

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



Four Point Home Inspection Inc
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5950 Forked Horn Pl
Inspection Prepared For: Candy Wiedemann
Agent: -

Date of Inspection: 9/3/2026

Year Built: 2009 Size: 1498

Weather: Mild/Dry



Report Introduction

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

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

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

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



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



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



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



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



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

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

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Report Summary

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

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

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

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

Exterior Areas

	Page 16 Item: 1	Stucco	Stucco covering exterior walls of the home had moderate visible damage that should be repaired to prevent possible moisture intrusion or additional damage from exposure to moisture.
	Page 16 Item: 2	Siding Condition	Siding was loose/detached and damaged in places and needed repair. All work should be performed by a qualified contractor.
	Page 18 Item: 4	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Grounds

	Page 24 Item: 7	Exterior Lighting	Extension cord used as permanent wiring was visible at the left corner of the garage. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor. 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.
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	Page 25 Item: 8	Exterior Outlets/GFCI	A ground fault circuit interrupter (GFCI) electrical receptacle on the exterior did not respond to testing at the time of the inspection, which may be the cause of all exterior outlets not working. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor. One exterior outlet at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection. An exterior outlet was installed in a manner that left energized electrical components exposed moisture intrusion. This condition is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.
Electrical			
	Page 30 Item: 4	Panel Wiring	Electrical wires visible inside the electrical panel were improperly terminated. Although they were not energized at the time of the inspection, these wires may have the potential to become energized and should be correctly terminated by a qualified contractor.
Heat/AC			
	Page 36 Item: 13	AC Compress Condition	The air-conditioning system did not respond to the controls and should be serviced by a qualified HVAC technician.
Water Heater			
	Page 37 Item: 1	Water Heater Condition	This water heater appeared to have be leaking at the time of the inspection and should be shut off, drained immediately and an an evaluation and any necessary work be performed by a qualified HVAC or plumbing contractor.
	Page 38 Item: 5	TPR Discharge Line Condition	The discharge line for the water heater relief valve (TPRV) is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper TPR valve discharge tube that must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. We recommend that the discharge line extend to the exterior of the home if possible.
	Page 39 Item: 7	Combustion Vent/Air Supply	The combustion exhaust vent of this gas-fired water heater was separated. This hazardous condition may allow the invisible, odorless, tasteless, toxic products of combustion (such as carbon monoxide) to enter the living space. Exposure to these gases may result in injury or death. The Inspector recommends that this water heater be shut down immediately and remain shut down until the problem has been corrected by a qualified HVAC contractor.

Garage			
	Page 41 Item: 3	Garage Door's Reverse Status	Safety: The automatic-reverse photoelectric sensors at an overhead garage door was inoperable. This usually means that the sensors are misaligned and need maintenance. The Inspector recommends repair/replacement of a photo sensor by a qualified garage door contractor.
	Page 42 Item: 4	Garage Door Parts	-TRACKS The track was damaged and needed repair. All work should be performed by a qualified contractor. -DOOR SPRINGS/CABLE Door cabled supporting an overhead garage door were disconnected. The Inspector recommends correction by a qualified contractor. Springs supporting an overhead garage door were broken and needed replacement. This operation can be dangerous. The Inspector recommends all work be performed by a qualified contractor.
	Page 43 Item: 5	Garage Electrical	-LIGHTING An interior light fixture in the garage was damaged at the time of the inspection. This condition is a potential fire or shock/electrocution hazard. The Inspector recommends repairs be performed by a qualified electrical contractor. -DEFECTS Non-energized wires were terminated outside of a proper enclosure. Wires should terminate in an approved junction box with a proper cover installed. This condition is a safety hazard and should be corrected by a qualified electrical contractor.
	Page 45 Item: 9	Firewall	Attic access in garage is considered a breach in the fire wall. Fire walls are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. A fire rated access panel should be installed to complete the fire wall.
Attic			
	Page 47 Item: 3	Electrical	Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.
	Page 49 Item: 6	Duct Work	Disconnected ducts were visible in the garage attic. The inspector recommends reconnection by a qualified HVAC contractor.

Interior Areas			
	Page 51 Item: 1	Smoke/CO2 Detectors	Safety: There is NO carbon monoxide detector in the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
	Page 52 Item: 7	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room, Front Entry indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. The sash bar has dropped out of place on a single-hung window in the Living Room. This could affect the ability for the window stay up when lifted and released and or make the window non-functioning. The Inspector recommends repair or replacement by a qualified contractor.
Bathroom #1			
	Page 60 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. -FAUCET The faucet at this bathroom sink leaked when the water was turned on. This typically indicates that a valve seal needs replacement.
	Page 61 Item: 3	Toilets	In the bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
Bathroom #2			
	Page 65 Item: 3	Toilets	In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
Bedroom #3			
	Page 74 Item: 2	Electrical	An electrical receptacle in this bedroom was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.

	Page 75 Item: 8	Light Fixture Condition	• A switch cover plate was missing in this bedroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a listed cover plate be installed by a qualified electrical contractor. • A light fixture was missing the globe cover leaving the light bulb exposed.
	Page 76 Item: 11	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. The sash bar has dropped out of place on a single-hung window. This could affect the ability for the window stay up when lifted and released and or make the window non-functioning. The Inspector recommends repair or replacement by a qualified contractor.
	Page 77 Item: 12	Patio Doors	• Although no condensation/staining was visible at the time of the inspection, pulled seals in the glass sliding door indicated a loss of thermal integrity. As the argon gas leaks out it causes a vacuum that pulls the seal out. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



Inspection Details

1. Standards of Practice

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

2. Home Type

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

3. Occupancy

Occupancy: Vacant

4. Attendance

Observations: Listing Agent present



Inspection Details (continued)

5. Environmental Hazards

Observations:



-WILDFIRE

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

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

The following are general guidelines:

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

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

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

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

-EARTHQUAKE

The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

-WILDLIFE

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

Inspection Details (continued)

6. Utilities

Observations:



All utilities were on at the time of the inspection.

-WATER

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

-SEWER

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

-GAS

The gas was turned off at the time of the inspection. This condition will limit inspection of the plumbing and heating systems and may affect portions of other systems. Gas may be off due to leaking pipes. The inspector recommends that before the expiration of your inspection objection deadline, you have gas service returned to the home and have the gas distribution system and any gas-fired appliances inspected by a qualified contractor.



The gas was turned off at the time of the inspection.

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:



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



Roof

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

1. Roof Condition

Inspection Method:

- Inspected from walking/mounting roof.

Materials:

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

Observations:

