior Door

Observations:



-GENERAL CONDITION

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

7. Fire Door

Observations: N/A



8. 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.

9. Firewall

Observations:



-FIRE BARRIER WALL

Garage ceiling repair was not fire-taped as is required by generally-accepted current safety standards. The Inspector recommends that the wall be fire-taped by a qualified contractor.

Garage (North) (continued)



Garage ceiling repair was not fire-taped as is required by generally-accepted current safety standards.

10. 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.

11. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

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

12. Ventilation

Observations:



-GARAGE VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.

13. Vent Screens

Observations:



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

14. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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

15. Garage Roof

Observations: ****SEE ROOF SECTION FOR DETAILS****





Garage (South)

1. Garage Door Condition

Materials: One 16'W sectional steel door



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

2. Garage Opener Status

Observations: The overhead garage door had no automatic opener installed.



3. Garage Door's Reverse Status

Observations: N/A no overhead opener installed



4. Garage Door Parts

Observations:



-GENERAL CONDITION

The overhead garage door appeared to be correctly installed and all parts stable at the time of the inspection.

5. Garage Electrical

Observations:



-GFCI RECEPTACLES

Electrical receptacles in the garage 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.

-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.

-CONVENTIONAL RECEPTACLES

One or more electrical receptacles in the garage were inoperable at the time of the inspection. The Inspector recommends evaluation and correction by a qualified electrical contractor.

Garage (South) (continued)



One or more electrical receptacles in the garage were inoperable at the time of the inspection.



One or more electrical receptacles in the garage were inoperable at the time of the inspection.



One or more electrical receptacles in the garage were inoperable at the time of the inspection.

6. Exterior Door

Observations: No exterior exit doors present.



7. Fire Door

Observations:

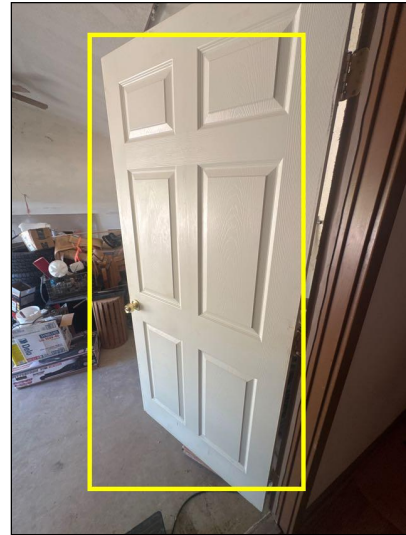
 The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door, with a properly installed threshold and self-closing hinges.

Safety Improvement: The fire door between the garage and the home interior may not open directly to a bedroom/sleep area. 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.

Garage (South) (continued)



Door stops that prevent the door from self-closing are considered a breach in the firewall.



Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door



The door in the wall between the garage and the home living space did not meet a properly installed threshold.

8. 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.

9. Firewall

Observations:



-FIRE BARRIER WALL

The walls separating the garage from home living space appeared to meet generally-accepted current safety standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

Garage (South) (continued)

10. 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.

11. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

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

12. Ventilation

Observations:



-GARAGE VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.

13. Vent Screens

Observations:



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

14. Window Condition

Observations: None present.



15. Garage Roof

Observations: ****SEE ROOF SECTION FOR DETAILS****



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

Attic (continued)

1. Access Observation

Location:



Scuttle Hole in: • Laundry Room Ceiling.

Method of Inspection: The Inspector evaluated the attic from inside the attic space.

Observations:

-ATTIC APPROACH CONDITION

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

Monitor: The light fixture in the attic did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may be a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

2. Structure

Observations:



-ROOF SHEATHING MATERIAL

The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

-ROOF SHEATHING CONDITION

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

-ROOF TRUSS CONDITION

The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

-TRUSS HARDWARE

The inspector observed no deficiencies in the condition of the visible portions of the roof truss hardware. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

3. Electrical

Observations: The Inspector observed no deficiencies in the condition of the electrical components visible in the attic at the time of the inspection.



Attic (continued)

4. Attic Plumbing

Observations:



-PLUMBING VENT MATERIAL

PVC (Polyvinyl chloride) (White in color) - 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

No water supply pipes were visible for identification in the attic.

-GAS SUPPLY PIPE MATERIAL

The home had corrugated stainless steel tubing (**CSST**) installed as gas distribution pipe. CSST is a thin-walled, flexible, corrugated stainless steel tubing covered by a coating that is typically yellow, sometimes black. Safety concerns exist concerning the ability of CSST to resist potential damage from lightning strikes- or near strikes- resulting in gas leakage and risk of explosion.

CSST has been the subject of a lawsuit that has now been settled. Pipes named in the suit are marked with one of the following: GASTITE, WARDFLEX, TRACPIPE, COUNTERSTRIKE or PARFLEX. Gas pipes in this home consisted of CSST which contained one or more of these markings. Installations of concern are those pipes installed after September 5, 2006.

Installed correctly, CSST must be properly bonded and grounded. Confirmation of proper bonding and grounding lies beyond the scope of the General Home Inspection. The Inspector recommends that confirmation of proper bonding and grounding of the CSST gas piping be performed by a qualified electrical contractor.

-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.



Installed correctly, CSST must be properly bonded and/or grounded

Attic (continued)

5. Ventilation

Observations:



-ROOF VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system. Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.

-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:



• **Maintenance Needed:** Vent screens are damaged or missing, suggest repairing or replacing screens as necessary to prevent entry of unwanted pests.



Maintenance Needed: Vent screens are damaged or missing, suggest repairing or replacing screens as necessary to prevent entry of unwanted pests.

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. Exhaust Vent

Observations:



• At the time of the inspection, the Inspector observed no deficiencies in the condition of exhaust vents.

Attic (continued)

9. Insulation Condition

Materials:



-FIBERGLASS

The attic floor was insulated with blown-in fiberglass.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.



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 DETECTORS

Smoke 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.

-CARBON MONOXIDE DETECTORS

Safety: There is **NO** carbon monoxide detector in the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.

Interior Areas (continued)

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. 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.

-GENERAL CONDITION -SLIDER DOOR

Sliding glass door in the home was generally old, worn, and seal with tape to prevent air leakage. 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.



Sliding glass door in the home was generally old, worn, and seal with tape to prevent air leakage.
(living room)

6. Screen Doors



Observations:

- Not installed.

Interior Areas (continued)

7. Window Condition

Materials: Vinyl framed sliding 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: Ceramic tile is noted.



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

The Hallway, Dining Room had cracked floor tiles visible at the time of the inspection. You should ask the seller if spare tiles are available as matching replacements. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



Interior Areas (continued)

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.

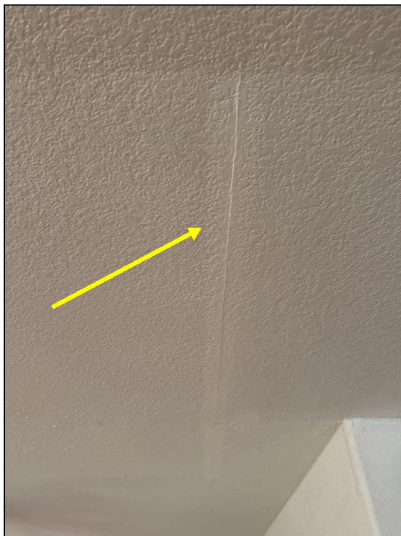
10. Ceiling Condition

Materials: Drywall ceilings noted.



Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the home. Notable exceptions are listed.

Monitor: Normal settlement cracking was visible in interior ceiling of the home 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.

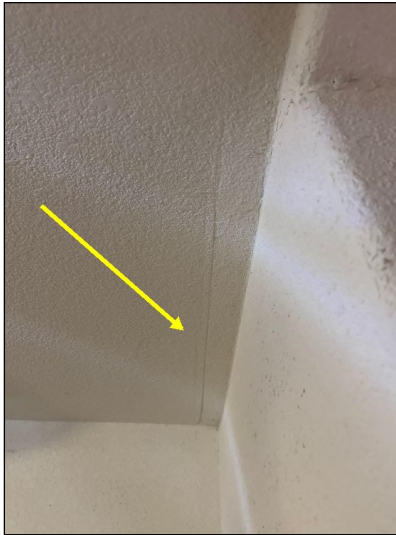


Monitor: Normal settlement cracking was visible in interior ceiling of the home at the time of the inspection.



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

Interior Areas (continued)



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

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: Prefabricated "zero clearance" fireplace 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

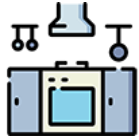
Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified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

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

Safety: 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.



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

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

3. Electrical



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

4. GFCI



Observations: Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

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

Monitor: Flex drain observed, these are subject to frequent clogging.

Kitchen (continued)



Monitor: Flex drain observed, these are subject to frequent clogging.

7. Garbage Disposal

Observations:



- The kitchen had no garbage disposal installed.

8. Dishwasher

Observations:



- None present.

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.

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.

Kitchen (continued)



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

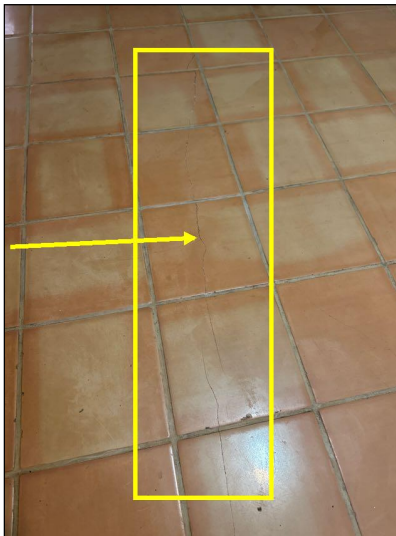
11. Floor Condition

Materials: Ceramic tile is noted.



Observations:

- The Inspector observed few deficiencies in the condition of floors. Notable exceptions are listed.
- The kitchen floor had one or more broken tiles. The Inspector recommends repair by a qualified contractor.



The kitchen floor had one or more broken tiles.

12. Wall Condition

Materials: Drywall walls noted.



Observations:

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

Kitchen (continued)

13. Ceiling Condition

Materials: Drywall 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: Garden style window noted.



Observations:

-GENERAL CONDITION

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



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: Hallway Closet • **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.

3. Electrical



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

Laundry (continued)

4. GFCI

 **Observations: *Safety Improvement:*** Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as 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 for receptacles within 6 feet of a plumbing fixture.

5. Light Fixture Condition

 **Observations:**

- None.

6. Dryer Vent

 **Observations:**
-VENT CONDITION

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer duct was examined visually only. 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.

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.

8. Exhaust Fan

 **Observations:**

- ***Improvement:*** No ventilation was provided for the laundry area at the time of the inspection. This condition may result in excessively high humidity which can cause elevated moisture levels in the laundry area. Elevated moisture levels can lead to deterioration of laundry area home materials from decay or corrosion. The Inspector recommends installation of an exhaust fan in this laundry area to prevent problems resulting from excessively high humidity. 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.

 **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.

Laundry (continued)

11. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

12. Doors

Observations:



- None.

13. Wash Basin

Observations: Plumbing in place if washbasin is desired to be installed



Plumbing in place if washbasin is desired to be installed



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

Bathroom #1 (continued)

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:



-SINK CONDITION

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

-SUPPLY PIPES

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

-DRAIN

Monitor: The sink in this bathroom was slow to drain. This may be a restriction or blockage in the trap or in the waste line. The inspector recommends correction by a qualified plumbing contractor.

-FAUCET

The faucet at this bathroom sink leaked when the water was turned on. This typically indicates that a valve seal needs replacement.



Monitor: The sink in this bathroom was slow to drain.



The faucet at this bathroom sink leaked when the water was turned on.

3. Toilets

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



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

Bathroom #1 (continued)

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: Fiberglass surround 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 overflow cover for the tub drain is missing in this bathroom. The Inspector recommends service by a qualified contractor.



The overflow cover for the tub drain is missing in this bathroom.

7. Electrical



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

Bathroom #1 (continued)

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:

- 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: Vinyl framed sliding 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.

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.

16. Counter condition



Observations:

- None, pedestal sink installed.

Bathroom #1 (continued)

17. Cabinets

Observations: None, pedestal sink installed.



18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Bathroom #2

1. Locations

Locations: Primary Bathroom

2. Sinks

Observations:



-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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



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

In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

Bathroom #2 (continued)



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: Fiberglass surround 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.

7. Electrical

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



Bathroom #2 (continued)

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:

- 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: Vinyl framed sliding 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.

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.

16. Counter condition



Observations:

- None, pedestal sink installed.

Bathroom #2 (continued)

17. Cabinets

Observations: None, pedestal sink installed.



18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Bedroom #1

1. Locations

Locations: South 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.

4. Floor Condition



Flooring Types: Ceramic tile is noted.

Observations:

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

Bedroom #1 (continued)

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.
- **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.

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.

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.

Bedroom #1 (continued)

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: Vinyl framed sliding window noted.

Observations:



-GENERAL CONDITION

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



Bedroom #2

1. Locations

Locations: South

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.

4. Floor Condition

Flooring Types: Ceramic tile 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.

Bedroom #2 (continued)

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:



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

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: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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



Bedroom #3

1. Locations

Locations: South East

Bedroom #3 (continued)

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.

4. Floor Condition



Flooring Types: Ceramic tile 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:

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

8. Light Fixture Condition



Observations:

- **Monitor:** The light fixture in the did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may be a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

9. Closets



Observations:

- None.

Bedroom #3 (continued)

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: Vinyl framed sliding window noted.

Observations:



-GENERAL CONDITION

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



Bedroom #4

1. Locations

Locations: Primary

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.

4. Floor Condition

Flooring Types: Ceramic tile is noted.

Observations:



- The Inspector observed few deficiencies in the condition of floors. Notable exceptions are listed.
 - This bedroom had cracked floor tiles. You should ask the seller if spare tiles are available as matching replacements. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

Bedroom #4 (continued)



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:



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

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.

Bedroom #4 (continued)

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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

12. Patio Doors

Observations:



• -GENERAL CONDITION -SLIDER DOOR

• The Inspector observed no deficiencies in the condition of the sliding glass doors.

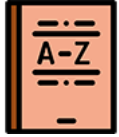
13. Screen Doors

Observations:



• Sliding door screen present.

• The Inspector observed no deficiencies in the condition of the screen doors.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves