

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



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

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738 Orchard Dr

Inspection Prepared For: Paul Applegate

Agent: -

Date of Inspection: 8/4/2026

Year Built: 1985 Size: 1712

Weather: Warm/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

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 13 Item: 3	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 21 Item: 5	Pressure Regulator	• The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested. 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). Recommend repair/replacement by licensed plumber.
	Page 22 Item: 7	Exterior Lighting	Some exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.
	Page 23 Item: 8	Exterior Outlets/GFCI	Multiple exterior outlets at the home were not protected from weather. Recommend upgrading all outlets to have proper weather protection.
Electrical			
	Page 29 Item: 2	Electrical Panel	Non-metallic conductors had loose clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.

Garage

	Page 41 Item: 4	Garage Door Parts	The chain tension on the overhead opener needs to be adjusted. When the chain is properly adjusted the chain will be 1/2" (for T-Rail) or 1/4 " (for Square Rail) above the base of the rail at its midpoint. Recommend adjustment by a qualified contractor.
	Page 43 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.

Kitchen

	Page 52 Item: 3	Electrical	An electrical receptacle in the kitchen had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.
	Page 53 Item: 4	GFCI	Safety Improvement: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

Laundry

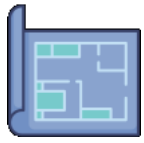
	Page 55 Item: 4	GFCI	Safety Improvement: Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved 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.
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Bathroom #2

	Page 59 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.
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Bedroom #1

	Page 62 Item: 2	Electrical	An electrical receptacle in this bedroom had an open ground. This outlet should be corrected by qualified electrical contractor.
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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 West.

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: No other parties present at inspection.

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.

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, roofcovering materials, flashing, and roof penetrations like chimneys, mounting hardware for roofmounted 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:



- 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.

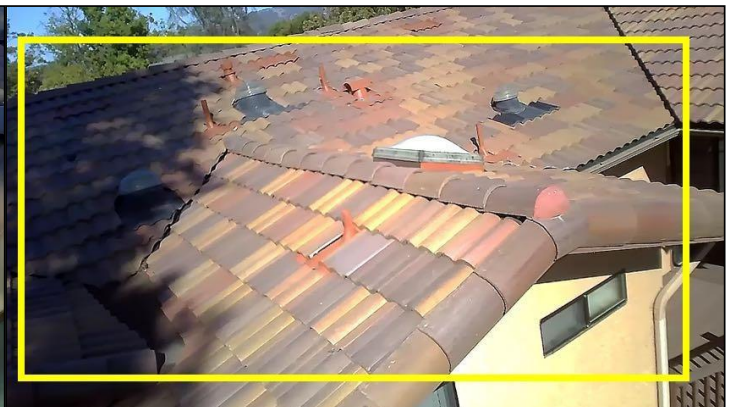
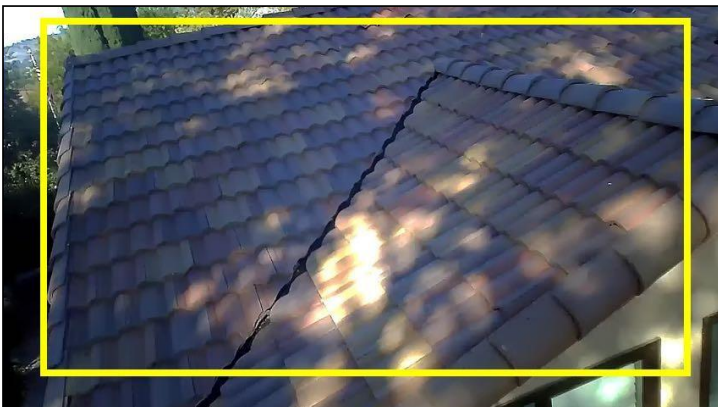
-EXTERIOR ROOF STRUCTURE

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

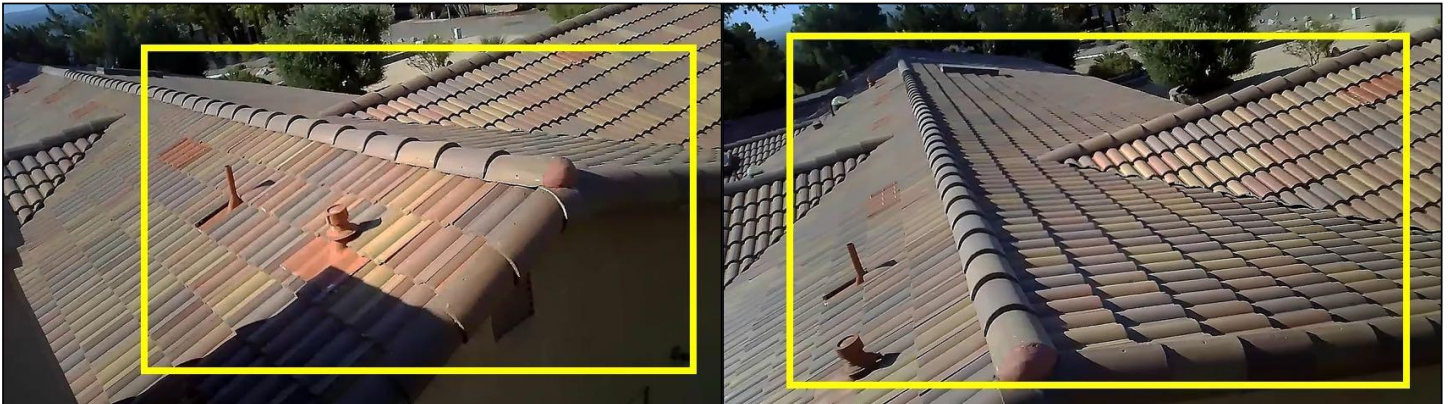
-UNDERLAYMENT CONDITION

The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

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.

Roof (continued)

3. Plumbing Vent

Observations:



-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

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

4. Combustion Vent

Observations:



-COMBUSTION FLASHING CONDITION

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

-VENT CONDITION

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

5. Gutters

Observations



-SYSTEM DESCRIPTION

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

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

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

-DOWNSPOUTS

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

6. Chimney

Observations:



-CHIMNEY CONDITION

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

-CROWN MATERIAL

The chimney cap was constructed using sheet metal.

-CHIMNEY CROWN CONDITION

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

Roof (continued)



7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:

SPARK ARRESTOR

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.

8. Skylight /Solar Tube

Observations:



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



Exterior Areas

Inspection of the home exterior typically includes:

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

Exterior Areas (continued)

1. Stucco

Observations:



-GENERAL CONDITION

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

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

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.



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

Exterior Areas (continued)



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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.

2. Trim Condition

Materials: Exterior trim was constructed of wood.



Observations:

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

Exterior Areas (continued)

3. Soffits & Fascia

Observations:



-GENERAL DESCRIPTION

The soffit is part of the overhang where your roof meets your exterior wall.

The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.

-SOFFITS

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

Monitor: The soffit was not sealed above the covered patio area(s) at the time of the inspection. The Inspector recommends repair by a qualified contractor to prevent pests from entering the soffit space.

Maintenance Needed: Repaired Soffit had no paint and needed maintenance. All work should be performed by a qualified contractor.

-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.

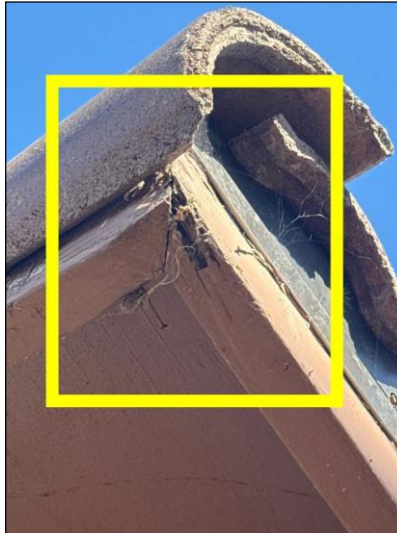


Monitor: The soffit was not sealed above the covered patio area(s) at the time of the



Maintenance Needed: Repaired Soffit had no paint and needed maintenance. inspection.

Exterior Areas (continued)



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

Observations:



-GENERAL CONDITION

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



Crawlspace Foundation

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

Crawlspace Foundation (continued)

1. Location Access

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



Observations:

- This crawlspace was accessed through a foundation hatch on the East side of the home.

The crawlspace inspection is limited to accessible areas only.



2. Foundation Walls

Observations:



-CONCRETE FOUNDATION WALLS

At the time of the inspection, the Inspector observed few deficiencies in the condition of the poured concrete foundation walls. Notable exceptions will be listed in this report.

Monitor: In the crawlspace, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement if not corrected. The source of moisture should be identified and the condition corrected by a qualified contractor.



Crawlspace Foundation (continued)

3. Foundation Floor

Observations:



-FLOOR MATERIAL

The crawlspace had a dirt floor.

-SOIL COVER

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

4. Girders/Posts/Floor Joists

Observations:



-GIRDER MATERIAL

Where floor joists overlapped, they were supported by Wood beam girders, that were supported by wood posts that rested on poured concrete pads, concrete block stem wall.

-GIRDER CONDITION

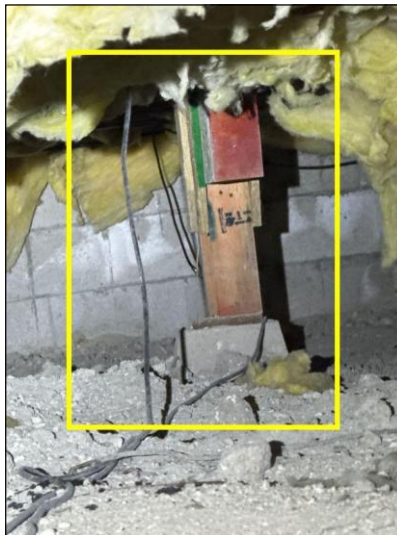
At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible wood frame structure.

-SUPPORT POSTS

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

-FASTENERS/HARDWARE

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible fasteners and hardware.



5. Sub Flooring

Observations:



-FLOOR STRUCTURE MATERIALS

The floor structure consisted of plywood subfloor installed over conventional joists resting on the concrete foundation.

-GENERAL CONDITION

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

Crawlspace Foundation (continued)

6. Foundation Ventilation

Observations:



-FOUNDATION VENT TYPE

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

-VENT SCREENS

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



7. Foundation Plumbing

Observations:



-WATER SUPPLY PIPE MATERIAL

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

-WATER SUPPLY PIPE CONDITION

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

-PLUMBING WASTE PIPE MATERIAL

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

-PLUMBING WASTE PIPE CONDITION

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

-GAS SUPPLY PIPE MATERIAL

The home gas distribution pipes were black steel.

-GAS SUPPLY PIPE CONDITION

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

8. Foundation Electrical

Observations:



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

Crawlspace Foundation (continued)

9. Insulation Condition

Materials: Unfinished fiberglass batts noted. • Fiberglass batts with kraft paper facing noted.



Depth: Insulation averages about 8-10 inches in depth **Observations:**

- Some of the thermal insulation was installed upside down and or missing. Thermal insulationshould always be installed with the backing toward the warm side. Installing insulation with the backing toward the cold side can cause problems from excessive condensation.



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 prearranged as ancillary inspections.

1. Main Gas Valve Condition

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



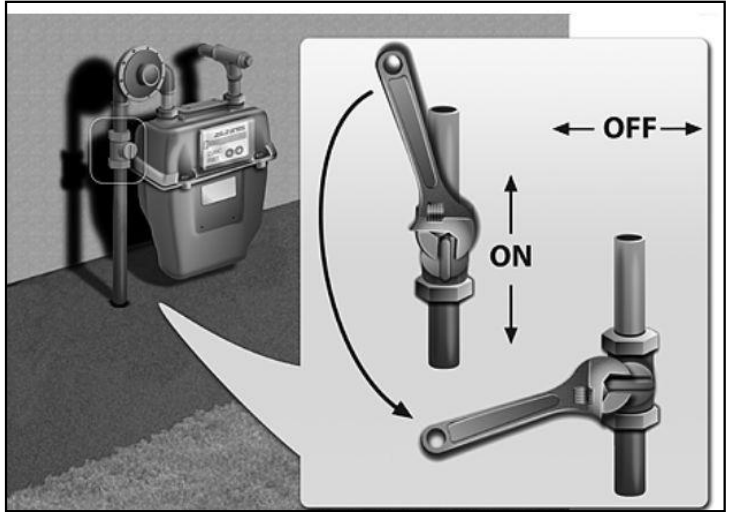
Observations:

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

Grounds (continued)



Main gas shut off to the home.



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



Having this gas shut off tool readily available in an emergency is recommended for safety.

2. Main water shut off valve

Location: West Side



Supply: Public water supply

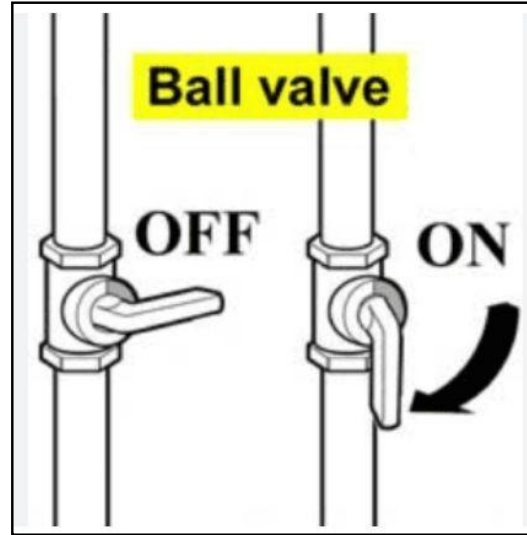
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

Safety Improvement: The main water supply shut-off valve was difficult to access. Removing the cover for easier use during an emergency.

Grounds (continued)



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



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



Safety Improvement: The main water supply shut-off valve was difficult to access.

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:



- **Monitor:** High pressure: Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.
- Recommend 40-80 PSI.
- Home water pressure measured 85 pounds per square inch (psi) at the time of the inspection.

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).

• The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested. 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). Recommend repair/replacement by licensed plumber.



The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested.

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.

Grounds (continued)

7. Exterior Lighting

Observations: Most exterior lighting was observed with no deficiencies and functional. Exceptions will be listed in this report.

Some exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.



Exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. front door



Exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. front of garage



Exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. front of garage

Grounds (continued)

8. Exterior Outlets/GFCI

Observations:



-EXTERIOR RECEPTACLES

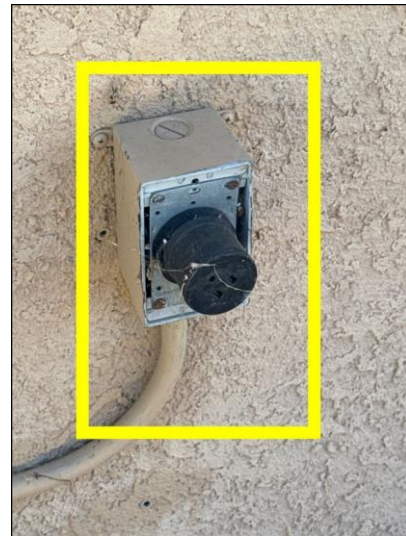
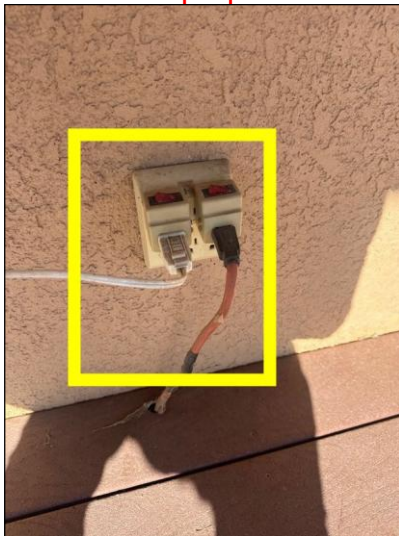
At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.

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

-EXTERIOR **GFCI** RECEPTACLES

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.

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



9. Grading

Observations:



-BUILDING SITE GRADE

The building site was steeply sloped with terraces. Terracing helps prevent soil erosion.

-GENERAL CONDITION

The home was built on a hillside that will drain runoff from precipitation toward the home.

Grading near the home 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.

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

Monitor: The home's driveway has neutral or negative drainage that will route runoff from precipitation toward the garage and homes foundation. Although it appears the driveway has a drainage swale and/or a drain near the garage this area needs monitoring during heavy rain to prevent any moisture intrusion. The Inspector recommends that this area and any drains be kept clean at all times and if re-grading is needed to improve drainage we suggest doing so.

Grounds (continued)



11. Fence Condition

Materials: -FENCES



Fences were made of wood. -

RETAINING WALLS

Retaining walls were constructed using split faced block.

Observations:

-FENCING CONDITION

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

-RETAINING WALLS

The inspector observed no deficiencies in the retaining walls at the time of the inspection.

12. Vegetation Observations

Observations:



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

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



Grounds (continued)

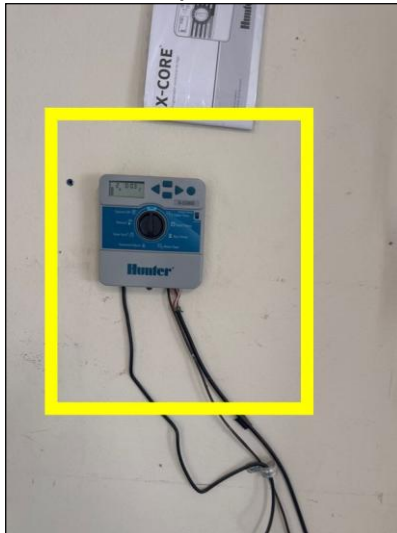


13. Sprinklers

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.

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

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.

Grounds (continued)

16. Decks

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

-GENERAL CONDITION

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

-MATERIALS

The basic deck structure was built of wood.

-PLANKING MATERIALS

Deck planking (the walking surface) was composed of a recycled plastic/wood composite material which requires very little maintenance.

-PLANKING CONDITION

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

-GUARDRAIL MATERIAL

Guardrail assemblies protecting the deck were made of recycled plastic/wood composite material that requires little maintenance.

-GUARDRAIL CONDITION

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

Inspection of guardrails typically includes examination of the following:

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

-STAIR MATERIALS

This deck staircase was entirely constructed of wood.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck stairs. Notable exceptions will be listed in this report.

-TREAD MATERIAL

The treads of this deck staircase were made of a plastic/wood composite.

-TREAD CONDITION

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

-STAIR HANDRAIL

This staircase did not meet generally-accepted modern safety standards that specify the proper the size and dimensions of a grippable handrail.

Grounds (continued)



This staircase did not meet generally-accepted modern safety standards that specify the proper the size and dimensions of a grippable handrail.

17. 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.

-DRAIN

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



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: Exterior of structure. • South side of the house.



Observations:

-MAIN PANEL BRAND

The main service panel brand was General Electric .

-MAIN PANEL CABINET EXPOSURE TYPE

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

-ELECTRICAL METER

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

-TYPE of DISCONNECT

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

-BRANCH CIRCUIT DIRECTORY

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

-SERVICE PANEL INTERIOR

Non-metallic conductors had loose clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.

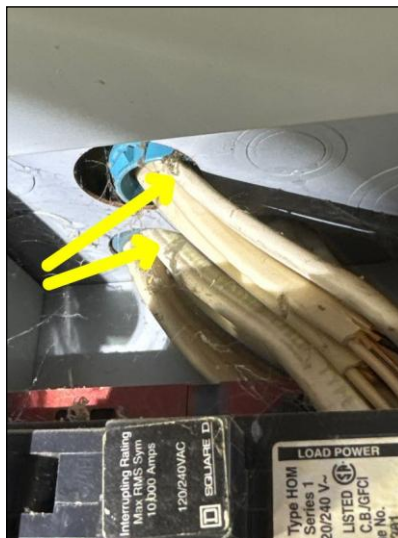
Electrical (continued)



Main electrical service panel to the home.



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



Non-metallic conductors had loose clamps installed where they passed through knock-outs in the electrical service panel.

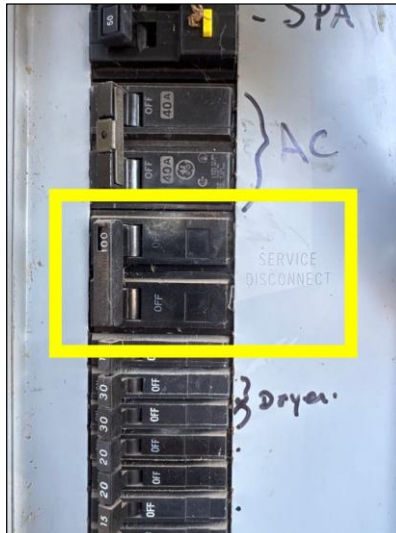
3. Main Breaker Condition

Observations:



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

Electrical (continued)



Main electrical shut off to the home

4. Panel Wiring

Observations: -WIRE



TYPE

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

-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 hall closet



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

Observations:

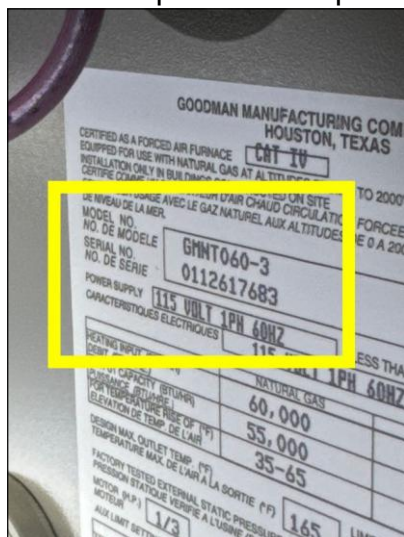
Unit #1

Manufacture: Goodman

Manufacture Date: 2001

-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 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

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.

7. Gas Valves

Observations:



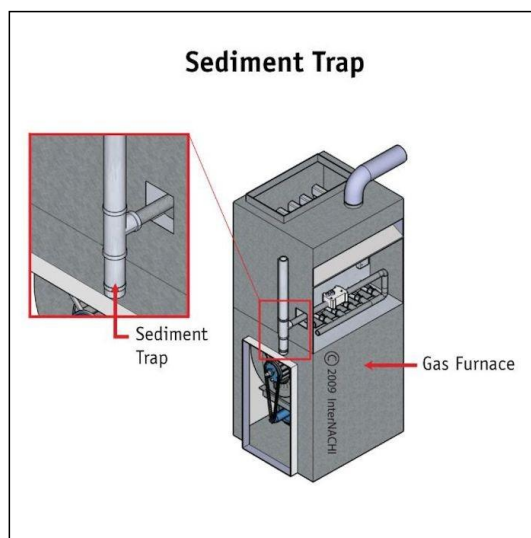
Unit #1

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 • in a filter grill in an interior area wall. [Filter](#)

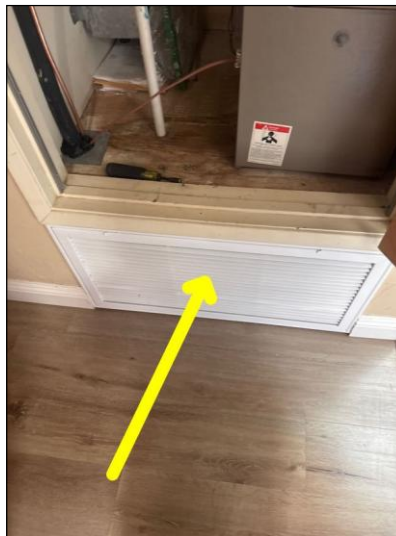


size: Unit #1 • Filter (14x30 size).

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.



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. **Note:** There is a condensate safety switch is mounted directly to your secondary drain port on the evaporator coil. There's a float inside the switch that will rise if the water level in the drain line fills up with a certain amount of water and shuts off the air conditioning unit before flooding occurs.

Monitor: Stains on the furnace platform were visible at the time of the inspection. Usually this is damage from the condensation line leaking. 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%), indicating that the source of moisture has been corrected.

Heat/AC (continued)



13. AC Compress Condition

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



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

Observations:

Unit #1

Manufacture: Lenox

Manufactured Date: 2022

-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.

-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

Water Heater (continued)

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:

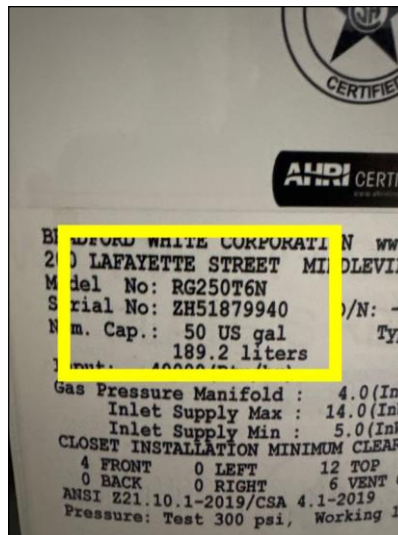
Unit#1

Manufacture: Bradford White

Manufacture Date: 2023

-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

50 gallons

3. Plumbing

Materials: Unit #1 • Copper **Observations:**



Unit #1

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

Water Heater (continued)

4. TPRV

Observations:



Unit #1

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

5. TPR Discharge Line Condition

Materials: 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.

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.

Monitor: Stains and damage to the drywall water heater pedestal was visible at the time of the inspection. Usually this is damage from the old water heater leaking prior to it being replaced. 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%), indicating that the source of moisture has been corrected.

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.



Monitor: Stains and damage to the drywall water heater pedestal was visible at the time of the inspection.



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 upgraded insulated 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)

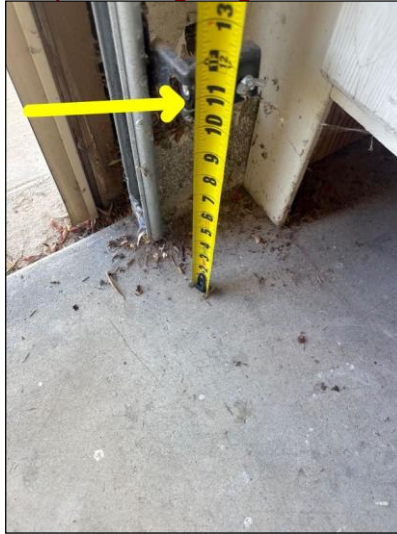
3. Garage Door's Reverse Status

Observations:



-PHOTO-SENSOR

Safety: An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.



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.

-OPENER TENSION

The chain tension on the overhead opener needs to be adjusted. When the chain is properly adjusted the chain will be 1/2" (for T-Rail) or 1/4 " (for Square Rail) above the base of the rail at its midpoint. Recommend adjustment by a qualified contractor.

Garage (continued)



5. Garage Electrical

Observations:



-GFCI RECEPTACLES

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

-CONVENTIONAL RECEPTACLES

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

-SWITCHES

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

-LIGHTING

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

6. Exterior Door

Observations:

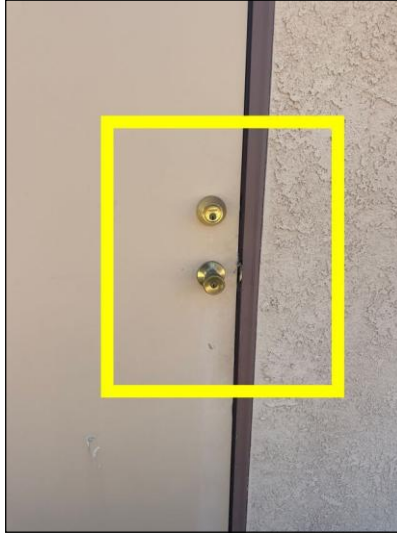


-GENERAL CONDITION

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

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.

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.



Garage (continued)

10. Walls

Observations:



-GENERAL WALL CONDITION

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

11. Ceiling Condition

Materials: There are drywall ceilings noted. **Observations:**

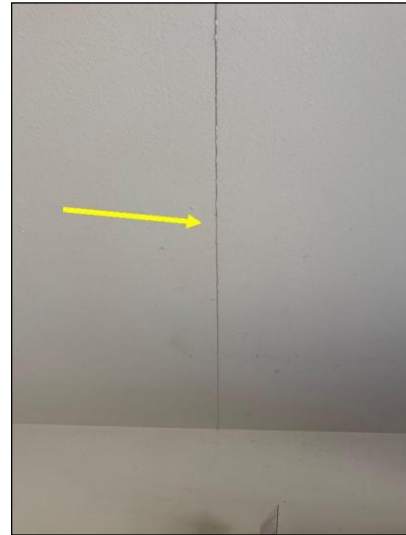


- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage ceilings. Notable exceptions are listed.

- Monitor:** Normal settlement cracking and nail pops were 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.



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



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

Garage (continued)



Monitor: Normal settlement nail pop 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.

Gable vents were installed to ventilate the garage attic space.

-GARAGE VENT CONDITION

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

13. Window Condition

Materials: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

Window(s) in the garage were generally old and deteriorated single pane window(s). 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.

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

Attic (continued)

1. Access Observation

Location:



- Scuttle Hole in: • Hallway Ceiling.
- Pull Down Ladder located in: • Garage Ceiling.

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

Observations:

-ATTIC APPROACH CONDITION

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

2. Structure

Observations:



-ROOF SHEATHING MATERIAL

The roof appeared to be sheathed with 7/16-inch plywood.

-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" copper no insulation.

-WATER SUPPLY PIPE CONDITION

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

Attic (continued)

5. Attic Ventilation

Observations:



-ROOF VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system. Gable vents were installed to ventilate the attic space.

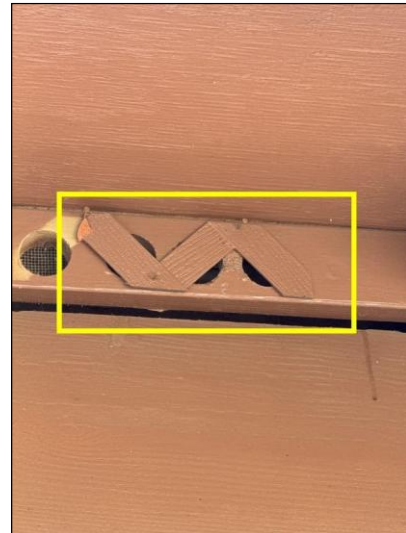
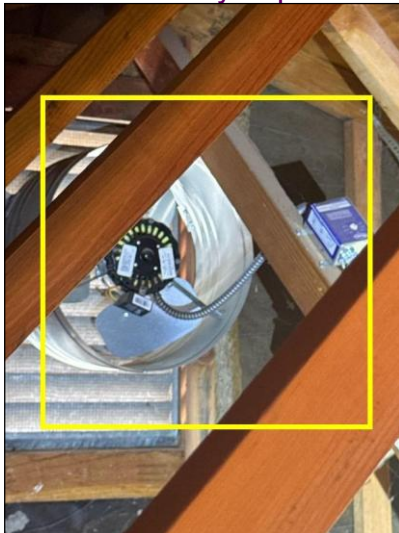
Attic ventilation was provided by a thermostatically-controlled attic fan mounted in the attic which will automatically turn on and vent attic air to the home exterior when attic air reached the temperature setting on the thermostat. Thermostats are usually set between 90-110 F degrees. Attic fans are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

-VENT SCREENS

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



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

6. Duct Work

Observations:



-DUCT CONDITION

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

7. Exhaust Vent

Observations:



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

Attic (continued)

8. Insulation Condition

Materials:



-FIBERGLASS

The attic floor was insulated with unfinished fiberglass batts.

Depth: Insulation averages about 8-10 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 /CARBON MONOXIDE DUAL DETECTOR

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

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

2. Electrical

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



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 -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: Plank vinyl tile flooring is noted. • Vinyl squares (tiles) are noted



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

9. Wall Condition

Materials: Drywall walls noted.



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

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.



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

Interior Areas (continued)

10. Ceiling Condition

Materials: Drywall ceilings noted.



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

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



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



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

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.

-CABINETS

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

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



Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

-GAS-BURNING FIREPLACE CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gasfueled 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>



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 configurationfunctional 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.

Kitchen (continued)

2. Counter Condition

Materials: Solid Surface tops noted.



Observations:

-GENERAL COUNTERTOPS

The kitchen countertops had minor 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.



3. Electrical

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

An electrical receptacle in the kitchen had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.



Kitchen (continued)

4. GFCI

Observations:



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

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

5. Light Fixture Condition

Observations:



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

6. Sinks

Observations:



-KITCHEN SINK CONDITION

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

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

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

-KITCHEN SINK DRAIN

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

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

7. Garbage Disposal

Observations:



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

8. Dishwasher

Observations:



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

9. Range/Oven/Cooktop Condition

Observations:



-GAS RANGE

The Inspector observed no deficiencies in the condition or operation of the gas range. The selfcleaning 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.

Kitchen (continued)

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: Vinyl squares (tiles) are 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 sliding 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.

Laundry (continued)

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

1. Locations

Locations: In the main bathroom

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 220volt 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.

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

7. Gas Valves

Observations:



- No gas present.

Laundry (continued)

8. Exhaust Fan

Observations:



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

9. Floor Condition

Materials: Vinyl squares (tiles) are noted **Observations:**



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

10. Wall Condition

Materials: Drywall walls noted.



Observations:

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

11. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

12. Doors

Observations:



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

13. Window Condition

Materials: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

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



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

Bathroom #1 (continued)

1. Locations

Locations: Primary Bathroom

2. Sinks

Observations:



-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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



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

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A tempered glass enclosure is noted.

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

5. Shower Wall

Materials: Solid surface material noted.



Observations:

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

6. Bath Tubs



Observations: None.

7. Electrical

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



Bathroom #1 (continued)

8. GFCI



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

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

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

11. Doors



Observations:

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

12. Window Condition



Observations: None.

13. Floor Condition

Materials: Plank vinyl tile flooring 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: Solid Surface 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: 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.

Bathroom #2 (continued)



3. Toilets

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



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

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A safety 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.

6. Bath Tubs



Observations: None.

7. Electrical

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



Bathroom #2 (continued)

8. GFCI



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

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

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

11. Doors



Observations:

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

12. Window Condition



Materials: Aluminum framed sliding window noted.

Observations:

-GENERAL CONDITION

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

13. Floor Condition

Materials: Vinyl squares (tiles) are 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: Solid Surface tops noted.

Observations:

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

Bathroom #2 (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.



Bedroom #1

1. Locations

Locations: South West

2. Electrical

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

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



Bedroom #1 (continued)

3. Smoke Detectors

Observations:



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

4. Floor Condition

Flooring Types: Plank vinyl tile flooring is noted.



Observations:

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

5. Wall Condition

Materials: Drywall walls noted.



Observations:

- 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.
- **Monitor:** Normal settlement nail pops were visible in interior ceiling of the bedroom at the time of the inspection. The nail pops 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. Nail pops can be repaired and sealed, but may reappear over time with temperature and humidity levels.



Monitor: Normal settlement nail pops were visible in interior ceiling of the bedroom at the time of the inspection.

7. Ceiling Fans

Observations:



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

Bedroom #1 (continued)

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



- The closet is in serviceable condition.

10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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

Bedroom #2



1. Locations

Locations: Primary

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: Plank vinyl tile flooring is noted.



Observations:

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

Bedroom #2 (continued)

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:



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

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



- The closet is in serviceable condition.

10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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

Bedroom #3



1. Locations

Locations: North West

Bedroom #3 (continued)

2. Electrical



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

3. Smoke Detectors



Observations:

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

4. Floor Condition

Flooring Types: Vinyl squares (tiles) are 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: •

None.

10. Doors



Observations:

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

Bedroom #3 (continued)

11. Window Condition

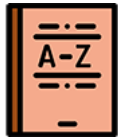
Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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



Glossary

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.