-GENERAL CONDITION

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

-LAYERS

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

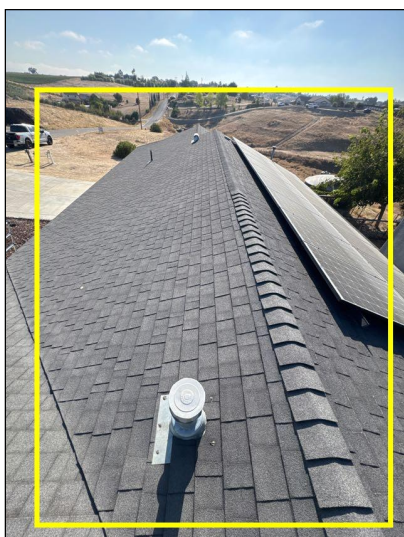
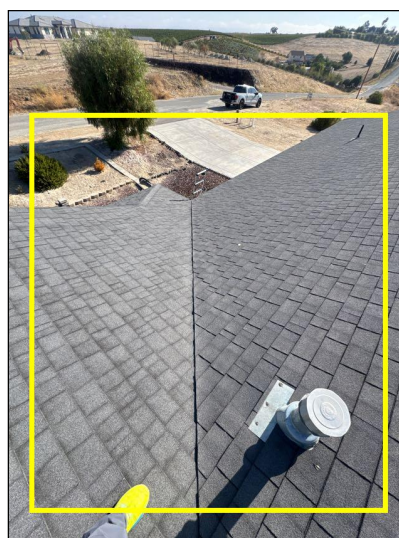
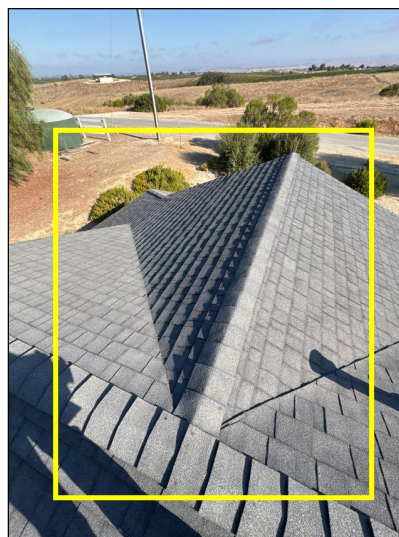
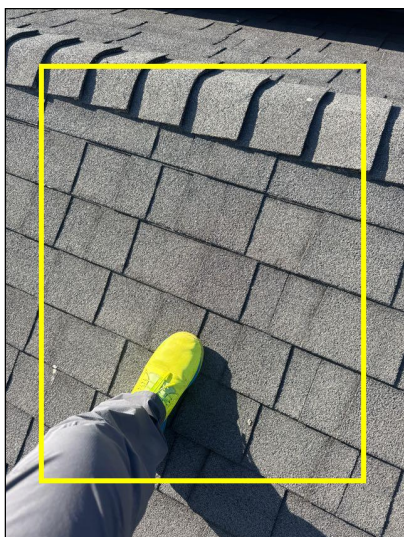
-UNDERLAYMENT CONDITION

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

-EXTERIOR ROOF STRUCTURE

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

Roof (continued)



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.

-GENERAL MAINTENANCE

Routine Maintenance: Satellite dish mounted on roof. Maintenance is suggested as on an annual bases to seal the bolts that hold the dish in place to help prevent your roof the risk for water damage.

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-KICK-OUT FLASHING

The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eve. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends that you consult with a qualified contractor to gain an idea of costs for correction when it is time to replacing the roofing material.

-ROOF PENETRATION FLASHING

Flashing protecting the point at which one or more exhaust vents penetrated the roof was lifting and should be replaced/repared immediately to help prevent damage from moisture intrusion to the home materials, the roof structure. All work should be performed by a qualified contractor.

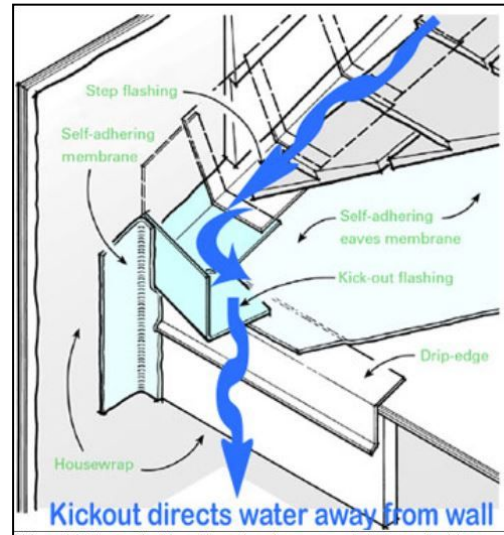


The home had no kick-out flashing installed where walls extended past roof edges.



The home had no kick-out flashing installed where walls extended past roof edges.

Roof (continued)



Flashing protecting the point at which one or more exhaust vents penetrated the roof was lifting

Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave.

3. Plumbing Vent

Observations:



-PLUMBING VENT FLASHING CONDITION

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

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



Roof (continued)

4. Combustion Vent

Observations:



-COMBUSTION FLASHING CONDITION

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

-VENT CONDITION

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

5. Gutters

Observations



-SYSTEM DESCRIPTION

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

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.



7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:



-SPARK ARRESTOR

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

-RAIN CAP

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



Exterior Areas

Inspection of the home exterior typically includes:

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

1. Stucco

Observations:

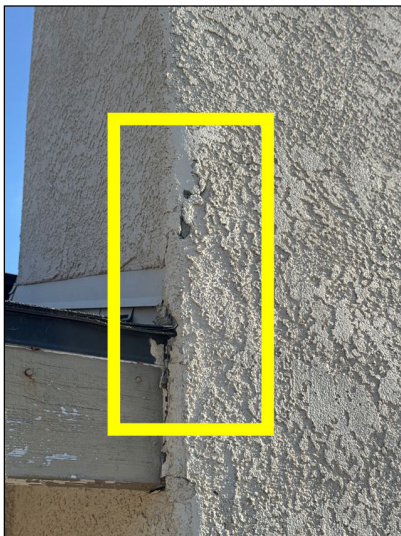


-GENERAL CONDITION

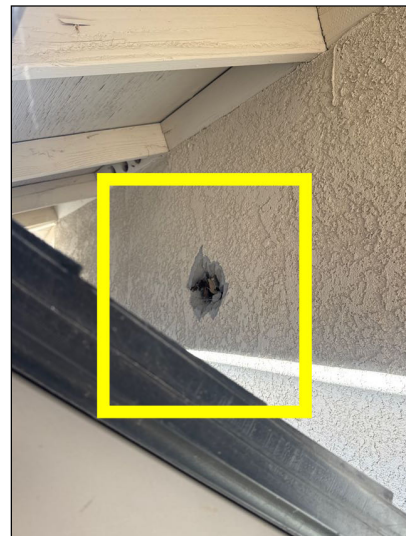
The Inspector observed few deficiencies in the condition of Stucco covering exterior walls. Notable exceptions are listed.

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.

Stucco covering exterior walls of the home had moderate visible damage that should be repaired to prevent possible moisture intrusion or additional damage from exposure to moisture.



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



Stucco covering exterior walls of the home had moderate visible damage

2. Siding Condition

Materials: Composition cement siding ("Hardi-Board" etc.) and wood frame construction.



Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in composite siding covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report.

Siding was loose/detached and damaged in places and needed repair. All work should be performed by a qualified contractor.

Exterior Areas (continued)



3. Trim Condition

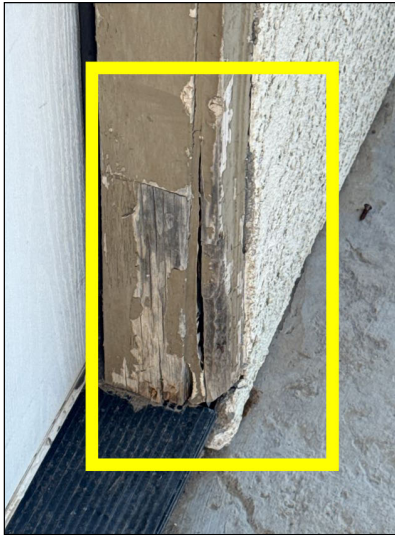
Materials: Exterior trim was constructed of wood.



Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.
 - **Maintenance Needed:** Trim had peeling paint and needed maintenance. All work should be performed by a qualified contractor.
 - **Maintenance Needed:** Trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Exterior Areas (continued)



4. Soffits & Fascia

Observations:



-GENERAL DESCRIPTION

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

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

-SOFFITS

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

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

-FASCIA

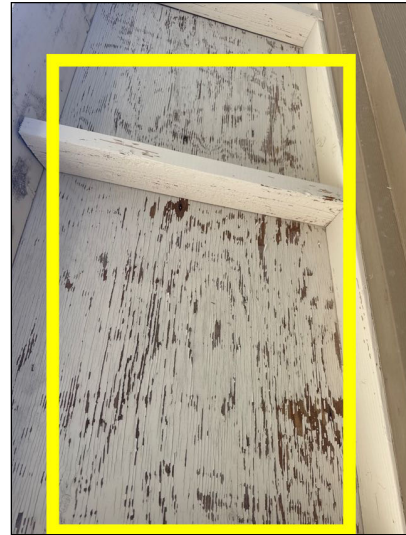
Monitor: Home fascia had opened at corners and splices. Recommend having these areas repaired and sealed to prevent moisture intrusion and wood decay.

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

Exterior Areas (continued)



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



Maintenance Needed: Soffits had peeling paint and needed maintenance.

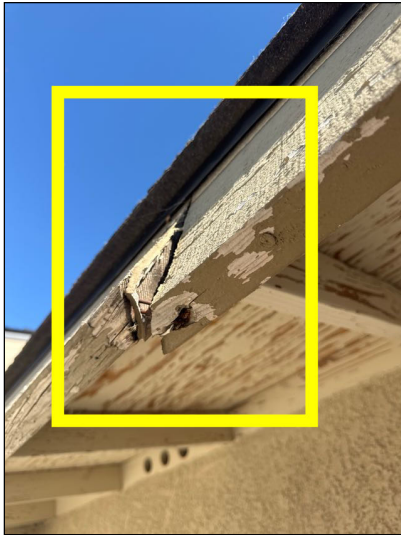


Maintenance Needed: Soffits had peeling paint and needed maintenance.

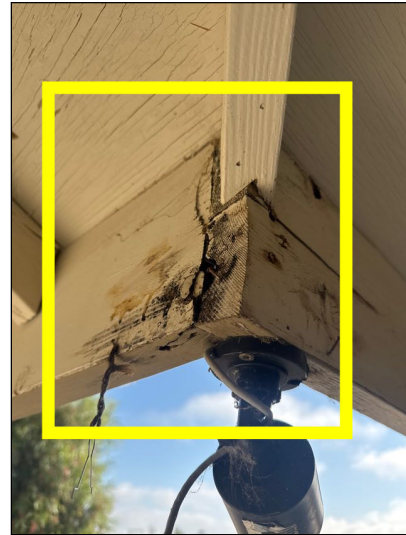


Monitor: Home fascia had opened at corners and splices.

Exterior Areas (continued)



Monitor: Home fascia had opened at corners and splices.



Moisture damage, wood rot, observed.

5. Exterior Paint

Observations:



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

6. Doors

Observations:



-GENERAL CONDITION

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

7. Window Condition

Materials: The home had double-pane Vinyl windows.



Observations:

-GENERAL CONDITION

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



Slab Foundation

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

Slab Foundation (continued)

1. Slab Foundation

Observations:



-SLAB DESCRIPTION

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

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

2. Foundation Perimeter

Observations:



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



Grounds

Inspection of the property grounds typically includes: - adequate exterior surface drainage; - driveway and walkways; - identification of features that introduce moisture to soil near the foundation; - window wells; - exterior electrical components; - exterior plumbing components; - potential tree problems; and- retaining walls that may affect the home structure.

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

1. Main Gas Valve Condition



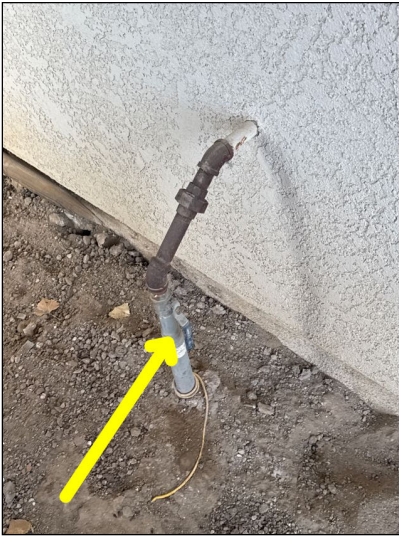
Location: The main propane tank shut-off was at the tank. • The main propane shut-off to the home was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the East of the home.

Observations:

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

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

Grounds (continued)



Main gas shut off to the home.



Main shut off to the liquid propane tank

2. Main water shut off valve

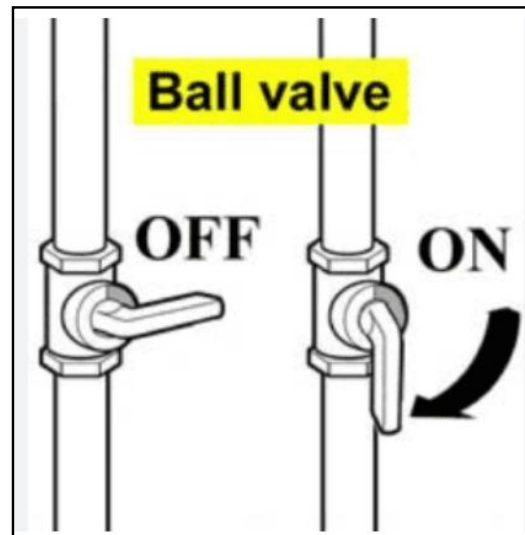
Location: East Side

✓ **Supply:** Private water supply

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



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



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

3. Water Supply Condition

Materials: Copper piping noted.

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

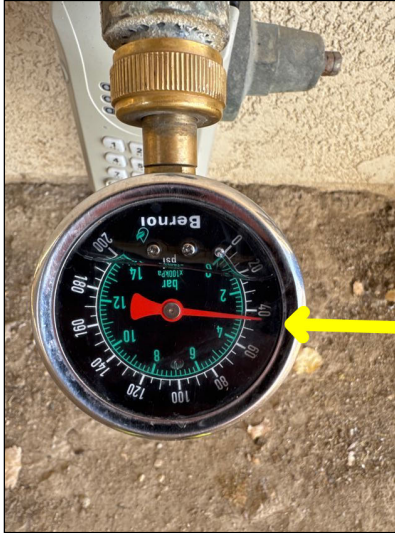
Most n/a due to insulation covering the pipe.

Grounds (continued)

4. Water Pressure

Observations:

- ✓ Recommend 40-80 PSI.
- Home water pressure measured 45 pounds per square inch (psi) at the time of the inspection.



5. Pressure Regulator

Observations:

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



The water distribution system was equipped with a pressure regulator.

6. Exterior Faucet(s)

Observations:

- ✓ **-GENERAL CONDITION**
- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

Grounds (continued)

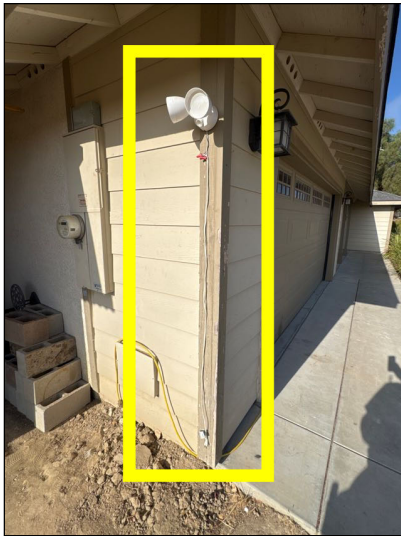
7. Exterior Lighting

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

 Exceptions will be listed in this report.

Extension cord used as permanent wiring was visible at the left corner of the garage. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor.

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.



Extension cord used as permanent wiring was visible at the left corner of the garage.



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



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

Grounds (continued)



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



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

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.

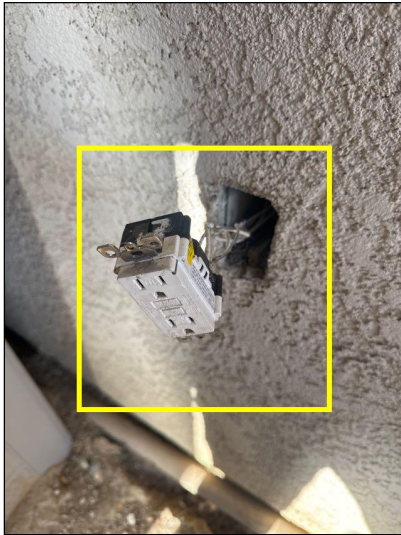
-EXTERIOR **GFCI** RECEPTACLES

A ground fault circuit interrupter (GFCI) electrical receptacle on the exterior did not respond to testing at the time of the inspection, which may be the cause of all exterior outlets not working. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.

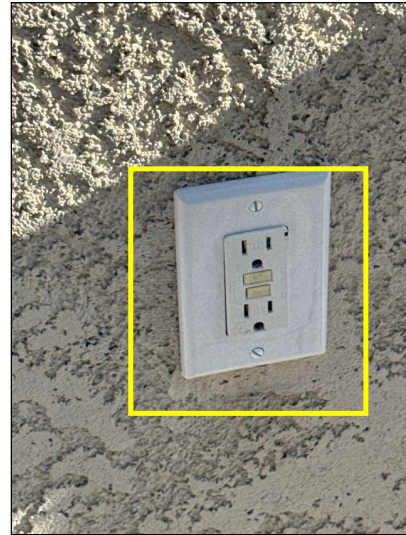
One exterior outlet at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection.

An exterior outlet was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.

Grounds (continued)



A ground fault circuit interrupter (GFCI) was inoperable and not properly installed



Exterior outlet at the home were not protected from weather. rear of the home

9. Grading

Observations:



-BUILDING SITE GRADE

The building site was steeply sloped.

-GENERAL CONDITION

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

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

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 welded wire.

-GATES

The gates were made of welded wire.

Observations:

-FENCING CONDITION

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

-GATE CONDITION

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

12. Vegetation Observations

Observations:



- Landscape vegetation around the home appeared in satisfactory condition at the time of inspection.

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 on the exterior of the home.



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.



Electrical

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

Inspection of the home electrical system typically includes the following:

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

1. Cable Feed Condition

Type:

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

Observations:

-GENERAL CONDITION

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

2. Electrical Panel

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

✓ Observations:

-MAIN PANEL BRAND

The main service panel brand was Eaton.

-MAIN PANEL CABINET EXPOSURE TYPE

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

-ELECTRICAL METER

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

-TYPE of DISCONNECT

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

-BRANCH CIRCUIT DIRECTORY

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

Electrical (continued)

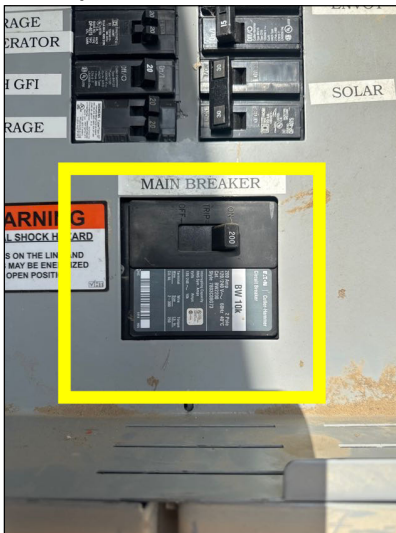


Main electrical service panel to the home.

3. Main Breaker Condition

Observations:

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



Electrical (continued)

4. Panel Wiring

Observations:



-WIRE TYPE

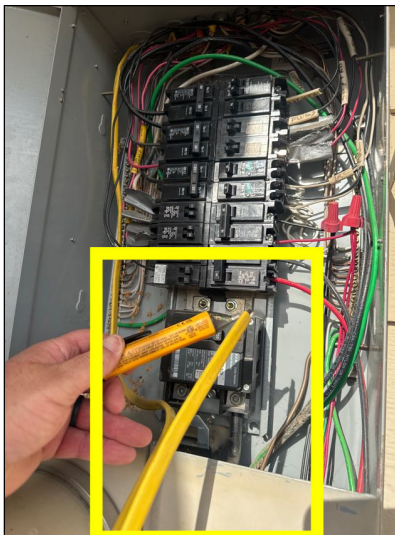
The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

-GENERAL CONDITION

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

-WIRING DEFECTS

Electrical wires visible inside the electrical panel were improperly terminated. Although they were not energized at the time of the inspection, these wires may have the potential to become energized and should be correctly terminated by a qualified contractor.



Electrical wires visible inside the electrical panel were improperly terminated. Although they were not energized

5. Breakers

Observations:



-GENERAL CONDITION

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

Electrical (continued)

6. Solar System

Observations:



-SOLAR PANELS

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

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

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

-ROOF ATTACHMENT

The Inspector observed no deficiencies in the condition of the solar panel roof attachments.



Heat/AC

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

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

1. Heating/Cooling System Type

Observations:



Unit #1

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

Heat/AC (continued)

2. Heater Condition



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

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

Observations:

Unit #1

Manufacture: Ducane

Manufacture Date: 2008

-GENERAL CONDITION

Monitor: The gas was off to the unit at the time of inspection, the furnace was not able to be fully inspected and operated during the inspection. It is recommended that once gas is supplied back to the home the furnace is inspected by a qualified contractor to confirm proper operation.



Heater model and serial number

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.

5. Heater Enclosure

Observations:



Unit #1

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

Heat/AC (continued)

6. Venting

Observations:

Unit #1



-VENTING MATERIALS

Metal double wall chimney vent pipe noted.

-VENTING OBSERVATIONS

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

7. Gas Valves

Observations:

Unit #1

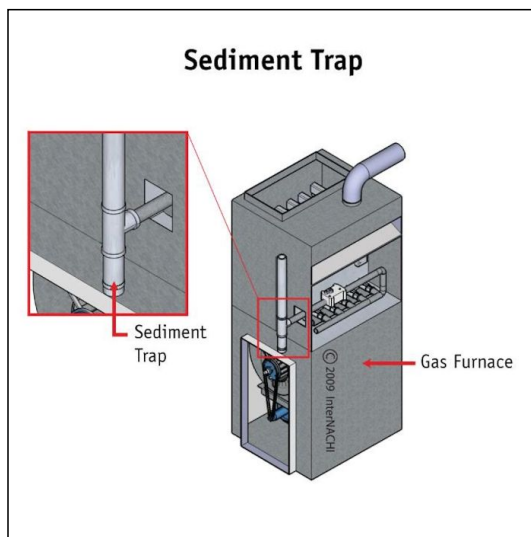


At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

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



Improvement: The gas supply pipe contained no sediment trap.



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

8. Air Supply

Observations:

Unit #1



-CONDITION

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

Heat/AC (continued)

9. Filter Location

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

✓ **Filter size:** Unit #1 • Filter (20x25 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:

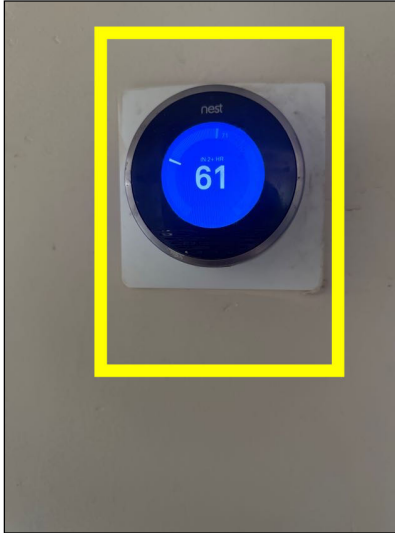
Unit #1

-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.

-OVERFLOW PAN

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

Heat/AC (continued)

13. AC Compress Condition

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



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: Ducane

Manufactured Date: 2008

-TEMPERATURE SPLITS

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

-A/C ELECTRICAL DISCONNECT

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

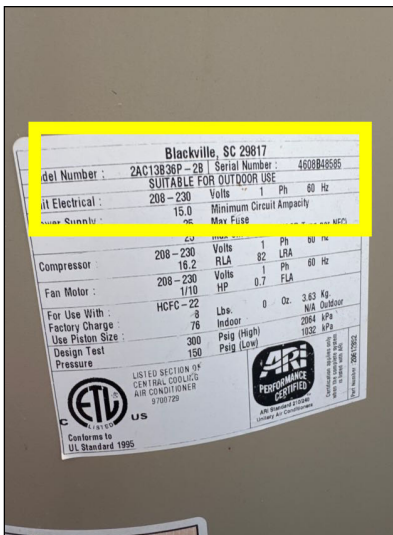
-PAD and ENCLOSURE

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

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

-GENERAL CONDITION

The air-conditioning system did not respond to the controls and should be serviced by a qualified HVAC technician.



AC model and serial number

14. Refrigerant Lines

Observations:



Unit #1

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



Water Heater

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

1. Water Heater Condition

Heater Type: Unit #1



-GAS-FIRED WATER HEATER

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

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

Observations:

Unit#1

Manufacture: Bradford White

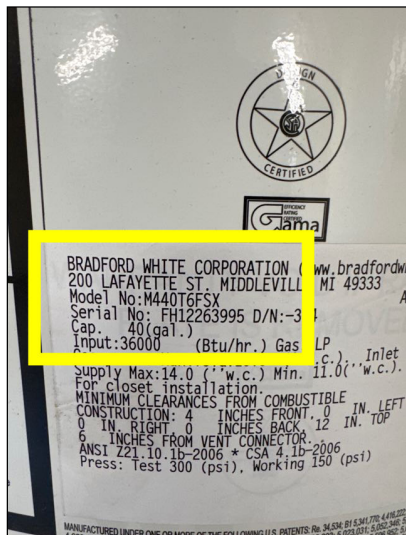
Manufacture Date: 2009

-GENERAL CONDITION/OPERATION

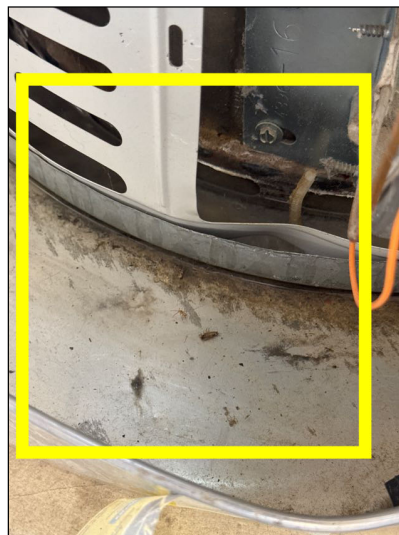
Monitor: The gas was off to the unit at the time of inspection, the water heater was not able to be fully inspected and operated during the inspection. It is recommended that once gas is supplied back to the home the water heater is inspected by a qualified contractor to confirm proper operation.

-LEAKAGE

This water heater appeared to have be leaking at the time of the inspection and should be shut off, drained immediately and an an evaluation and any necessary work be performed by a qualified HVAC or plumbing contractor.



Water heater model and serial number



This water heater appeared to have be leaking

Water Heater (continued)

2. Number Of Gallons

Observations:



Unit #1

40 gallons

3. Plumbing

Materials: Unit #1 • Copper



Observations:

Unit #1

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

4. TPRV

Observations:



Unit #1

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

5. TPR Discharge Line Condition

Materials: None



Observations:

Unit #1

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



Water Heater (continued)

6. Gas Valve/Supply

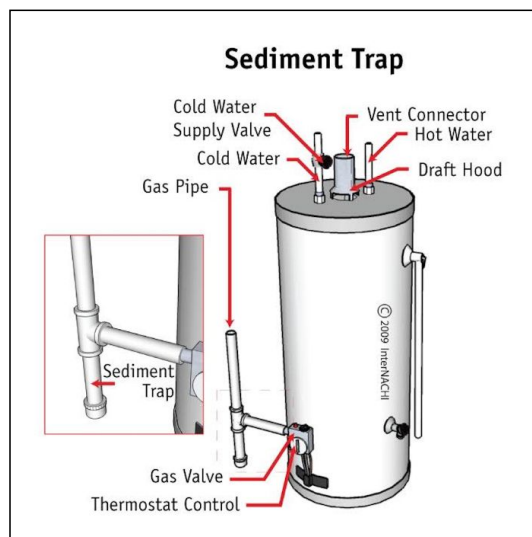
Observations:



Unit #1

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

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



Improvement: The gas supply pipe contained no sediment trap.

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

7. Combustion Vent/Air Supply

Observations:



Unit #1

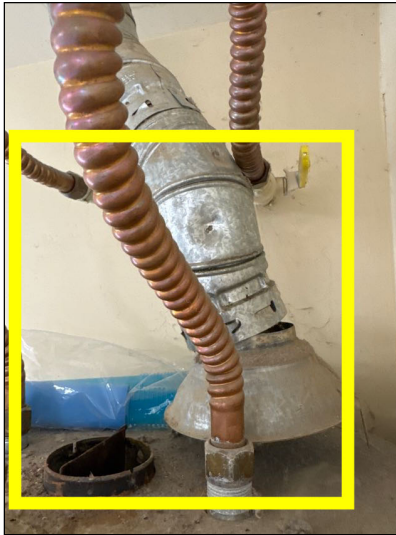
-COMBUSTION EXHAUST

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

-COMBUSTION VENT CONDITION

The combustion exhaust vent of this gas-fired water heater was separated. This hazardous condition may allow the invisible, odorless, tasteless, toxic products of combustion (such as carbon monoxide) to enter the living space. Exposure to these gases may result in injury or death. The Inspector recommends that this water heater be shut down immediately and remain shut down until the problem has been corrected by a qualified HVAC contractor.

Water Heater (continued)



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:

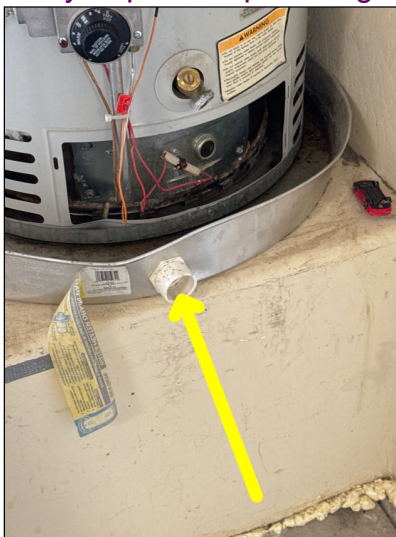


Unit #1

The water heater enclosure is functional.

-OVERFLOW DRIP PAN

Monitor: The drain pipe serving this water heater drain pan had no overflow extension. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or just above the floor. The Inspector recommends correction by a qualified plumbing contractor.





Garage

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

1. Garage Door Condition

Materials: One 16'W sectional steel door



Observations:

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

2. Garage Opener Status

Observations:



-OPENER TYPE

Chain drive opener noted.

-NUMBER of OPENERS

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

-OPENER OPERATION

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

3. Garage Door's Reverse Status

Observations:



-PHOTO-SENSOR

Safety: The automatic-reverse photoelectric sensors at an overhead garage door was inoperable. This usually means that the sensors are misaligned and need maintenance. The Inspector recommends repair/replacement of a photo sensor by a qualified garage door contractor.



Garage (continued)

4. Garage Door Parts

Observations:



-WEATHER STRIPPING

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

-TRACKS

The track was damaged and needed repair. All work should be performed by a qualified contractor.

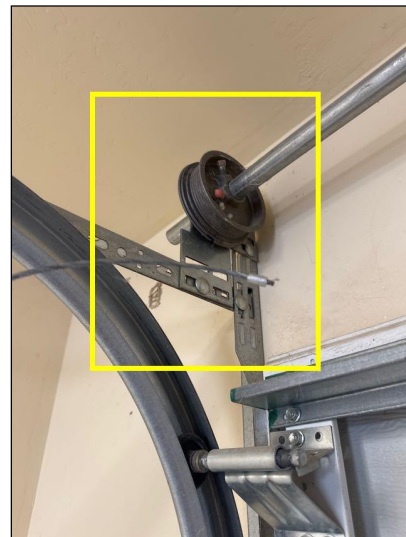
-DOOR SPRINGS/CABLE

Door cabled supporting an overhead garage door were disconnected. The Inspector recommends correction by a qualified contractor.

Springs supporting an overhead garage door were broken and needed replacement. This operation can be dangerous. The Inspector recommends all work be performed by a qualified contractor.

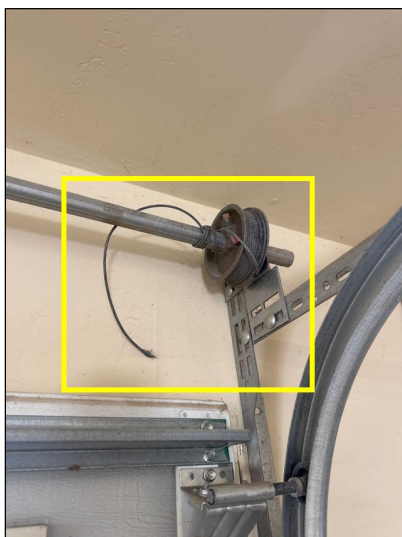


Springs supporting an overhead garage door were broken and needed replacement.



Door cabled supporting an overhead garage door were disconnected.

Garage (continued)



Door cabled supporting an overhead garage door were disconnected.



The track was damaged and needed repair.

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.

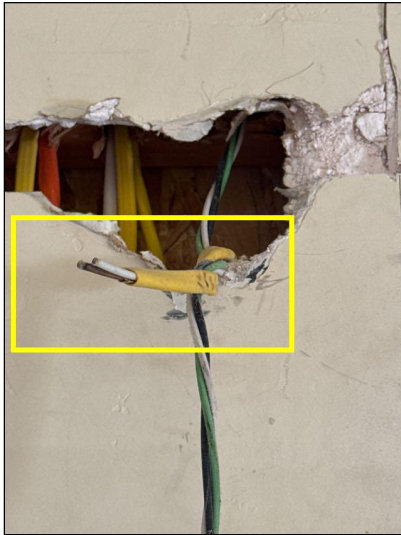
-LIGHTING

An interior light fixture in the garage was damaged at the time of the inspection. This condition is a potential fire or shock/electrocution hazard. The Inspector recommends repairs be performed by a qualified electrical contractor.

-DEFECTS

Non-energized wires were terminated outside of a proper enclosure. Wires should terminate in an approved junction box with a proper cover installed. This condition is a safety hazard and should be corrected by a qualified electrical contractor.

Garage (continued)



Non-energized wires were terminated outside of a proper enclosure.



An interior light fixture in the garage was damaged at the time of the inspection.



An interior light fixture in the garage was damaged at the time of the inspection.

6. Exterior Door

Observations:



-GENERAL CONDITION

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

7. Fire Door



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

Garage (continued)

8. Floor Condition

Materials: Bare concrete floors noted.



Observations:

-GENERAL CONDITION

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

9. Firewall

Observations:



-FIRE BARRIER WALL

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



10. Walls

Observations:

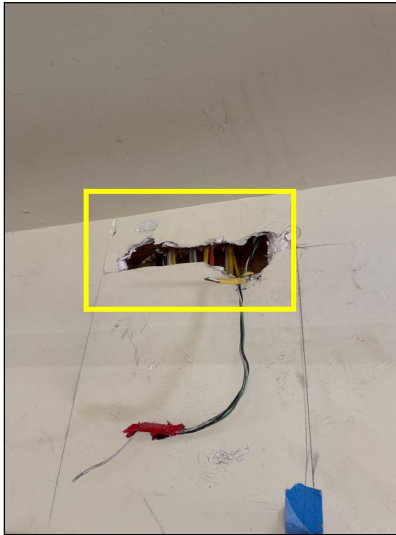


-GENERAL WALL CONDITION

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

The garage walls had minor damage visible at the time of the inspection. 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.

Garage (continued)



11. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

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

12. Ventilation

Observations:



-GARAGE VENT TYPE

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

Observations: None present.



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 oriented strand board (OSB).

-ROOF SHEATHING CONDITION

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

-ROOF TRUSS CONDITION

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

-TRUSS HARDWARE

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

-RODENTS

The attic had moderate amounts of rodent feces visible. You should consider setting traps for mice and closing off avenues of entry.

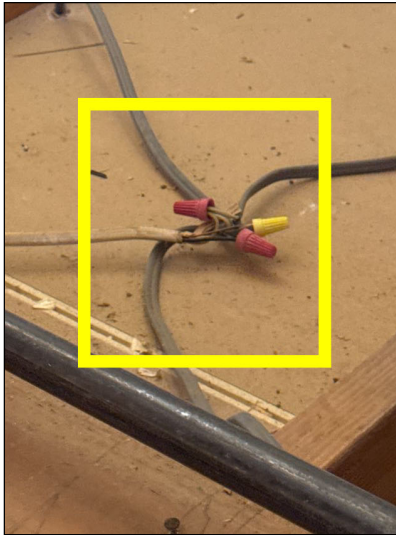
3. Electrical



Observations: The inspector observed few deficiencies in the condition of the electrical components viable in the attic at the time of inspections. Notable exceptions will be listed in this report.

Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

Attic (continued)



Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic (above the garage)

4. Attic Plumbing

Observations:



-PLUMBING VENT MATERIAL

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

-PLUMBING VENT PIPE CONDITION

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

-WATER SUPPLY PIPE MATERIAL

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

-WATER SUPPLY PIPE CONDITION

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

-GAS SUPPLY PIPE MATERIAL

The home gas distribution pipes were black steel.

-GAS SUPPLY PIPE CONDITION

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

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.

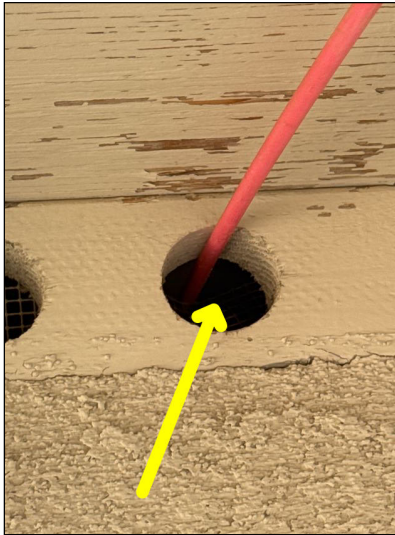
-ROOF VENT CONDITION

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.

Attic (continued)



6. Duct Work

Observations:



-DUCT CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible HVAC ducts. Notable exceptions are listed.

-CONNECTIONS

Disconnected ducts were visible in the garage attic. The inspector recommends reconnection by a qualified HVAC contractor.



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 few deficiencies in the condition of the thermal insulation at the time of the inspection.
- The attic was missing insulation above the primary bedroom and bathroom. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.



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.

Interior Areas (continued)

1. Smoke/CO2 Detectors

Observations:



-SMOKE DETECTORS

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

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

-CARBON MONOXIDE DETECTORS

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

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.

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.

Interior Areas (continued)

7. Window Condition

Materials: Vinyl framed single hung window noted. • Vinyl framed fixed window noted.



Observations:

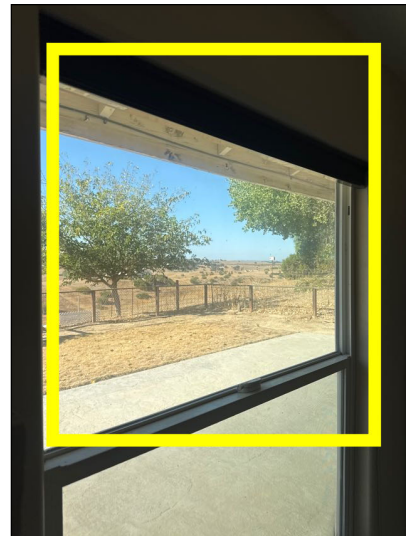
-GENERAL CONDITION

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

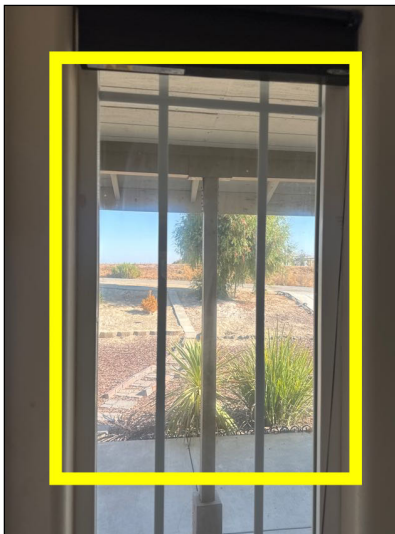
The sash bar has dropped out of place on a single-hung window in the Living Room. This could affect the ability for the window stay up when lifted and released and or make the window non-functioning. The Inspector recommends repair or replacement by a qualified contractor.



The sash bar has dropped out of place on a single-hung window



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



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

Interior Areas (continued)

8. Floor Condition

Flooring Types: Ceramic tile is noted. • Plank vinyl tile flooring is noted.



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

Monitor: The plank flooring had minor damage and was poorly installed. 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.



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.

-DAMAGE & DETERIORATION

Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection. 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.



Interior Areas (continued)

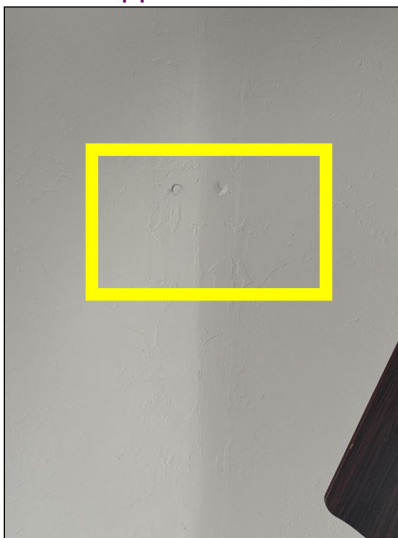
10. Ceiling Condition

Materials: Drywall ceilings noted.



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

Protruding nail heads visible in ceilings in the Living Room, Kitchen appeared to be the result of framing members shrinking after original construction was complete. Framing lumber is often installed with a relatively high moisture content and typically shrinks as it dries. Once framing has reached moisture equilibrium with the homesite environment, framing will become stable and nail pops can be repaired without concern that they will reappear. The time required to reach stability depends on the moisture content of framing materials at the time of original construction and humidity levels at the homesite. The time frame may vary between one and two years in many environments. The Inspector recommends repair by a qualified drywall or painting contractor once the condition appears stable.



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

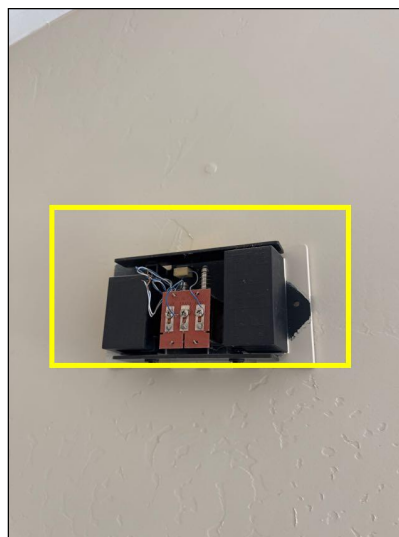
Observations:



- **Maintenance Needed:** The exterior push button is noted as missing. The inspector recommends replacement of the button if so desired. If no button is installed, the inspector recommends the hole should be sealed and painted to keep unwanted moisture out. Continue to monitored as part of annual maintenance.

- **Maintenance Needed:** The interior door chime is missing it's decorative cover exposing the working parts. Consult with the seller for replacement.

Interior Areas (continued)



14. Fireplace

Materials: Living Room



Materials: Prefabricated "zero clearance" fireplace noted.

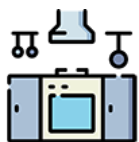
Observations:

-GAS-BURNING FIREPLACE CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the gas-fueled fireplace in the . Notable exceptions are listed. 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>

Monitor: The gas was off to the unit at the time of inspection, the fireplace was not able to be fully inspected and operated during the inspection. It is recommended that once gas is supplied back to the home the fireplace should be inspected by a qualified contractor to confirm proper operation.



Kitchen

Inspection of kitchens typically includes the following: ROOM- wall, ceiling and floor- windows, skylights and doors APPLIANCES- range/cooktop (basic functions, anti-tip)- range hood/downdraft (fan, lights, type)- dishwasher (operated only at the Inspector's discretion) CABINETS- exterior and interior- door and drawer SINK- basin condition- supply valves- adequate trap configuration- functional water flow and drainage- disposal ELECTRICAL- switch operation- outlet placement, grounding, and GFCI protection

1. Cabinets

Observations:



-GENERAL CONDITION

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

Kitchen (continued)

2. Counter Condition

Materials: Granite and/or Quartz tops noted.



Observations:

-GENERAL COUNTERTOPS

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

3. Electrical



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

4. GFCI



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

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.

Kitchen (continued)

9. Range/Oven/Cooktop Condition

Observations:



-GAS RANGE

The Inspector observed few deficiencies in the condition of the gas range. Notable exceptions will be listed in this report. The self-cleaning feature was not tested.

Monitor: The gas was off to the unit at the time of inspection, the range was not able to be fully inspected and operated during the inspection. It is recommended that once gas is supplied back to the home the range is inspected by a qualified contractor to confirm proper operation.

10. Vent Condition

Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

11. Microwave

Observations:



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

12. Floor Condition

Materials: Ceramic tile is noted.



Observations:

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

13. Wall Condition

Materials: Drywall walls noted.



Observations:

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

14. Ceiling Condition

Materials: Drywall ceilings noted.



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

15. Window Condition

Materials: Vinyl framed 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.

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

1. Locations

Locations: In the garage area

2. Washing Machine Supply

Observations:



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

3. Electrical

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



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

4. GFCI



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

5. 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.

6. Gas Valves

Observations:



- **Safety:** A gas valve is present and in the off position. Recommend the valve is capped until valve is properly connected to an approved gas appliance. This will insure there is no accidental discharge of gas if the valve is accidentally opened.

Laundry (continued)



7. Exhaust Fan

Observations:



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

8. Floor Condition

Materials: Bare concrete floors noted.



Observations:

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

9. Wall Condition

Materials: Drywall walls noted.



Observations:

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

10. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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



Bathroom #1

Inspection of the bathrooms typically includes the following:

- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);

Bathroom #1 (continued)

- shower/tub (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

1. Locations

Locations: Primary Bathroom

2. Sinks

Observations:



-SINK CONDITION

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

-SUPPLY PIPES

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

-DRAIN

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

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.

-FAUCET

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



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

Bathroom #1 (continued)



The faucet at this bathroom sink leaked when the water was turned on. (right side)



Leaking connections at the trap assembly beneath the bathroom sink (right side)

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)

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



Bathroom #1 (continued)

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

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

5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

6. Bath Tubs

Observations:



-GENERAL CONDITION

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

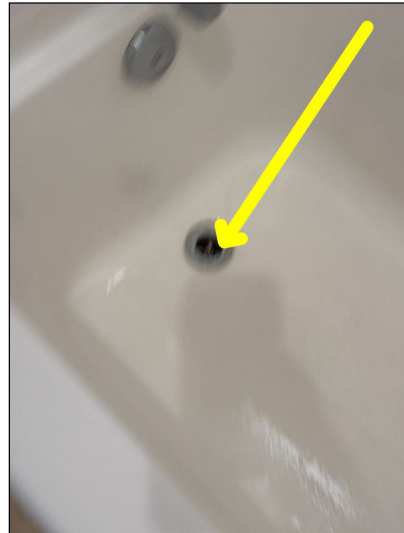
-FAUCET

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

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

-TUB DRAIN

The tub in this bathroom had an inoperable stopper. The Inspector recommends service by a qualified contractor.



7. Electrical

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



Bathroom #1 (continued)

8. GFCI



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

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

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

11. Doors



Observations:

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

12. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

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

13. Floor Condition



Materials: Ceramic tile is noted. • Plank vinyl tile flooring is noted.

Observations:

- The Inspector observed few deficiencies in the condition of floors. Notable exceptions are listed.
- Floor in this bathroom were poorly installed. 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.



Bathroom #1 (continued)

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: Tile counter tops noted.



Observations:

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

17. Cabinets

Observations:



-GENERAL CONDITION

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

18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Bathroom #2

1. Locations

Locations: Main Floor Bathroom

Bathroom #2 (continued)

2. Sinks

Observations:



-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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



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

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)

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

Bathroom #2 (continued)



4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

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

5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

6. Bath Tubs

Observations:



-GENERAL CONDITION

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

-FAUCET

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

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

-TUB DRAIN

The tub in this bathroom had an inoperable stopper. The Inspector recommends service by a qualified contractor.

-SEALANT

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

Bathroom #2 (continued)



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



The tub in this bathroom had an inoperable stopper.



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

7. Electrical



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

8. GFCI



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

Bathroom #2 (continued)

9. Light Fixture Condition

Observations:



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

10. Exhaust Fan

Observations:



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

11. Doors

Observations:



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

12. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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

13. Floor Condition

Materials: Ceramic tile is noted.



Observations:

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

14. Wall Condition

Materials: Drywall walls noted.



Observations:

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

15. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

16. Counter condition

Materials: Tile counter tops noted.



Observations:

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

17. Cabinets

Observations:



-GENERAL CONDITION

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

Bathroom #2 (continued)

18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Bedroom #1

1. Locations

Locations: North East

2. Electrical

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



3. Smoke Detectors

Observations:



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

4. Floor Condition

Flooring Types: Plank vinyl tile flooring is noted.



Observations:

- The Inspector observed few deficiencies in the condition of floors. Notable exceptions are listed.
 - Vinyl floor coverings in this bedroom exhibited evidence of poor installation practices. 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.

Bedroom #1 (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.

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

Bedroom #1 (continued)



10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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



Bedroom #2

1. Locations

Locations: North West

2. Electrical

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



3. Smoke Detectors

Observations:



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

Bedroom #2 (continued)

4. Floor Condition

Flooring Types: Plank vinyl tile flooring is noted.



Observations:

- The Inspector observed few deficiencies in the condition of floors. Notable exceptions are listed.
- Vinyl floor coverings in this bedroom exhibited evidence of poor installation practices. 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.



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.

Bedroom #2 (continued)

9. Closets

Observations:

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



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: Primary

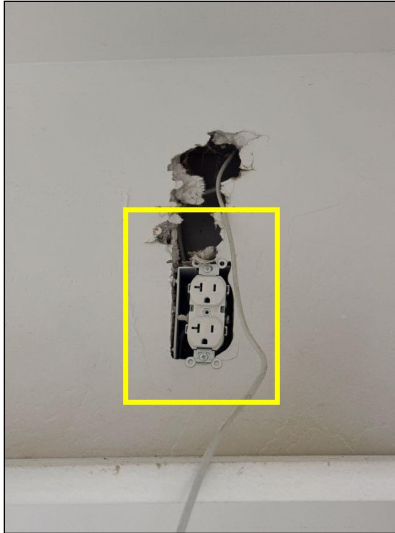
Bedroom #3 (continued)

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 was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.



An electrical receptacle in this bedroom was missing a cover plate.

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 few deficiencies in the condition of the walls in this bedroom. Notable exceptions are listed.
- The walls in this bedroom exhibited 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 or replacement.

Bedroom #3 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



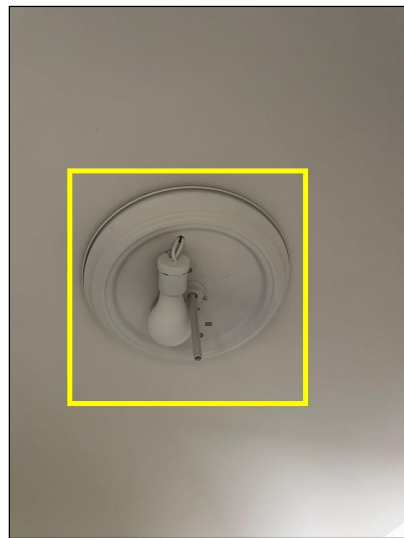
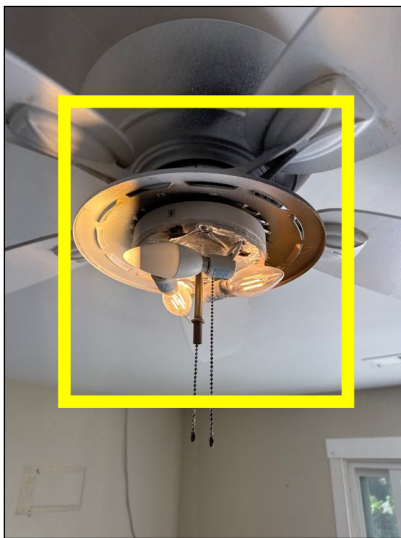
- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

8. Light Fixture Condition

Observations:



- A switch cover plate was missing in this bedroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a listed cover plate be installed by a qualified electrical contractor.
- A light fixture was missing the globe cover leaving the light bulb exposed.



Bedroom #3 (continued)

9. Closets

Observations:



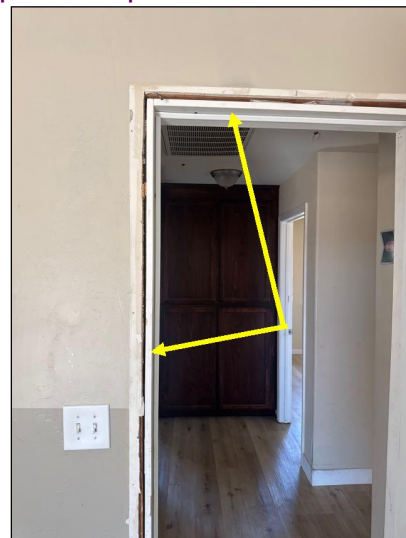
- The closet is in serviceable condition.

10. Doors

Observations:



- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable Exceptions are listed.
- An interior door in this bedroom was missing door hardware and trim. 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.



11. Window Condition

Materials: Vinyl framed single hung window noted.



Observations:

-GENERAL CONDITION

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

The sash bar has dropped out of place on a single-hung window. This could affect the ability for the window stay up when lifted and released and or make the window non-functioning. The Inspector recommends repair or replacement by a qualified contractor.

Bedroom #3 (continued)



The sash bar has dropped out of place on a single-hung window



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

12. Patio Doors

Observations:



• -GENERAL CONDITION -SLIDER DOOR

• Although no condensation/staining was visible at the time of the inspection, pulled seals in the glass sliding door indicated a loss of thermal integrity. As the argon gas leaks out it causes a vacuum that pulls the seal out. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



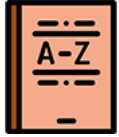
13. Screen Doors

Observations:



• Sliding door screen present.

• **Monitor:** Screen door is torn/damaged. 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.



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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves