

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



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

810 Sebastian

Inspection Prepared For: Paso Robles Waste
Agent: Alicia DiGrazia - RE/MAX Parkside
Date of Inspection: 7/2/2026
Year Built: 2010 Size: 1742
Weather: Mild/Dry



Report Introduction

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

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

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

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



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



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



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



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



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

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

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Report Summary

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

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

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

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

Heat/AC			
	Page 27 Item: 12	Condensate Drain/Overflow Pan	The secondary condensate discharge and the overflow pan showed signs of rust. This sign usually means that either your condensate lines are corroded or they were blocked at one time. No standing water was present at the time of inspection. Monitor condition for changes and consult with a qualified HVAC contractor.
Water Heater			
	Page 31 Item: 4	TPRV	The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor.
Garage			
	Page 35 Item: 5	Garage Electrical	GFCI electrical receptacle was inoperable at the time of the inspection. The Inspector recommends evaluation and correction by a qualified electrical contractor.
Kitchen			
	Page 43 Item: 8	Dishwasher	• The dishwasher drains from the air gap . This is normally due to a kink or blockage in the drain line from the air gap to the tail piece drain assembly below the sink. The air gap may need to be cleaned, or the drain line below the sink may be plugged.
	Page 44 Item: 10	Vent Condition	• Range hood lights were inoperable. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends service by a qualified contractor.

Laundry

	Page 47 Item: 6	Dryer Vent	The dryer exhaust duct had become disconnected and should be reconnected to properly route to dryer exhaust to the exterior. Failure to reconnect the duct may result in unsatisfactory condition from excessive humidity and lint accumulation in the home. Excessively high humidity can damage home materials or components and may encourage the growth of microbes.
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Bathroom #1

	Page 49 Item: 2	Sinks	Leaking connections at the trap assembly beneath the bathroom sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.
	Page 49 Item: 3	Toilets	The toilet in this bathroom ran continuously. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.
	Page 50 Item: 4	Showers	In this bathroom, a water control valve leaked when it was operated. This typically indicates that valve stem seals need replacement. The inspector recommends service by a qualified plumbing contractor.

Bathroom #2

	Page 55 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.
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Bedroom #2

	Page 61 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.
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Bedroom #4



Page 66 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 North.

3. Occupancy

Occupancy: Vacant

4. Attendance

Observations: Listing Agent present



5. Environmental Hazards

Observations:



-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.

6. Utilities

Observations:



All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a public source.

-SEWER

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

-GAS

The home was fueled by natural gas supplied by a public utility.

Inspection Details (continued)

7. Fire Sprinkler Riser/Sprinkler Heads

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



Observations:

• Safety Tips for Fire Sprinklers:

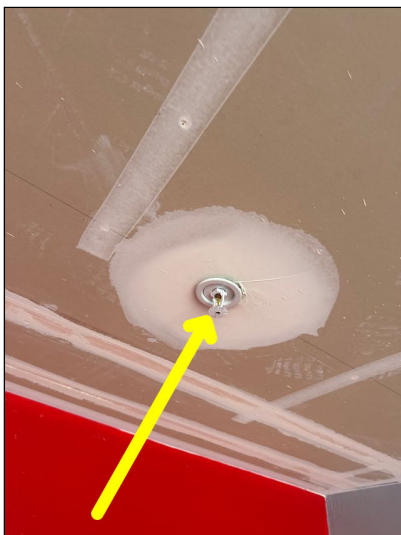
1. Always make sure control valves are in the open position.
2. Always report damage to any part of a sprinkler system immediately.
3. Never paint a fire sprinkler.
4. Never stack items close to fire sprinklers, as this may reduce their heat sensitivity. Tops of storage or furniture should be at least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



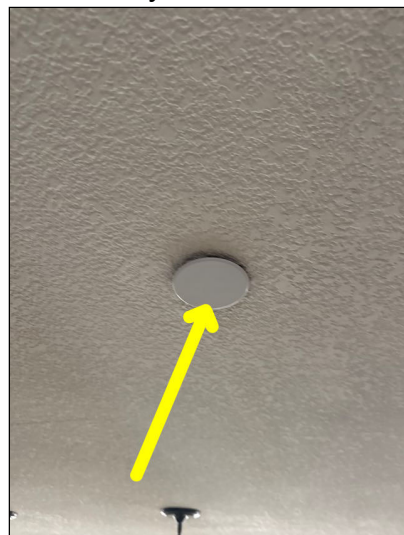
Fire sprinkler riser



This pipe is the drain for the fire sprinklers when they are tested



Garage fire sprinkler heads



Fire sprinkler heads



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.

1. Roof Condition

Inspection Method:

- Inspected from walking/mounting roof.

Materials:

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

Observations:

-GENERAL CONDITION

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

-LAYERS

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

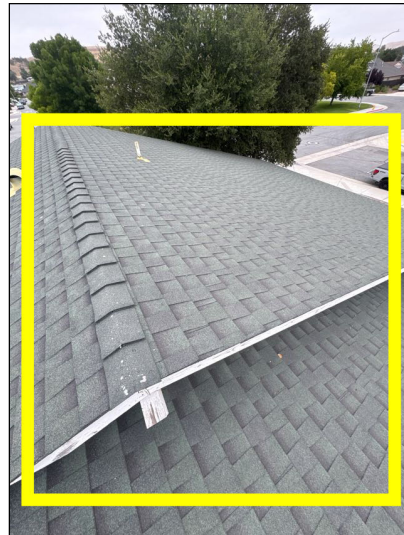
-UNDERLAYMENT CONDITION

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

-EXTERIOR ROOF STRUCTURE

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

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.

-SIDEWALL FLASHING

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

-ROOF PENETRATION FLASHING

Flashing protecting the point at which one or more exhaust vents penetrated the roof had exposed nail heads. The inspector recommends sealing all exposed nail heads to help prevent damage from moisture intrusion to the home materials, the roof structure. All work should be performed by a qualified contractor.

Roof (continued)



3. Plumbing Vent

Observations:



-PLUMBING VENT FLASHING CONDITION

The inspector observed few deficiencies in the condition of the plumbing vents. Notable exceptions will be listed in this report.

Maintenance Needed: Plumbing vent flashings are mastic covered and some are showing signs of cracked mastic/mastic deterioration from sun exposure. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.



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Maintenance Needed: Plumbing vent flashings are mastic covered and some are showing signs of cracked mastic/mastic deterioration from sun exposure.

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 no deficiencies in the condition of the gutters.

-DOWNSPOUTS

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



Exterior Areas

Inspection of the home exterior typically includes:

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

1. Stucco

Observations:



-GENERAL CONDITION

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

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

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

Exterior Areas (continued)



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Exterior Areas (continued)



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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.

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

4. Exterior Paint

Observations:



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

5. Doors

Observations:



-GENERAL CONDITION

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

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.

Slab Foundation (continued)

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.

1. Main Gas Valve Condition

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



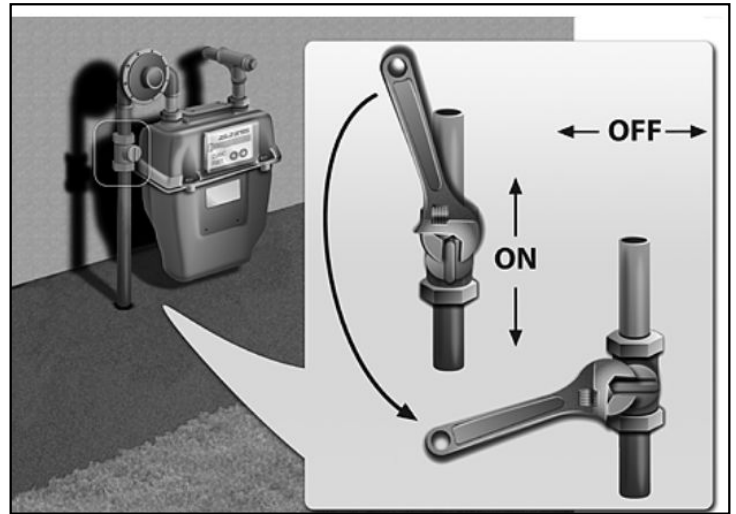
Observations:

- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.
- The home was located in an area known to experience significant earthquakes having a gas shut off tool readily available in an emergency is a recommended safety improvement.

Grounds (continued)



Main gas shut off to the home.



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



Having a gas shut off tool readily available in an emergency is a recommended safety improvement.

2. Main water shut off valve

Location: East Side

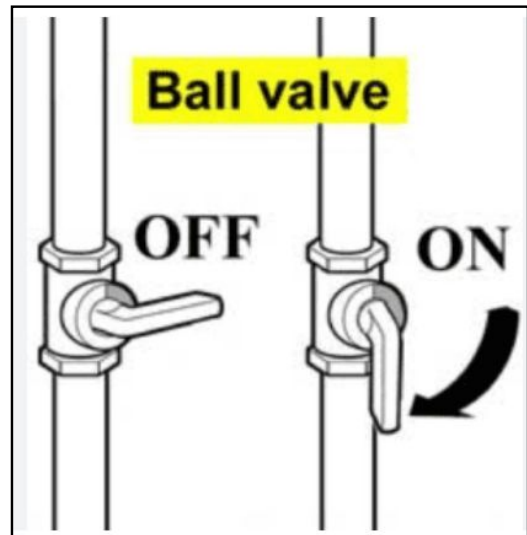
Supply: Public water supply

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

Grounds (continued)



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



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

3. Water Supply Condition

Materials: Copper piping noted.



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

Most n/a due to insulation covering the pipe.

4. Water Pressure

Observations:



- Recommend 40-80 PSI.

- Home water pressure measured 70 pounds per square inch (psi) at the time of the inspection.



Grounds (continued)

5. Pressure Regulator

Observations:



- The water distribution system was equipped with a pressure regulator. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI).
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pressure regulator.
- **Monitor:** Pressure regulator is mounted upside down. While you can mount it facing upside down, this is not recommended. Pressure regulators that are mounted upside down can cause premature failure to the adjustment screw, which in turn may cause the regulator to leak.



Monitor: Pressure regulator is mounted upside down. While you can mount it facing upside down, this is not recommended.

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

Grounds (continued)

8. Exterior Outlets/GFCI

Observations:



-EXTERIOR RECEPTACLES

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

No visible GFCI - Electrical outlets on the exterior grounds appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI) in garage.

9. Grading

Observations:



-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

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

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

11. Fence Condition

Materials:



-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

Observations:

-FENCING CONDITION

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

-GATE CONDITION

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

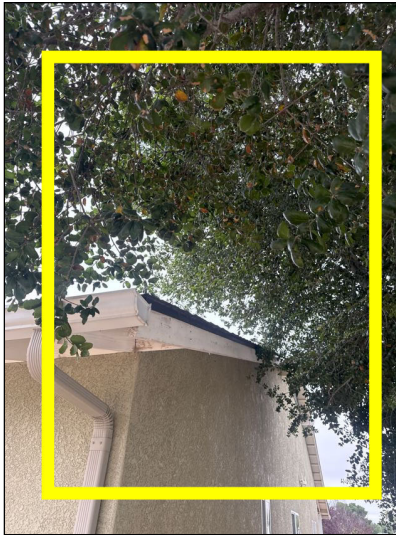
12. Vegetation Observations

Observations:



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

Grounds (continued)



13. Sprinklers

Observations:



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



14. Patio/Porch Foundation

Observations:



-CONCRETE PORCH SLAB

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

Grounds (continued)

15. Patio Structure

Observations:



-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

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



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

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.

Electrical (continued)

2. Electrical Panel

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



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.

-ELECTRICAL METER

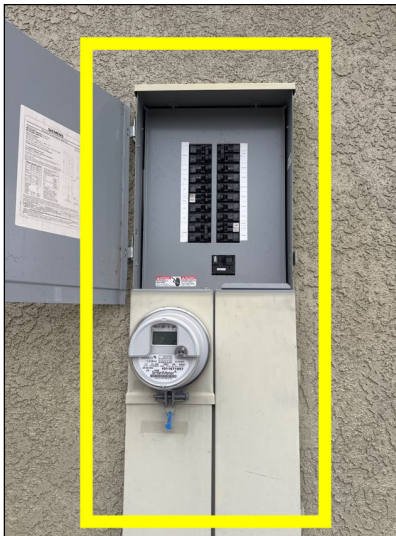
The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

-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.



Main electrical service panel to the home.

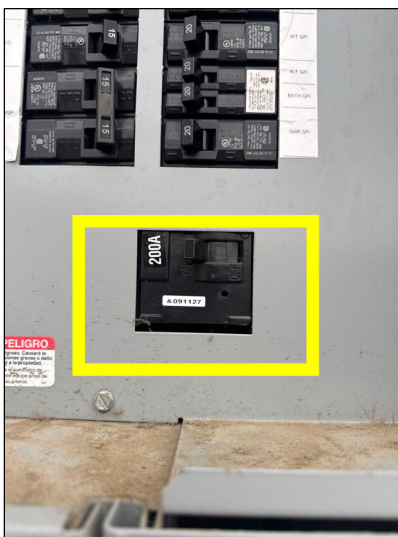
3. Main Breaker Condition

Observations:



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

Electrical (continued)



Main electrical shut off to the home

4. Panel Wiring

Observations:



-WIRE TYPE

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

-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.



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.

Heat/AC (continued)

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.

2. Heater Condition

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

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

Observations:

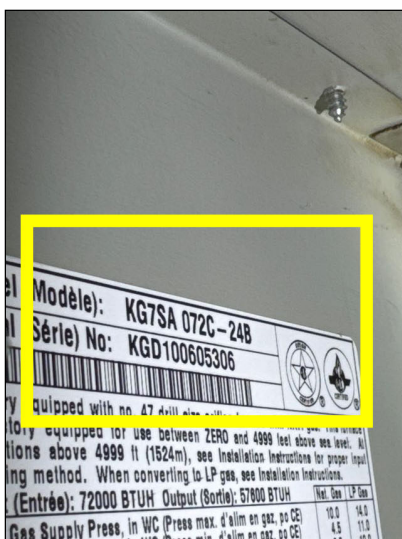
Unit #1

Manufacture: NuTone

Manufacture Date: 2010

-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.

3. Blower

Observations:

Unit #1

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

4. Heater Base

Observations:

Unit #1

The heater base appears to be functional.

Heat/AC (continued)

5. Heater Enclosure

Observations:

✓ Unit #1

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

6. Venting

Observations:

✓ Unit #1

-VENTING MATERIALS

Metal double wall chimney vent pipe noted.

-VENTING OBSERVATIONS

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

7. Gas Valves

Observations:

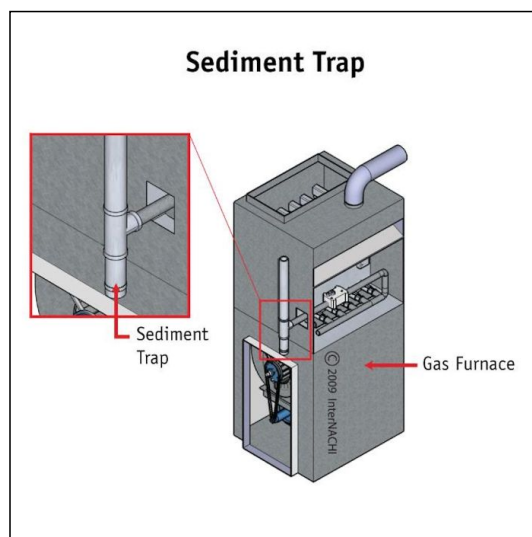
✓ Unit #1

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

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



Improvement: The gas supply pipe contained no sediment trap.



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

8. Air Supply

Observations:

✓ Unit #1

-CONDITION

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

Heat/AC (continued)

9. Filter Location

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

✓ **Filter size:** Unit #1 • Filter (20x30 size).

Observations:

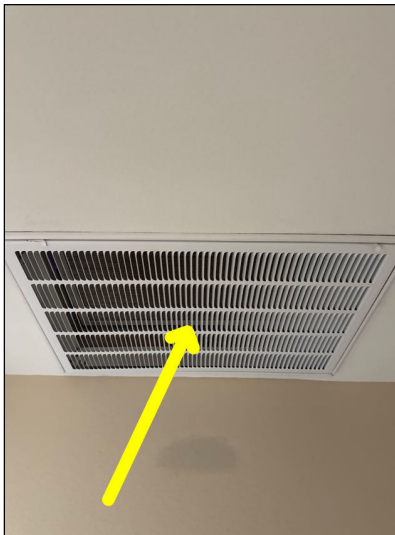
- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower.
- Frost build-up on air-conditioner evaporator coils, resulting in possible damage.
- Reduced air flow through the home.

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



10. Registers

Observations:

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

Heat/AC (continued)

11. Thermostat Condition

Location: Unit #1 • Hallway



Observations:

Unit #1

-TYPE

Digital - programmable type.

-GENERAL CONDITION

Functional at the time of inspection.

Maintenance Needed: The thermostat has an error message, recommend service by qualified contractor



Maintenance Needed: The thermostat has an error message, recommend service by qualified contractor

12. Condensate Drain/Overflow Pan

Observations:



Unit #1

-CONDENSATE DRAIN LINE

The secondary condensate discharge and the overflow pan showed signs of rust. This sign usually means that either your condensate lines are corroded or they were blocked at one time. No standing water was present at the time of inspection. Monitor condition for changes and consult with a qualified HVAC contractor.

Heat/AC (continued)



13. AC Compress Condition

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

✓ **Unit Size:** Unit #1 • 3.5 Tons - (Typical size for a home square footage of 1,700-2,200 square feet)

Observations:

Unit #1

Manufacture: NuTone

Manufactured Date: 2010

-GENERAL CONDITION

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

-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

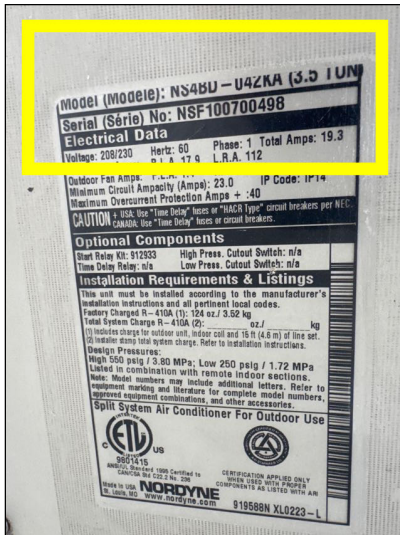
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

-PAD and ENCLOSURE

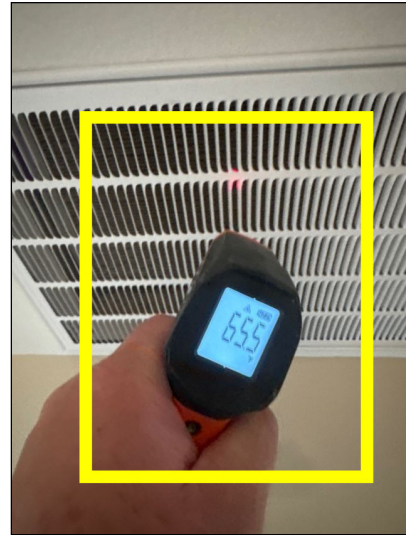
The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

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

Heat/AC (continued)



AC model and serial number



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.



Water Heater

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

1. Water Heater Condition

Heater Type: Unit #1



-GAS-FIRED WATER HEATER

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

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

Observations:

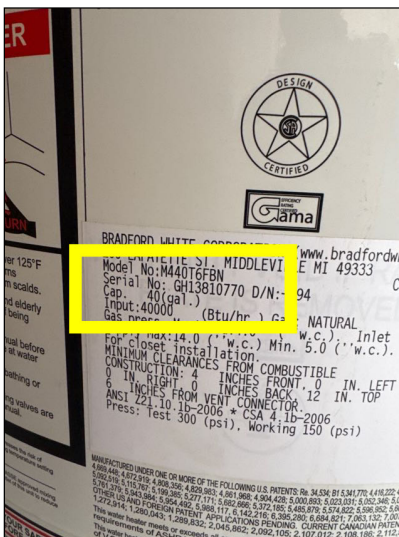
Unit#1

Manufacture:Bradford White

Manufacture Date: 2010

-GENERAL CONDITION/OPERATION

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



Water heater model and serial number

2. Number Of Gallons

Observations:



Unit #1

40 gallons

Water Heater (continued)

3. Plumbing

Materials: Unit #1 • Copper



Observations:

Unit #1

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

4. TPRV

Observations:



Unit #1

The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor.



This is the TPRV valve



The pressure relief valve was leaking

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.

6. Gas Valve/Supply

Observations:

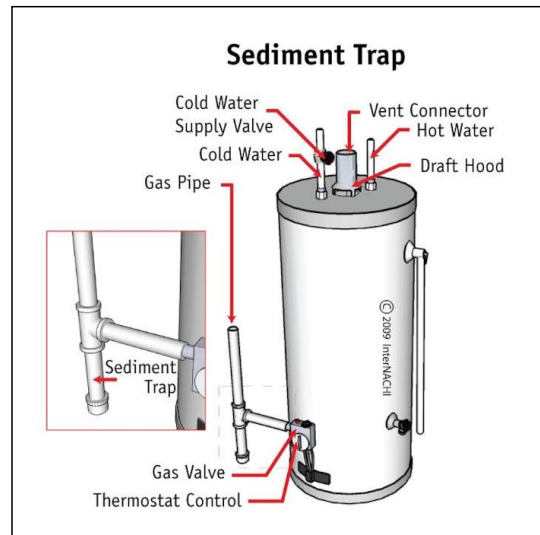


Unit #1

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

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

Water Heater (continued)



Improvement: The gas supply pipe contained no sediment trap.

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

7. Combustion Vent/Air Supply

Observations:

Unit #1



-COMBUSTION EXHAUST

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

-COMBUSTION VENT CONDITION

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

8. Strapping

Observations:

Unit #1



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

9. Heater Enclosure

Observations:

Unit #1



The water heater enclosure is functional.

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.

Water Heater (continued)



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.

1. Water Softener / Water Filter

Observations:



-WATER SOFTENER

Note: If desired, a water loop is present to install a water softener.

Water Softener/Water Filter (continued)



Garage

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

1. Garage Door Condition

Materials: One 16'W sectional steel door



Observations:

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

2. Garage Opener Status

Observations:



-OPENER TYPE

Chain drive opener noted.

-NUMBER of OPENERS

The overhead garage door was equipped with an automatic door opener.

-OPENER OPERATION

The automatic garage door opener responded to the controls at the time of the inspection.

Garage (continued)

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.

5. Garage Electrical

Observations: -CONVENTIONAL RECEPTACLES

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

-SWITCHES

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

-LIGHTING

All light fixtures in the garage did not respond to the switch at the time of the inspection. The bulb may need to be replaced or there may be a problem with the switch, wiring or fixture. You should ask the seller about the functionality of this light fixture and re-test it after replacing the bulb. This condition may be a potential fire hazard. If after replacing the bulb the light fixture still fails to respond to the switch, the Inspector recommends evaluation and any necessary work be performed by a qualified electrical contractor.

-GFCI RECEPTACLES

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



All light fixture in the garage did not respond to the switch at the time of the inspection.



GFCI electrical receptacle was inoperable

Garage (continued)

6. Exterior Door

Observations:



-GENERAL CONDITION

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

7. Fire Door

Observations: 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

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

10. Walls

Observations:



-GENERAL WALL CONDITION

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

11. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

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

12. Ventilation

Observations:



-GARAGE VENT TYPE

Improvement: The garage was not ventilated. For safety reasons the garage should be properly ventilated to air out any chemicals and fumes generated by your vehicle. It will also allow air in/out when the garage builds up heat over the summer which will help with cooling costs of the home. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want consult with a qualified contractor to discuss options and costs for installing ventilation.

13. Window Condition

Observations: None present.



Garage (continued)

14. 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: • Primary Bedroom Closet.

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

Observations:

-ATTIC APPROACH CONDITION

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

2. Structure

Observations:



-ROOF SHEATHING MATERIAL

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

-ROOF SHEATHING CONDITION

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

-ROOF TRUSS CONDITION

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

-TRUSS HARDWARE

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

Attic (continued)

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

PVC (Polyvinyl chloride) (White in color) - plumbing vent piping.

-PLUMBING VENT PIPE CONDITION

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

-WATER SUPPLY PIPE MATERIAL

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

-GAS SUPPLY PIPE MATERIAL

The home 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.

5. Ventilation



Observations:

-ROOF VENT TYPE

Gable vents were installed to ventilate the attic space.

-ROOF VENT CONDITION

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

6. Vent Screens



Observations:

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

7. Duct Work



Observations:

-DUCT CONDITION

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

8. Exhaust Vent



Observations:

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

Attic (continued)

9. Insulation Condition

Materials:

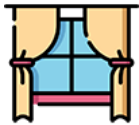
✓ -FIBERGLASS

The attic floor was insulated with unfinished fiberglass batts.

Depth: Insulation averages about 12-14 inches in depth

Observations:

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



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke/CO2 Detectors

Observations:

✓ -SMOKE DETECTORS

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

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

-CARBON MONOXIDE DETECTORS

Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.

Safety Note: It is recommended to test CO detectors regularly. If a carbon monoxide detector sets its alarm from exposure to CO, it is no longer considered efficient to use as its sensor mechanism will have been depleted. After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.

2. Electrical

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



Interior Areas (continued)

3. Light Fixture Condition

Observations:



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

4. Doors

Observations:



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

5. Patio Doors

Observations:



-GENERAL CONDITION -SLIDER DOOR

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

6. Screen Doors

Observations:



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

7. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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

8. Floor Condition

Flooring Types: Carpet is noted.



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

Monitor: Carpets in the home were generally old and worn and had areas of moderate carpet damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for replacement.

9. Wall Condition

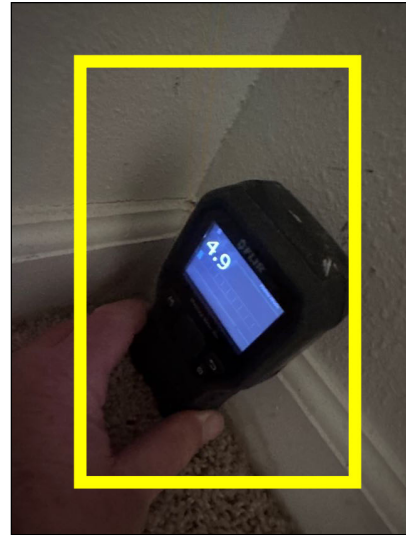
Materials: Drywall walls noted.



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: Stains on the interior wall was visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture in drywall is considered between 5-12%), indicating that the source of moisture may have been corrected, or leakage may be intermittent.

Interior Areas (continued)



Monitor: Stains on the interior wall was visible at the time of the inspection appeared to be the result of moisture intrusion. (hall closet)

The moisture meter showed no elevated levels of moisture present in the stained areas (Normal moisture is considered between 5-12%)

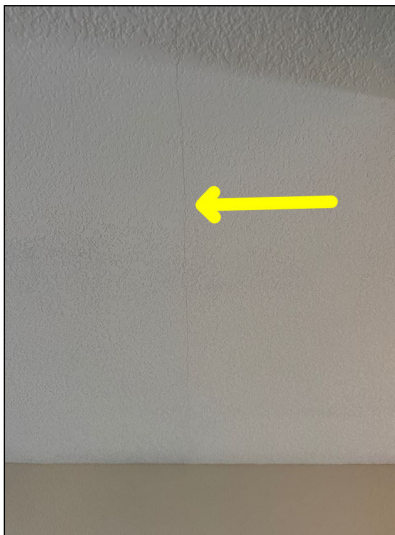
10. Ceiling Condition

Materials: Drywall ceilings noted.



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

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



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

11. Ceiling Fans

Observations:



- None.

Interior Areas (continued)

12. Closets/Cabinets

Observations:



-CLOSETS

The closet is in serviceable condition.

13. Door Bell

Observations:



- Operated normally when tested.



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.

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.

Kitchen (continued)

5. Light Fixture Condition

Observations:



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

6. Sinks

Observations:



-KITCHEN SINK CONDITION

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

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

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

-KITCHEN SINK DRAIN

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

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

7. Garbage Disposal

Observations:



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

8. Dishwasher

Observations:



- The dishwasher drains from the **air gap**. This is normally due to a kink or blockage in the drain line from the air gap to the tail piece drain assembly below the sink. The air gap may need to be cleaned, or the drain line below the sink may be plugged.



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 only.
- Safety:** Any range hood, including microwaves, installed above the stove must be a minimum of 24 inches away from the surface of the stove top if the hood is made of a noncombustible material. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
- Range hood lights were inoperable. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends service by a qualified contractor.



Safety: Any range hood, including microwaves, installed above the stove must be a minimum of 24 inches



Range hood lights were inoperable.

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.

Kitchen (continued)

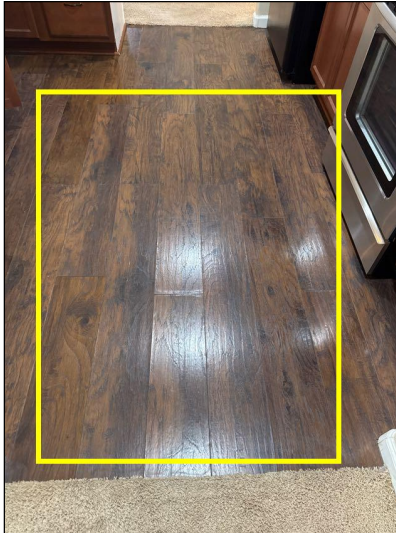
12. Floor Condition

Materials: Floating laminate type flooring noted.



Observations:

- At the time of the inspection, floating laminate floors in the Kitchen had areas of visible moisture 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 repair or replacement.



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

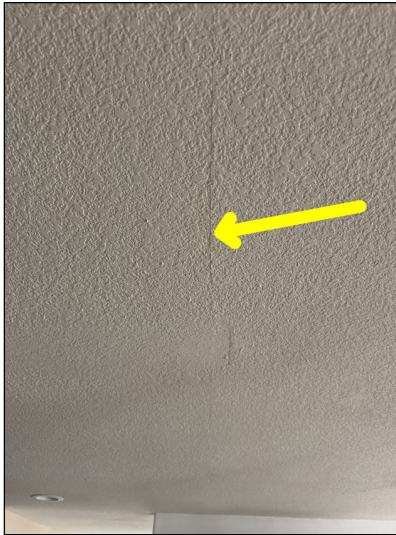
Materials: Drywall ceilings noted.



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

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.

Kitchen (continued)



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

15. Window Condition

Observations: None.



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: In the garage area • **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.

Laundry (continued)

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: *Safety Improvement:* Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

5. Light Fixture Condition

Observations:



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

6. Dryer Vent

Observations:

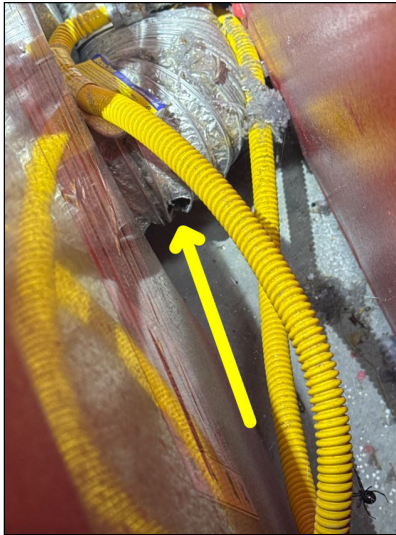


-VENT CONDITION

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.

The dryer exhaust duct had become disconnected and should be reconnected to properly route to dryer exhaust to the exterior. Failure to reconnect the duct may result in unsatisfactory condition from excessive humidity and lint accumulation in the home. Excessively high humidity can damage home materials or components and may encourage the growth of microbes.

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

9. Floor Condition

Materials: Bare concrete floors noted.



Observations:

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

10. Wall Condition

Materials: Drywall walls noted.



Observations:

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

11. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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



Bathroom #1

Inspection of the bathrooms typically includes the following:

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

1. Locations

Locations: Main Floor Bathroom

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

Leaking connections at the trap assembly beneath the bathroom sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.



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)

-TOILET OPERATION/DEFECT

The toilet in this bathroom ran continuously. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.

Bathroom #1 (continued)

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER DOORS

A tempered glass enclosure is noted.

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

-SHOWER FAUCET

In this bathroom, a water control valve leaked when it was operated. This typically indicates that valve stem seals need replacement. The inspector recommends service by a qualified plumbing contractor.



5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

- **Monitor:** Evidence of past water intrusion on the baseboards next to the tub/shower. Probable cause from water escaping past shower curtain/door when shower is in uses. Tested dry at the time of inspection.

Bathroom #1 (continued)



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.

Maintenance Needed: The tub faucet in this bathroom not flush to wall. The Inspector recommends the gap is sealed to mitigate moisture intrusion behind the wall.

-TUB DRAIN

The tub had functional flow and functional drainage.



Maintenance Needed: The tub faucet in this bathroom not flush to wall.

7. Electrical

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



Bathroom #1 (continued)

8. GFCI



Observations: **Note:** No visible GFCI - Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI) in Primary Bathroom

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

Observations: None.



13. Floor Condition



Materials: Ceramic tile is noted.

Observations:

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

14. Wall Condition



Materials: Drywall walls noted.

Observations:

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

15. Ceiling Condition



Materials: Drywall ceilings noted.

Observations:

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

16. Counter condition



Materials: Granite and/or Quartz tops noted.

Observations:

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

Bathroom #1 (continued)

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.



Bathroom #2

1. Locations

Locations: Primary Bathroom

2. Sinks

Observations:



-SINK CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the bathroom sink. Notable exceptions will be listed in this report.

-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 had functional flow and functional drainage at the time of the inspection.

Maintenance Needed: Pop up drain assembly is inoperable. Recommend having pop up assembly adjusted to work properly.

Bathroom #2 (continued)



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

A tempered glass enclosure is noted.

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

5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

- **Monitor:** Evidence of past water intrusion on the baseboards next to the tub/shower. Probable cause from water escaping past shower curtain/door when shower is in uses. Tested dry at the time of inspection.

Bathroom #2 (continued)



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.

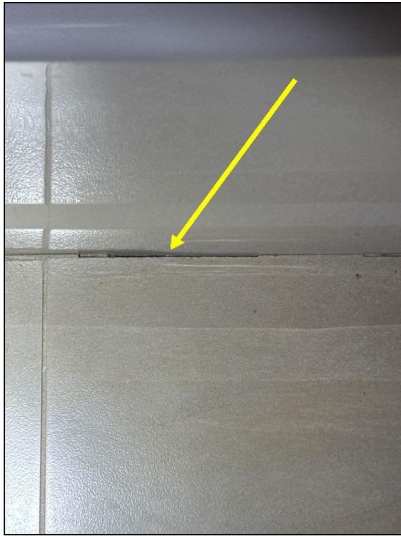
-SEALANT

Sealant where the tub meets the floor was old and had sections of missing sealant which may allow damage from moisture intrusion of the floor assembly. The Inspector recommends correction by a qualified contractor.

-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 #2 (continued)



Sealant where the tub meets the floor was old and had sections of missing sealant



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.



Bathroom #2 (continued)

12. Window Condition

Observations: None.



13. Floor Condition

Materials: Ceramic tile is noted.



Observations:

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

14. Wall Condition

Materials: Drywall walls noted.



Observations:

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

15. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

16. Counter condition

Materials: Granite and/or Quartz tops noted.



Observations:

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

17. Cabinets

Observations:



-GENERAL CONDITION

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

18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Bedroom #1

1. Locations

Locations: North East

2. Electrical

Observations: Electrical receptacles in this bedroom appeared to be in functional condition.



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:

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

Bedroom #1 (continued)

10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:



-GENERAL CONDITION

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



Bedroom #2

1. Locations

Locations: North West

2. Electrical

Observations: Electrical receptacles in this bedroom appeared to be in functional condition.



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:



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

Bedroom #2 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



- 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.
- **Safety:** The closet door has no door stop to keep doors from swinging in and out. This could allow the doors to fall off the track and injure a person. The inspector recommends that the proper hardware is installed by qualified contractor.



Safety: The closet door has no door stop

10. Doors

Observations:



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

Bedroom #2 (continued)

11. Window Condition

Materials: Vinyl framed sliding window noted.

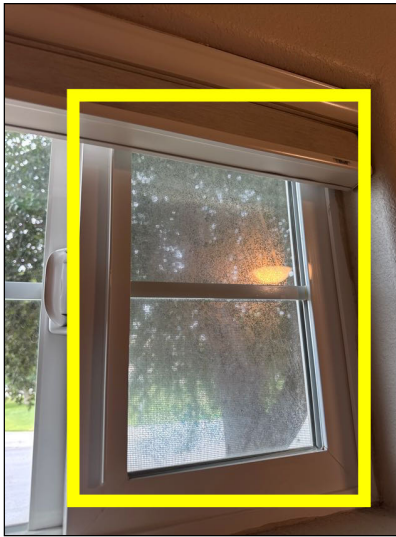


Observations:

-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.



Bedroom #3

1. Locations

Locations: South West

2. Electrical

Observations: Electrical receptacles in this bedroom appeared to be in functional condition.



Bedroom #3 (continued)

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:

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

• **Safety:** The closet door has no door stop to keep doors from swinging in and out. This could allow the doors to fall off the track and injure a person. The inspector recommends that the proper hardware is installed by qualified contractor.

Bedroom #3 (continued)



Safety: The closet door has no door stop

10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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



Bedroom #4

1. Locations

Locations: Primary

2. Electrical

Observations: Electrical receptacles in this bedroom appeared to be in functional condition.



Bedroom #4 (continued)

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:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.

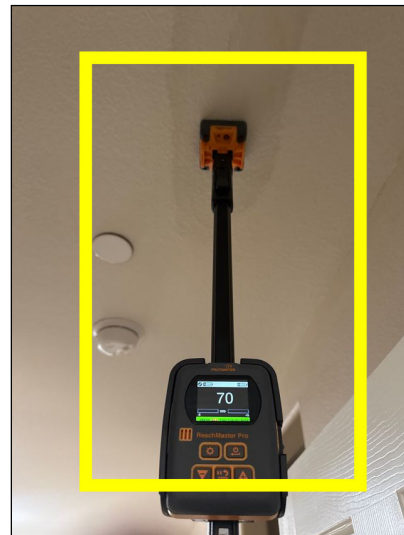


Observations:

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

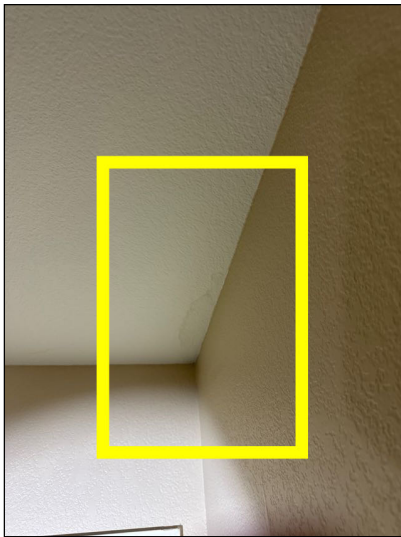


Monitor: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion.

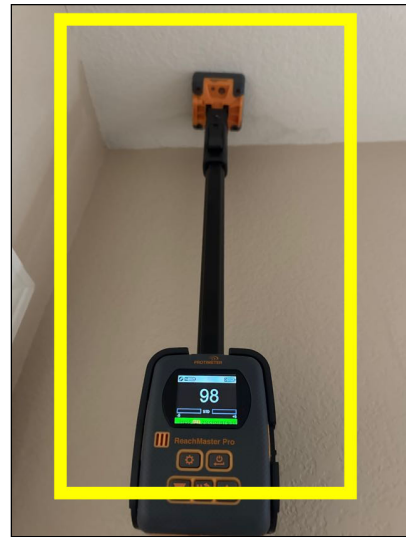


The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

Bedroom #4 (continued)



Monitor: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion.



The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

7. Ceiling Fans

Observations:



- None present.

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



- The closet is in serviceable condition.

10. Doors

Observations:



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

Bedroom #4 (continued)

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-BLINDS

A window had damaged or inoperable blinds/shade and needs maintenance or replacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consider options and costs for replacement as needed.

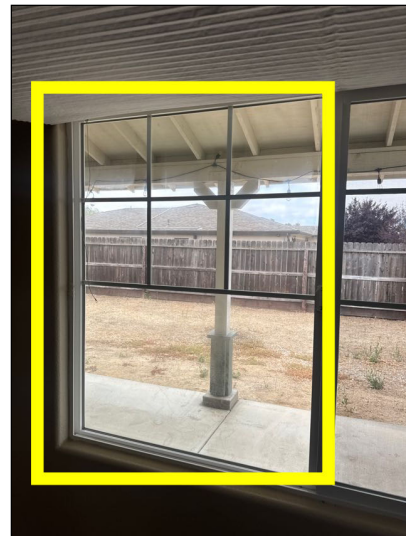
-GENERAL CONDITION

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

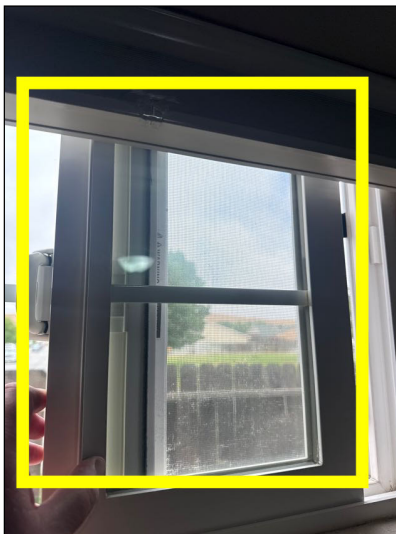
Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



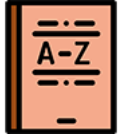
Window blind is broken and inoperable



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.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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.