

# PROPERTY INSPECTION REPORT



**FOUR POINT**  
HOME INSPECTION INC.

**Four Point Home Inspection Inc**  
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**Inspection Prepared For: Kurt and Josey Wydrinski**

**Agent: -**

**Date of Inspection: 4/29/2026**

**Year Built: 2002 Size: 3800**

**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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Glossary

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# Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

## Exterior Areas

|  |                 |                  |                                                                                                            |
|--|-----------------|------------------|------------------------------------------------------------------------------------------------------------|
|  | Page 16 Item: 3 | Soffits & Fascia | Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed. |
|--|-----------------|------------------|------------------------------------------------------------------------------------------------------------|

## Grounds

|  |                 |                       |                                                                                                                                                                                                                                                                                       |
|--|-----------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Page 20 Item: 7 | Exterior Lighting     | Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor. |
|  | Page 21 Item: 8 | Exterior Outlets/GFCI | <b>GFCI</b> electrical receptacle was inoperable at the time of the inspection. The Inspector recommends evaluation and correction by a qualified electrical contractor.                                                                                                              |

## Electrical

|  |                 |                  |                                                                                                                                                                                                                                                                                            |
|--|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Page 26 Item: 2 | Electrical Panel | Unfilled openings in the electrical service panel were covered with tape. This condition is improper, may allow persons to come into contact with energized electrical components, is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. |
|--|-----------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Garage

|  |                 |          |                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|-----------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Page 45 Item: 9 | Firewall | Attic access in garage is considered a breach in the fire wall. Fire walls are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. A fire rated access panel should be installed to complete the fire wall. |
|--|-----------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Interior Areas                                                                      |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Page 52 Item: 7  | Window Condition | Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. 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. |
| Bathroom #1                                                                         |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|    | Page 61 Item: 6  | Bath Tubs        | The diverter valve was leaking during operation or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). At the time of inspection water continued to flow from the tub spout when the shower was on. This is most commonly caused by a deteriorated diverter valve seal in the tub spout. The Inspector recommends maintenance/repair be performed by a qualified contractor.             |
| Bathroom #2                                                                         |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | Page 64 Item: 3  | Toilets          | In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.                                                                                                                                                                                                                                                                                                                                      |
| Office                                                                              |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | Page 76 Item: 11 | Window Condition | Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. 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.                    |



# Inspection Details

## 1. Standards of Practice

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

## 2. Home Type

**Home Type:** Single Family Home • The front of the structure faces South.

## 3. Occupancy

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

## 4. Attendance

**Observations:** Listing Agent present • Seller 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

### Observations:



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



## Roof

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

# Roof (continued)

## 1. Roof Condition

### Inspection Method:

- ✓ • Visually inspected from ladder and ground level with remote camera pole. Not mounted due to 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:

#### -GENERAL CONDITION

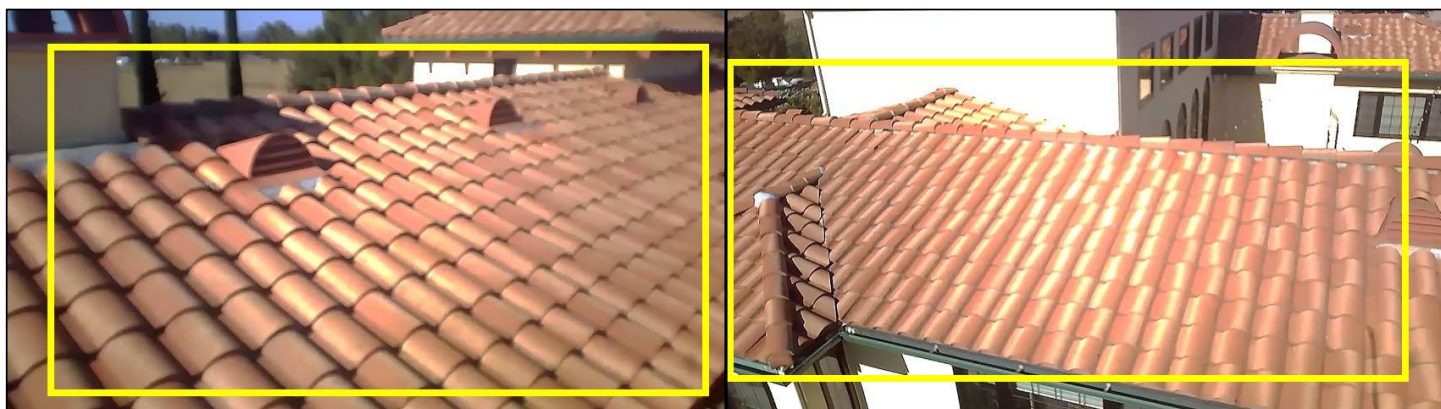
At the time of the inspection, the Inspector observed no deficiencies in the condition of the concrete tile roof-covering material.

#### -EXTERIOR ROOF STRUCTURE

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



# Roof (continued)



# Roof (continued)

## 2. Flashings

### Observations:



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

### -GENERAL CONDITION

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

### -DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

### -VALLEY FLASHING

The inspector observed no deficiencies when inspecting valley flashing.

### -KICK-OUT FLASHING

The inspector observed no deficiencies when inspecting kick-out flashing.

### -SIDEWALL FLASHING

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

### -HEADWALL FLASHING

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

## 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.



# Roof (continued)

## 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 few deficiencies in the condition of the gutters. Notable exceptions will be listed in this report.

**Maintenance Needed:** Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

#### -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

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

#### -RAIN CAP

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



## Exterior Areas

Inspection of the home exterior typically includes:

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

### 1. Stucco

#### Observations:



#### -GENERAL CONDITION

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

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



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



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

# Exterior Areas (continued)



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



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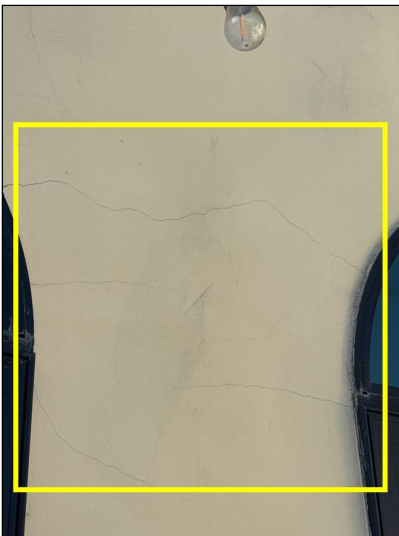
# Exterior Areas (continued)



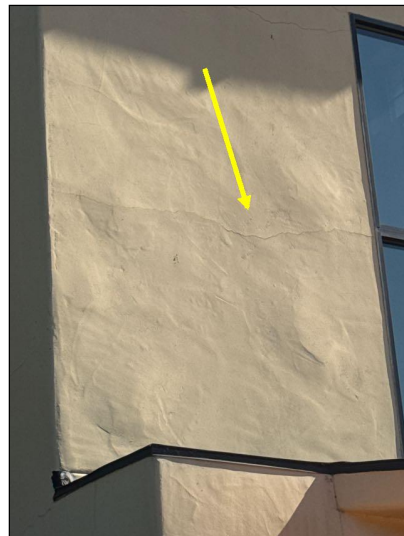
**Monitor:** Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.



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

## 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.

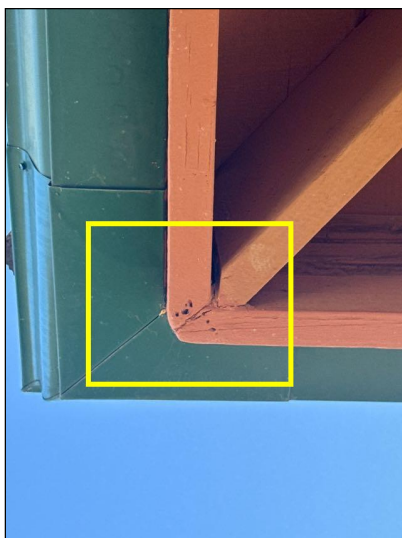
#### -SOFFITS

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

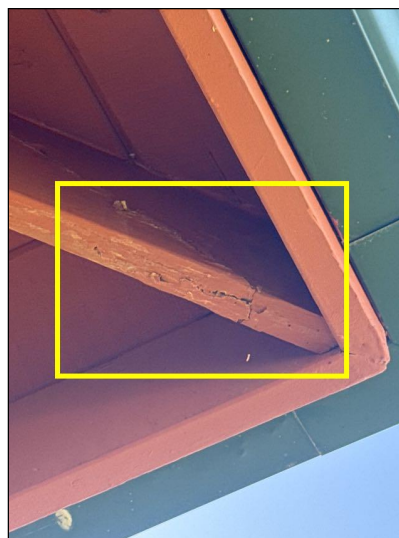
#### -FASCIA

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

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



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

## 4. Exterior Paint

### Observations:



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

## 5. Doors

### Observations:



#### -GENERAL CONDITION

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

## 6. Window Condition

**Materials:** The home had double-pane Vinyl windows.



### Observations:

#### -GENERAL CONDITION

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



## 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.

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

# Grounds (continued)

## 1. Main Gas Valve Condition



**Location:** The main propane tank shut-off was at the tank. • The main propane shut-off to the home was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the North of the home.

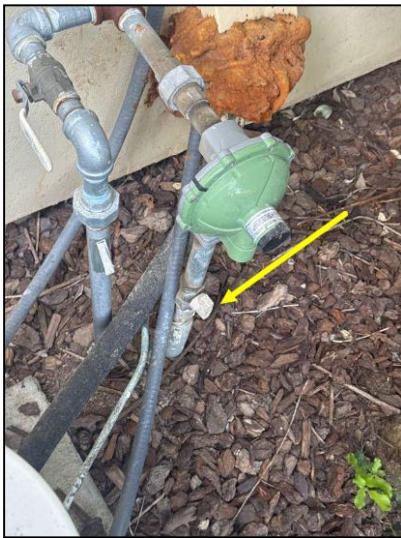
**Observations:**

- The gas shut-off where the gas enters the home appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.
- 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 75 % 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.



Main gas shut off to the home.



Main shut off to the liquid propane tank

# Grounds (continued)



The gas gauge at the propane tank indicated that the tank had 75 % remaining.

## 2. Main water shut off valve

**Location:** In the garage behind access panel

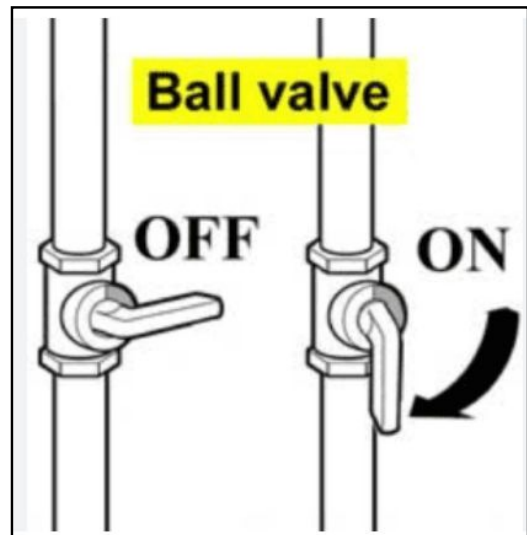
**Supply:** Private water supply



**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.

## 4. Water Pressure

**Observations:**



- Recommend 40-80 PSI.
- Home water pressure measured 60 pounds per square inch (psi) at the time of the inspection.

# Grounds (continued)



## 5. Pressure Regulator

### Observations:



- None.

## 6. Exterior Faucet(s)

### Observations:



### -GENERAL CONDITION

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

## 7. Exterior Lighting

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



Exceptions will be listed in this report.

**Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.**



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. (Front of garage)

# Grounds (continued)

## 8. Exterior Outlets/GFCI

### Observations:



#### -EXTERIOR RECEPTACLES

At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.

In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

#### -EXTERIOR **GFCI** RECEPTACLES

Most electrical receptacles on the exterior 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.

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



GFCI electrical receptacle was inoperable at the time of the inspection. (Left side of front entry)

## 9. Grading

### Observations:



#### -BUILDING SITE GRADE

The building site was moderately sloped with banks.

#### -GENERAL CONDITION

The home was built on a hillside that will drain runoff from precipitation toward the home. Grading near the home mostly sloped away from the foundation adequately at the required minimum of 1/4-inch or more per foot for a distance of at least six feet from the foundation. Notable exceptions are listed.

**Maintenance Needed:** Earth to stucco contact at exterior walls. Recommend having minimum of 4" clearance between stucco and ground cover to eliminate path for unwanted pests and water intrusion.

# Grounds (continued)

## 10. Driveway and Walkway Condition

**Materials:** Concrete driveway noted. • Gravel driveway noted. • Concrete sidewalk noted.



**Observations:**

### -GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

### -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.

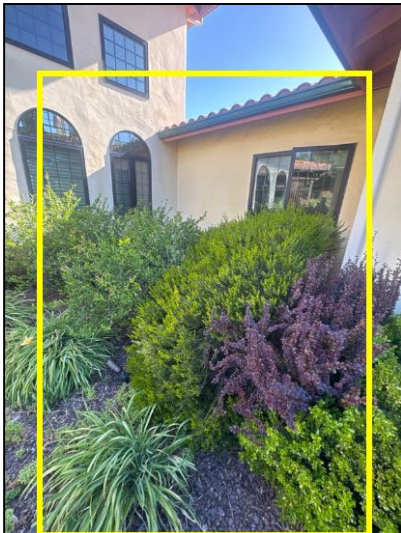
## 11. Vegetation Observations

**Observations:**



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

• **Monitor:** Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



# Grounds (continued)



## 12. Sprinklers

### Observations:



- Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
- The sprinkler system operates with a control panel located in the garage.
- The sprinkler system operates with a control panel located on the exterior of the home.



## 13. Patio/Porch Foundation

### Observations:



#### -CONCRETE PORCH SLAB

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

# Grounds (continued)

## 14. Patio Structure

### Observations:



### -PATIO COVER TYPE

The patio was covered with an awning.

This patio had a wood-framed cover.

### -PATIO COVER CONDITION

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

## 15. Water Feature

**Materials:** Decorative garden fountain



### Observations:

**Disclaimer:** The home was equipped with a fountain. Inspection of domestic water features lies beyond the scope of the General Home Inspection and therefore not inspected. The Inspector recommends having this fountain inspected by a qualified plumbing or landscape contractor before the expiration of your Inspection Objection Deadline.

• **Safety:** Structural stability of decorative free standing fountains are beyond the scope of the home inspection and therefore not inspected. Typically, fountains are assembled from multiple interlocking iron/concrete elements that can and will topple if sat, leaned or climbed upon especially by children. Serious personal injury can result from improper unintended use. The inspector recommends client consult with a qualified contractor for proper operation and installation.



# Grounds (continued)

## 16. Sink

### Observations:



#### -SINK CONDITION

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

#### -WASH BASIN FAUCET

The faucet of the sink 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.

**Note:** The sink is only supplied with cold water.

#### -DRAIN

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

## 17. BBQ

### Observations:



#### -GRILL FUEL TYPE

Propane

#### -GAS VALVE

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. Valve was not operated.

#### -GENERAL CONDITION

Home is equipped with a built in gas grill. The inspector recommends client consult with homeowner for operation instructions and proper care information. Built in gas grills are beyond the scope of a Home Inspection, and there for not inspected.



## 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:



Underground service lateral supplying electricity to the home. Underground service lateral is the underground service conductors from the last pole, pedestal, transformer, or other OPPD serving equipment, which runs to, and is connected to the meter structure.

### Observations:

#### -GENERAL CONDITION

The Inspector observed no deficiencies in the visual condition of underground service lateral.

## 2. Electrical Panel

**Main Location:** West side of the property line.

**Sub Panel Location:** in the garage. • in the hallway closet.



### Observations:

#### -MAIN PANEL BRAND

The main service panel brand was Siemens.

#### -MAIN PANEL CABINET EXPOSURE TYPE

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

#### -SUB PANEL BRAND

The service sub panel brand was Siemens.

#### -SUB PANEL CABINET EXPOSURE TYPE

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

#### -ELECTRICAL METER

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

#### -TYPE of DISCONNECT

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

#### -BRANCH CIRCUIT DIRECTORY

The branch circuit directory was clearly marked and appeared to be accurate at the time of inspection.

#### -SERVICE PANEL EXTERIOR

Unfilled openings in the electrical service panel were covered with tape. This condition is improper, may allow persons to come into contact with energized electrical components, is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

# Electrical (continued)



Main electrical service panel to the home.



Unfilled openings in the electrical service panel were covered with tape.



Sub panel to the home in the garage



Sub panel to the home in the closet

## 3. Main Breaker Condition

### Observations:



- The main amp breaker is rated at 200 AMPS.
- The main amp breaker is rated at 175 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

# Electrical (continued)



Main electrical shut off at the electrical pedestal.



Main electrical shut off inside the sub panel.

## 4. Panel Wiring

### Observations:



#### -WIRE TYPE

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

#### -GENERAL CONDITION

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

## 5. Breakers

### Observations:



#### -GENERAL CONDITION

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

# Electrical (continued)

## 6. Solar System

### Observations:



#### -SOLAR PANELS

Home is equipped with solar panels. Solar panel operation lies beyond the scope of a standard Home Inspection, however the roof attachment is checked and notes are added within this report for informational purposes only. The inspector recommends client consult with solar contractor for operation instructions and proper care information.

It is advised that you ask the seller if the panels are owned or leased.

Solar inverter was connected to the homes electrical system at the time of inspection.

***Routine Maintenance:*** Solar panels may require a periodic light cleaning to remove dirt, leaves and other debris that could obstruct the sun's rays. The only time you may need more extensive maintenance is if your panels' energy output starts to decrease at which point you should consult with a solar contractor.

#### -BACKUP GENERATOR

The home had a backup generator installed to provide the home with electricity when power is not available from public utilities. Inspection of backup generators and their electrical components lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this system inspected by a qualified electrical contractor.



## 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:



#### Unit #1

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.

# Heat/AC (continued)

## 2. Heater Condition



**Heater Location:** Unit #1 • The furnace is located in the utility room • Unit #2 • The furnace is located in the hall closet

**Heater Type:** Unit #1 • The furnace was gas-fired, high-efficiency, forced-air. • Unit #2 • The furnace was gas-fired, high-efficiency, forced-air.

### Observations:

#### Unit #1

Manufacture: Lenox

Manufacture Date: 2019

### -GENERAL CONDITION

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

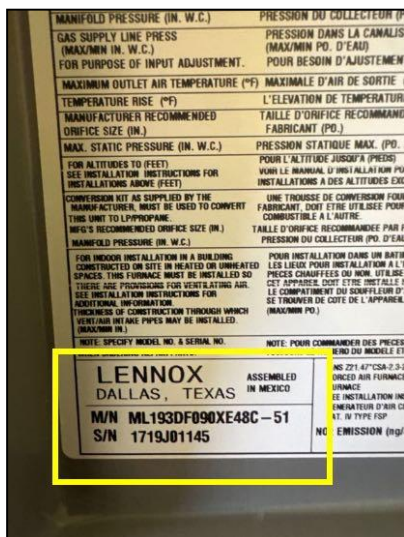
#### Unit #2

Manufacture: Payne

Manufacture Date: 2002

### -GENERAL CONDITION

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

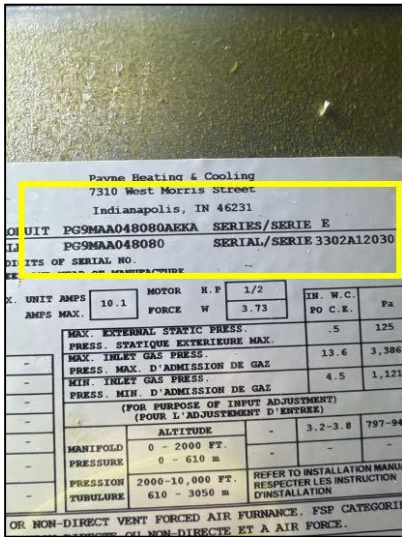


Heater model and serial number



The supply air temperature at the registers should be 100 °F - 125 °F + to be considered running efficiently.

# Heat/AC (continued)



Heater model and serial number



The supply air temperature at the registers should be 100 °F - 125 °F + to be considered running efficiently.

## 3. Blower

### Observations:



Unit #1

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

Unit #2

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

## 4. Heater Base

### Observations:



Unit #1

The heater base appears to be functional.

Unit #2

The heater base appears to be functional.

## 5. Heater Enclosure

### Observations:



Unit #1

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

Unit #2

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

# Heat/AC (continued)

## 6. Venting

### Observations:



Unit #1

#### -VENTING MATERIALS

Plastic - **PVC** vent noted.

#### -VENTING OBSERVATIONS

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

Unit #2

#### -VENTING MATERIALS

Plastic - **ABS** vent noted.

#### -VENTING OBSERVATIONS

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

## 7. Gas Valves

### Observations:



Unit #1

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

Unit #2

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

## 8. Air Supply

### Observations:



Unit #1

#### -CONDITION

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

Unit #2

#### -CONDITION

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

## 9. Filter Location

**Location:** Unit #1 • inside heater cabinet. • Unit #2 • inside heater cabinet.



### Observations:

#### • -ELECTRONIC AIR FILTER

• This furnace had an electronic air filter which has special maintenance requirements. Failure to perform the required maintenance will result in poor filter performance and may affect the performance of the heating system or result in unhealthy conditions due to poor indoor air quality. You should contact the seller or filter manufacturer to become familiar with these requirements.

## 10. Registers

### Observations:



• The air supply registers all appear to be functional.

# Heat/AC (continued)

## 11. Thermostat Condition

**Location:** Unit #1 • Living Room • Unit #2 • Hallway

**Observations:**



Unit #1

**-TYPE**

Digital - programmable type.

**-GENERAL CONDITION**

Functional at the time of inspection.

Unit #2

**-TYPE**

Digital - programmable type.

**-GENERAL CONDITION**

Functional at the time of inspection.



## 12. Condensate Drain/Overflow Pan

**Observations:**



Unit #1

**-CONDENSATE DRAIN LINE**

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

Unit #2

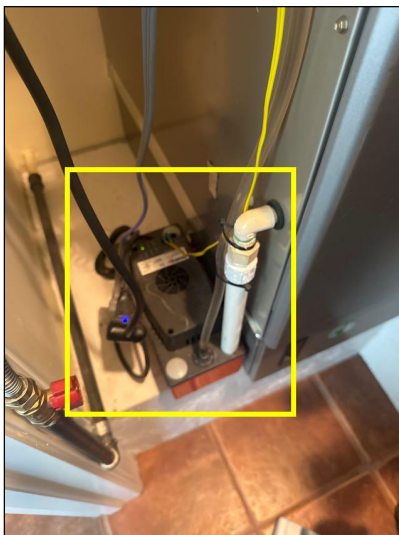
**-CONDENSATE DRAIN LINE**

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

**-CONDENSATE PUMP**

**Note:** There is a condensate pump installed at the air handler. They are used collect and remove condensate water from HVAC system that cannot be accomplished via gravity, and therefore the water must be pumped up. Pumps are generally installed with an alarm switch that will shut down the AC to prevent the pump's water reservoir from overflowing if the pump stops working.

## Heat/AC (continued)



# Heat/AC (continued)

## 13. AC Compress Condition



**Location:** Unit #1 • The compressor is located on the exterior east. • Unit #2 • The compressor is located on the exterior north.

**Unit Size:** Unit #1 • 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet) • Unit #2 • 3.0 Tons - (Typical size for a home square footage of 1,500-2,000 square feet)

### **Observations:**

#### **Unit #1**

Manufacture: Nordyne

Manufactured Date: 2002

#### **-GENERAL CONDITION**

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

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

#### **-TEMPERATURE SPLITS**

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

#### **-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.

#### **Unit #2**

Manufacture: Nordyne

Manufactured Date: 2002

The data plate containing information about this A/C unit was illegible.

#### **-GENERAL CONDITION**

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

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

#### **-TEMPERATURE SPLITS**

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

#### **-A/C ELECTRICAL DISCONNECT**

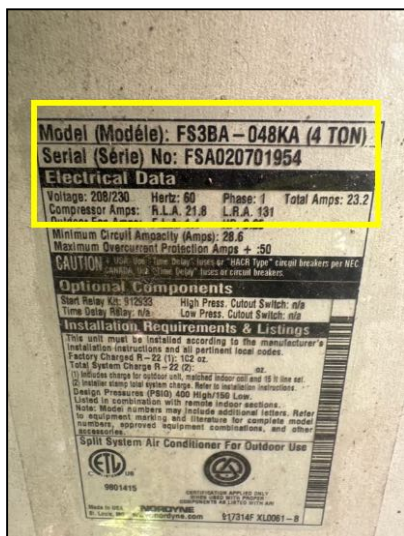
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

#### **-PAD and ENCLOSURE**

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

# Heat/AC (continued)

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



AC model and serial number



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



Return Temperature



Supply Temperature

# Heat/AC (continued)



The data plate containing information about this A/C unit was illegible.



Return Temperature



Supply Temperature

## 14. Refrigerant Lines

### Observations:



#### Unit #1

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

#### Unit #2

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



# Water Heater

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

# Water Heater (continued)

## 1. Water Heater Condition

Heater Type: Unit #1



### -TANKLESS WATER HEATER

Hot water for the home was supplied by a gas-fired **condensing** tankless water heater. 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. A condensing tankless water heater provides an endless supply of hot water on demand while being highly energy-efficient, exceeding 90% efficiency.

**Note:** An external drain line is installed to discharge the condensation (acidic water) to the exterior. The condensate is acidic and can stain hard surfaces like concrete if not discharged properly.

**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.

Unit #2

### -GAS-FIRED WATER HEATER

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

**Location:** Unit #1 • The heater is located on the exterior of the home.

• Unit #2 • The heater is located in the utility room.

**Observations:**

Unit#1

Manufacture:Navian

Manufacture Date: 2021

### -GENERAL CONDITION/OPERATION

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

Unit #2

Manufacture:Bradford White

Manufacture Date: 2002

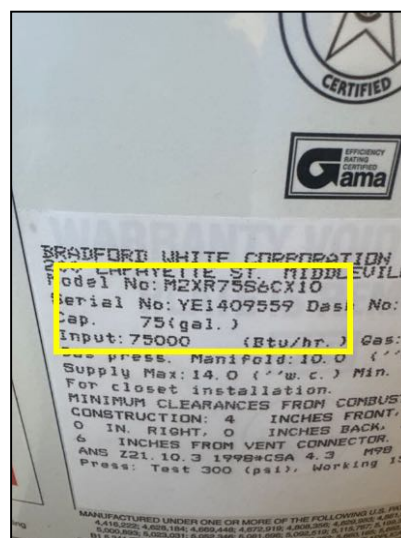
### -GENERAL CONDITION/OPERATION

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

# Water Heater (continued)



Water heater model and serial number



Water heater model and serial number

## 2. Number Of Gallons

### Observations:

- ✓ Unit #1
- Tankless
- Unit #2
- 75 gallons

## 3. Plumbing

**Materials:** Unit #1 • Copper • Unit #2 • 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.

Unit #2

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).

Unit #2

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

# Water Heater (continued)

## 5. TPR Discharge Line Condition

Materials: Copper

✓ Observations:

Unit #1

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

Unit #2

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

## 6. Gas Valve/Supply

Observations:

✓ Unit #1

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

Unit #2

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

## 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.

Unit #2

### -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.

Unit #2

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

# Water Heater (continued)

## 9. Heater Enclosure

### Observations:



#### Unit #1

The water heater enclosure is functional.

#### Unit #2

The water heater enclosure is functional.

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



**Improvement:** no drip pan was installed.



## Water Softener/Water Filter

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

# Water Softener/Water Filter (continued)

## 1. Water Softener / Water Filter

### Observations:



### -WATER SOFTENER

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

Water Softener is connected to water supply



## Garage

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

## 1. Garage Door Condition



**Materials:** Two - single 9'W, double 16'W upgraded insulated steel panel, sectional roll-up doors.

### Observations:

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

# Garage (continued)

## 2. Garage Opener Status

### Observations:



#### -OPENER TYPE

Belt drive opener noted.

#### -NUMBER of OPENERS

Two overhead garage doors were equipped with automatic door openers.

#### -OPENER OPERATION

All automatic garage door openers responded to the controls at the time of the inspection.

## 3. Garage Door's Reverse Status

### Observations:



#### -PHOTO-SENSOR

The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

## 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.

#### -WEATHER STRIPPING

The side weather stripping on the overhead door is not installed. It is recommended that this be replaced/installed as to help keep rain water out, unwanted pests and help control the climate of your garage. All work should be performed by a qualified contractor.

## 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: No exterior exit doors present.



# Garage (continued)

## 7. Fire Door

**Observations:** At the time of the inspection, the Inspector observed no deficiencies in the condition of Fire door in the garage.



## 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

Attic access in garage is considered a breach in the fire wall. Fire walls are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. A fire rated access panel should be installed to complete the fire wall.



## 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 few deficiencies in the condition of the garage ceilings. Notable exceptions are listed.

- Monitor:** Normal settlement cracking was visible in garage 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.

# Garage (continued)



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

## 12. Ventilation

Observations:

### ✓ -GARAGE 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.

### -GARAGE VENT CONDITION

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

## 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 casement window noted.

### ✓ Observations: -GENERAL CONDITION

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

# Garage (continued)

## 15. Wash Basin (utility room)

### Observations:



#### -SINK CONDITION

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

#### -WASH BASIN FAUCET

The faucet of the sink in the utility room 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

Operated normally, at time of inspection.

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

## 16. 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

## 1. Access Observation

### Location:



Scuttle Hole in: • Hallway Ceiling.

• Primary Bedroom Closet.

• Bedroom Closet.

• Garage Ceiling.

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

### Observations:

#### -ATTIC APPROACH CONDITION

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

# Attic (continued)

## 2. Structure

### Observations:



#### **-ROOF SHEATHING MATERIAL**

The home had radiant barrier roof sheathing installed. Radiant barrier sheathing consists of a foil-type material bonded to the underside of the roof sheathing panels. Its purpose is to reflect heat to help reduce cooling costs.

#### **-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.



## 4. Attic Plumbing

### Observations:



#### **-PLUMBING VENT MATERIAL**

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

#### **-PLUMBING VENT PIPE CONDITION**

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

#### **-WATER SUPPLY PIPE MATERIAL**

3/4" and 1/2" PEX no insulation (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)

#### **-WATER SUPPLY PIPE CONDITION**

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

#### **-GAS SUPPLY PIPE MATERIAL**

The home gas distribution pipes were black steel.

#### **-GAS SUPPLY PIPE CONDITION**

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

# 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.

Attic ventilation was provided by a thermostatically-controlled attic fan mounted in the attic which will automatically turn on and vent attic air to the home exterior when attic air reached the temperature setting on the thermostat. Thermostats are usually set between 90-110 F degrees. Attic fans are beyond the scope of a Home Inspection, due such devices are controlled by a thermostat set by the owner.

#### -ROOF VENT CONDITION

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

## 6. Vent Screens

### Observations:



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

## 7. Duct Work

### Observations:



#### -DUCT CONDITION

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

## 8. Exhaust Vent

### Observations:



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

## 9. Insulation Condition

### Materials:



#### -FIBERGLASS

The attic floor was insulated with unfinished fiberglass batts.

**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.
- Insulation level in the attic is typical for homes this age



# 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 only carbon monoxide detectors that work with the security system. You will need carbon monoxide detector in the **downstairs or upstairs** area of the home if the security system is no longer in use. 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.

## 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.

# Interior Areas (continued)

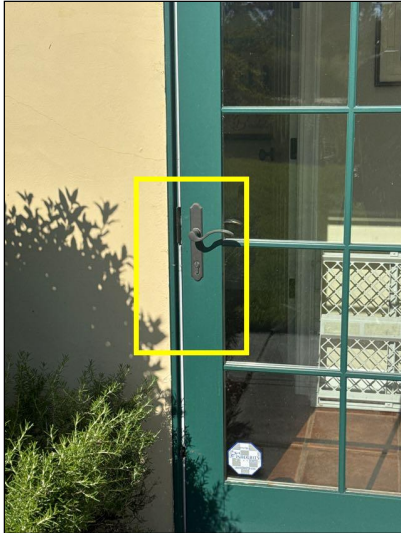
## 5. Patio Doors

### Observations:

#### -GENERAL CONDITION - HINGED DOOR

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

**Safety Improvement:** The exterior door opens outward and leaves the locking hardware exposed to force entry. For safety installing latch guards is one of the most effective methods of securing an outward swinging door. These are basically plate covers extending from the door's outer side to prevent forced entry.



## 6. Screen Doors

### Observations:

- Not installed.



# Interior Areas (continued)

## 7. Window Condition

**Materials:** Vinyl framed fixed window noted. • Vinyl framed casement window noted.

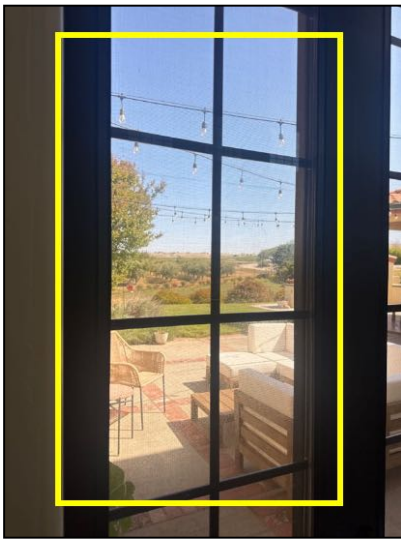


**Observations:**

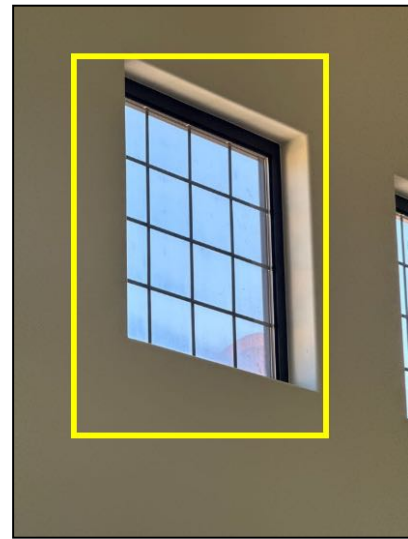
### -GENERAL CONDITION

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

Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. 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.



Staining and etching of the glass at the window indicated a loss of thermal integrity.



Staining and etching of the glass at the window indicated a loss of thermal integrity.

## 8. Floor Condition

**Flooring Types:** Ceramic tile is noted.



**Observations:** The Inspector observed no deficiencies in the condition of floors in the home.

## 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.

**Monitor:** Normal settlement cracking was visible in interior walls 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.

# Interior Areas (continued)



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

## 10. Ceiling Condition

**Materials:** Drywall ceilings noted.



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

## 11. Ceiling Fans

**Observations:**



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

## 12. Closets/Cabinets

**Observations:**



**-CLOSETS**

The closet is in serviceable condition.

## 13. Door Bell

**Observations:**



- Wireless door bell unit noted. Remember to change the batteries approximately every six months to insure working status.

# Interior Areas (continued)

## 14. Fireplace

**Materials:** Living Room



**Observations:**

### **-CONVERTED WOOD-BURNING TO GAS-BURNING FIREPLACE CONDITION**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the converted gas-fueled fireplace in the Living Room. Full inspection of gas-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>

### **-WOOD BURNING FIREPLACE CONDITION**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the outdoor patio. It was not operated.

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>



# Interior Areas (continued)

## 15. Stairs & Handrail

### Observations:

#### ✓ -GENERAL CONDITION

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

Inspection of staircases typically includes visual examination of the following:

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



## 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:** Granite and/or Quartz 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.



# Kitchen (continued)

## 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**

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

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

### **-BAR SINK CONDITION**

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

### **-BAR FAUCET**

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

### **-BAR SINK SUPPLY PIPES**

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

### **-BAR SINK DRAIN**

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

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

## 7. Garbage Disposal



**Observations:**

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

## 8. Dishwasher



**Observations:**

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

# Kitchen (continued)

## 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 exhaust vent of the range hood discharged exhaust to the home exterior.



### 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.

## 11. Microwave

### Observations:



- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

## 12. 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 the kitchen.

## 13. Wall Condition

**Materials:** Drywall walls noted.



### Observations:

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

## 14. 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.

## 15. Window Condition

**Materials:** Vinyl framed casement 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:** East Laundry room • **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.



At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

## 4. GFCI

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



## 5. Light Fixture Condition

**Observations:**



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

## 6. Dryer Vent

**Observations:**



### -VENT CONDITION

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

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

# Laundry (continued)

## 7. Gas Valves

### Observations:



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

## 8. Exhaust Fan

### Observations:



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

## 9. Cabinets/Counters

### Observations:



#### -CABINET CONDITION

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

#### -COUNTER MATERIAL

Granite and/or Quartz tops noted.

#### -COUNTER CONDITION

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

## 10. 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.

## 11. 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.

## 12. 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.

## 13. Doors

### Observations:



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

# Laundry (continued)

## 14. Window Condition

**Materials:** Vinyl framed casement window noted.



**Observations:**

### -GENERAL CONDITION

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

## 15. Wash Basin

**Observations:**



### -SINK CONDITION

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

### -WASH BASIN FAUCET

The faucet of the sink in the laundry room 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

Operated normally, at time of inspection.

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



## Bathroom #1

Inspection of the bathrooms typically includes the following:

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

## 1. Locations

**Locations:** Upstairs Shared Bathroom

# Bathroom #1 (continued)

## 2. Sinks

### Observations:



#### -SINK CONDITION

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

#### -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)**

## 4. Showers

### Observations:



#### -SHOWER BASE

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

#### -FLOW/DRAINAGE

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

#### -SHOWER FAUCET

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

#### -SHOWER DOORS

Curtain present at the shower enclosure.

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

## 5. Shower Wall

**Materials:** Ceramic tile noted.



### Observations:

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

## 6. Bath Tubs

### Observations:



#### -GENERAL CONDITION

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

#### -TUB DRAIN

The tub had functional flow and functional drainage.

#### -FAUCET

**The diverter valve was leaking during operation or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). At the time of inspection water continued to flow from the tub spout when the shower was on. This is most commonly caused by a deteriorated diverter valve seal in the tub spout. The Inspector recommends maintenance/repair be performed by a qualified contractor.**

# Bathroom #1 (continued)



The diverter valve was leaking during operation or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head).

## 7. Electrical



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

## 8. GFCI



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

## 9. Light Fixture Condition



**Observations:**

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

## 10. Exhaust Fan



**Observations:**

- 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:** Glass blocks noted in window openings.

**Observations:**

### -GENERAL CONDITION

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

# Bathroom #1 (continued)

## 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.
- **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.

## 16. Counter condition

**Materials:** Tile counter tops noted.



**Observations:**

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

## 17. Cabinets

**Observations:**



**-GENERAL CONDITION**

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

# Bathroom #1 (continued)

## 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's.

#### **-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

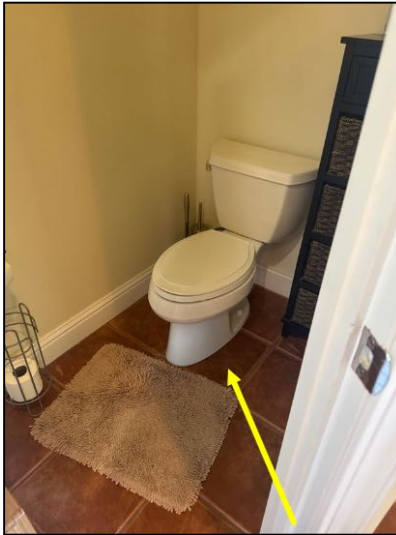
**Observations:** The toilet in this bathroom was flushed and operated in a satisfactory manner.



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

A tempered glass enclosure is noted.

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

## 5. Shower Wall

**Materials:** Ceramic tile noted.



### Observations:

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

## 6. Bath Tubs

### Observations:



#### -GENERAL CONDITION

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

#### -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:**

- **Improvement:** Although the room containing the toilet had an exhaust fan, the room containing the shower had no exhaust fan. This condition can create excessively high humidity which may cause problems such as corrosion or organic growth. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.

## 11. Doors



**Observations:**

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

## 12. Window Condition



**Materials:** Vinyl framed casement 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.

# Bathroom #2 (continued)

## 16. Counter condition

**Materials:** Tile counter tops noted.



**Observations:**

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

## 17. Cabinets

**Observations:**



**-GENERAL CONDITION**

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

## 18. Mirrors

**Observations:**



- No deficiencies observed.

## 19. Heating

**Observations:**



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



## Half Bathroom

### 1. Locations

**Locations:** Half 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.

# Half Bathroom (continued)



Access for faucet shut offs in the laundry room

## 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)

## 4. Electrical

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



## 5. 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.



## 6. Light Fixture Condition

**Observations:**

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



## 7. Exhaust Fan

**Observations:**

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



## 8. Doors

**Observations:**

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



# Half Bathroom (continued)

## 9. Window Condition

Observations: None.



## 10. 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.

## 11. 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.

## 12. 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.

## 13. Counter condition

Materials: Tile counter tops noted.



Observations:

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

## 14. Cabinets

Observations: None, pedestal sink installed.



## 15. Mirrors

Observations:



- No deficiencies observed.

## 16. Heating

Observations:



- No Central heating and cooling noted in this room at the time of the inspection.

# Half Bathroom (continued)

## 17. Utility Room 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

A safety glass enclosure is noted.

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

## 18. Utility Room Shower Walls

**Materials:** Fiberglass surround noted.



### Observations:

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



# Bedroom #1

## 1. Locations

**Locations:** Upstairs North East

## 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:** Carpet 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.

## 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 casement window noted.



**Observations:**

**-GENERAL CONDITION**

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



# Bedroom #2

## 1. Locations

**Locations:** Upstairs North West

## 2. Electrical

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

## 3. Smoke Detectors

 **Observations:**

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

## 4. Floor Condition

 **Flooring Types:** Carpet is noted.  
**Observations:**

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

## 5. Wall Condition

 **Materials:** 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.

# Bedroom #2 (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 casement window noted.

### Observations:



### **-GENERAL CONDITION**

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



# Bedroom #3

## 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:



- 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 #3 (continued)

## 6. Ceiling Condition

**Materials:** Drywall ceilings noted.



**Observations:**

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

## 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 casement window noted.



**Observations:**

**-GENERAL CONDITION**

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

## 12. Patio Doors

**Observations:**



**• -GENERAL CONDITION - HINGED DOOR**

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

## 13. Screen Doors

**Observations:**



- Not installed.



# Office

## 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.

## 5. Wall Condition

**Materials:** Drywall walls noted.

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

## 6. Ceiling Condition

**Materials:** Drywall ceilings noted.

-  **Observations:**
- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 7. Ceiling Fans

**Observations:**



- None present.

## 8. Light Fixture Condition

**Observations:**

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

## 9. Closets

**Observations:**

-  • The closet is in serviceable condition.

# Office (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 casement window noted.

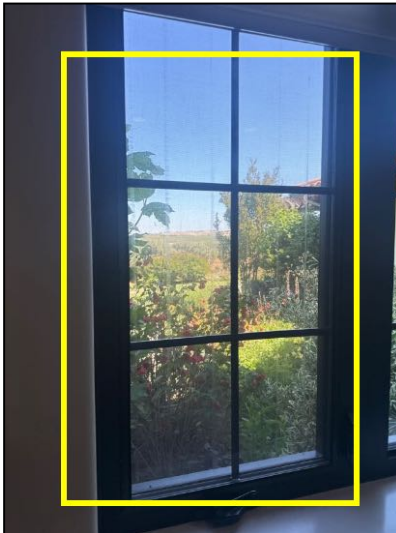


### Observations:

#### -GENERAL CONDITION

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

Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. 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.



Staining and etching of the glass at the window indicated a loss of thermal integrity.

## 12. Patio Doors

### Observations:



#### • -GENERAL CONDITION - HINGED DOOR

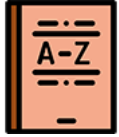
- The Inspector observed no deficiencies in the interior condition of hinged patio doors.

## 13. Screen Doors

### Observations:



- Not installed.



# Glossary

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