

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



Four Point Home Inspection Inc
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805-286-2402

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9712 Pinal St Unit B7
Inspection Prepared For: Georgia Umbertis
Agent: -

Date of Inspection: 9/15/2026

Year Built: 1980 Size: 1182

Weather: Warm/Dry



Report Introduction

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

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

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

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



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



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



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



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



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

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

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Report Summary

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

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

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

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

Roof			
	Page 7 Item: 1	Roof Condition	The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.
Grounds			
	Page 20 Item: 7	Exterior Lighting	Some exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.
	Page 24 Item: 15	Stairs/Guardrails	The rear stairs were old, damaged and appear unsafe. 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.
Electrical			
	Page 27 Item: 2	Electrical Panel	The electrical service pedestal panel cabinet was loosely mounted. It should be securely fastened to the mounting surface by a qualified electrical contractor.
Heat/AC			
	Page 29 Item: 2	Heater Condition	This furnace did not respond to the thermostat. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.

Water Heater

	Page 37 Item: 7	Combustion Vent/Air Supply	The combustion air supply for this water heater appeared to be insufficient when the laundry closet door are closed at the time of the inspection. Insufficient combustion air may cause incomplete combustion which can produce excessive amounts of invisible, odorless, tasteless, toxic gases like carbon monoxide. It can also cause backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the water heater burner fail to exhaust to the home exterior, but because of lack of adequate replacement air. The inspector recommends provisions for adequate combustion air be provided, such as adding vents in the exterior door of the water heater closet. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction.
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Interior Areas

	Page 38 Item: 1	Smoke/CO2 Detectors	The smoke detectors did not operate during the inspection. Batteries may need to be replaced. The Inspector recommends that you have this done and test again for functionality.
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Half Bathroom

	Page 50 Item: 6	Light Fixture Condition	• Light switch receptacle was loose. This condition should be corrected by a qualified electrical contractor.
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Inspection Details

1. Standards of Practice

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

2. Home Type

Home Type: Single Family Modular/Mobile Home • The front of the structure faces West.

3. Occupancy

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

4. Attendance

Observations: Client(s) present



Inspection Details (continued)

5. Environmental Hazards

Observations:

 **-ASBESTOS**
Based on the original date of construction of the home, the home building materials may contain asbestos. Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. The presence of asbestos may affect the resale value of your property should future buyers insist on asbestos screening and discover it present in construction materials. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

-EARTHQUAKE

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

6. Utilities

Observations:

 All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a public source.

-SEWER

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

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

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



Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, 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:



- Visually inspected from ladder and ground level with remote camera pole. Not mounted due to roof material type making mounting of roof dangerous and likelihood of causing damage to roof material. Some areas of the roof are obscured from view due to inspection method.

Materials:

- The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. An asphalt sealant strip binds shingles together so that they act as a single membrane. 3-tab shingles usually have a 20-30 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

The asphalt composition shingles covering the roof of this home showed moderate 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.

-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.

-SHINGLE DAMAGE

The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

Roof (continued)



The roof had loose and/or missing shingles.

Roof (continued)

2. Flashings

Observations:



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

-GENERAL CONDITION

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

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

3. Plumbing Vent

Observations:



-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

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

4. Combustion Vent

Observations:



-COMBUSTION FLASHING CONDITION

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

-VENT CONDITION

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

5. Gutters

Observations



-SYSTEM DESCRIPTION

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.

-FLUE CONDITION

The portions of the chimney flue visible from the roof was dirty at the time of the inspection. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that the flue be cleaned by a qualified contractor.

Roof (continued)



7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:



-SPARK ARRESTOR

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

-RAIN CAP

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



Exterior Areas

Inspection of the home exterior typically includes:

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

1. Siding Condition

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



Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in composite siding covering exterior walls at the time of the inspection.

2. Trim Condition

Materials: Exterior trim was constructed of wood.



Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.
- **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)



3. Soffits & Fascia

Observations:



-GENERAL DESCRIPTION

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

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

-SOFFITS

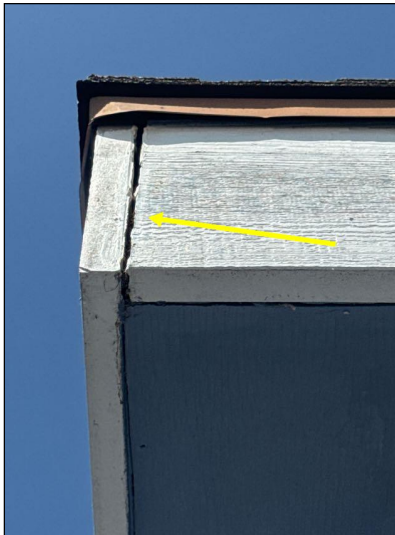
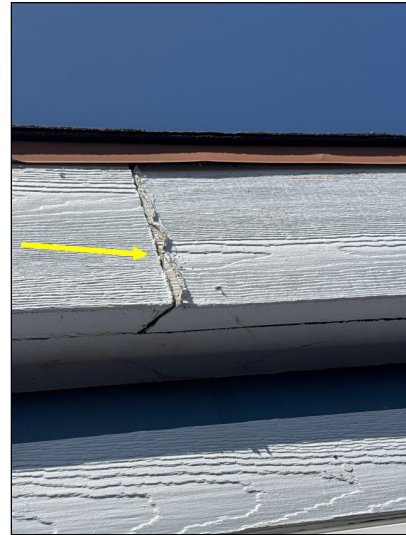
At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.

-FASCIA

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

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

Exterior Areas (continued)



4. Exterior Paint

Observations:



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

5. Doors

Observations:



-GENERAL CONDITION

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

6. Window Condition

Materials: The home had double-pane Vinyl windows.



Observations:

-GENERAL CONDITION

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



Crawlspace Foundation

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

1. Location Access

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



Observations:

- This crawlspace was accessed through a foundation hatch on the South side of the home.
The crawlspace inspection is limited to accessible areas only.



2. Foundation Walls

Observations:



-WALLS/SKIRTING MOBILE/MANUFACTURED HOME

At the time of the inspection, the Inspector observed no deficiencies in the condition of the foundation wall in this crawlspace.

Crawlspace Foundation (continued)

3. Foundation Floor

Observations:



-FLOOR MATERIAL

The crawlspace had a dirt floor.

The crawlspace had a concrete floor.

-SOIL COVER

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

-DEBRIS

Maintenance Needed: **Cellulose** debris in crawlspace. Cellulose is any type of wood product, wood by-product, or construction wood debris, cardboard and paper products. This type of debris are a good source for termite infestation. The debris accumulation in this crawlspace should be removed before the final walk-through.

4. Girders/Posts/Floor Joists

Observations:



Annual Maintenance: Mobile/Modular homes generally require releveling every 3 to 5 years to maintain structural integrity and prevent potential damage. You should ask the seller the last time it was done. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for releveling as needed.

-GIRDER MATERIAL

Steel beam frame

-GIRDER CONDITION

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

-SCREW JACKS

Steel beam girders supporting the floor structure in the crawlspace were supported by adjustable steel posts commonly called "screw jacks" on wood block.

Maintenance: Screw jacks are considered a consumable item and will naturally rust/decay overtime. Determining the life expectancy of the jack stands lies beyond the scope of the home inspection. Recommend jacks are annually inspected by a certified mobile home contractor.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the steel screw jacks supporting the structure.

Crawlspace Foundation (continued)



5. Sub Flooring

Observations:



-FLOOR STRUCTURE MATERIALS

The floor structure consisted of particle board subfloor installed over conventional joists resting on the steel beam foundation. Particle board is a poor quality material for floor sheathing with very low resistance to moisture damage. This condition will require diligence in avoiding plumbing leaks.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible sub floor structure. Notable exceptions will be listed in this report.

The sub floor had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage. At the time of the inspection, the moisture meter showed no elevated moisture levels in framing at these areas, indicating that leaking plumbing fixtures have been repaired.

Crawlspace Foundation (continued)



6. Foundation Ventilation

Observations:



-FOUNDATION VENT TYPE

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

-VENT SCREENS

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

7. Foundation Plumbing

Observations:



-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.)

3/4" and 1/2" PEX with insulation (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)

-WATER SUPPLY PIPE CONDITION

The Inspector observed few deficiencies in the condition of water supply plumbing pipes visible in the crawlspace at the time of the inspection.

Water distribution pipes were poorly supported. This condition puts excessive strain on fittings and may result in premature failure and leakage. Horizontally-oriented distribution pipes should be supported at least every 4 feet. The Inspector recommends installation of additional supports by a qualified contractor.

-PLUMBING WASTE PIPE MATERIAL

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

-PLUMBING WASTE PIPE CONDITION

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

-GAS SUPPLY PIPE MATERIAL

The home gas distribution pipes were black steel.

-GAS SUPPLY PIPE CONDITION

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

Crawlspace Foundation (continued)



8. Foundation Electrical

Observations:



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

9. Insulation Condition

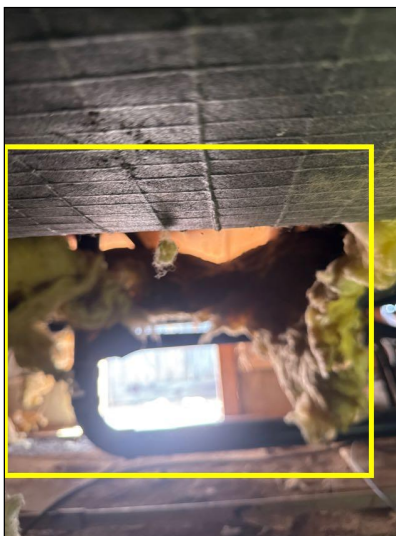
Materials: Encapsulated fiberglass batts noted.



Depth: Insulation averages about 6-8 inches in depth

Observations:

- The vapor barrier had areas of damage with loose or missing insulation. The vapor barrier (or belly wrap) is primarily used to block ground moisture from rising into the subfloor. This protective layer prevents wood rot, saturated insulation, pest infestations, and structural 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.



Crawlspace Foundation (continued)

10. Ducting

Observations:



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



Grounds

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

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

1. Main Gas Valve Condition

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

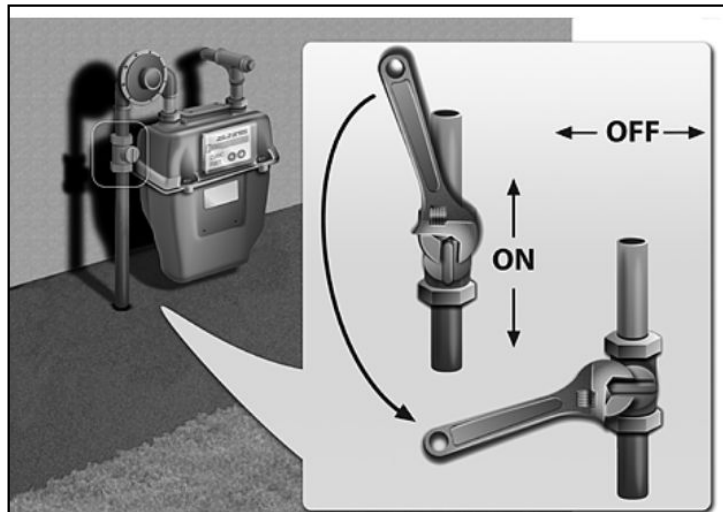


Observations:

- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.
- The home was located in an area known to experience significant earthquakes having a gas shut off tool readily available in an emergency is a recommended safety improvement.
- **Safety Improvement:** The main gas supply shut-off valve was difficult to access due to installed block patio. Recommend having the main valve more accessible for use during an emergency.



Main gas shut off to the home.



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

Grounds (continued)



Safety Improvement: The main gas supply shut-off valve was difficult to access due to installed block patio.



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

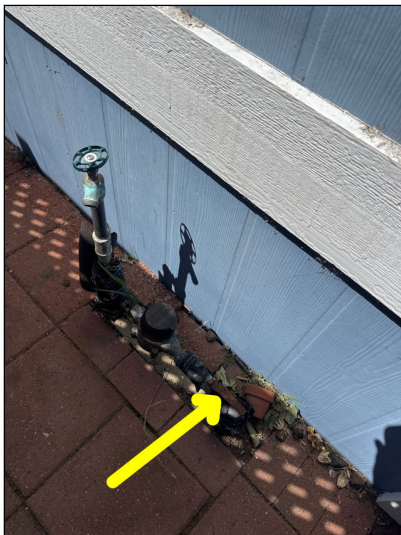
2. Main water shut off valve

Location: South Side

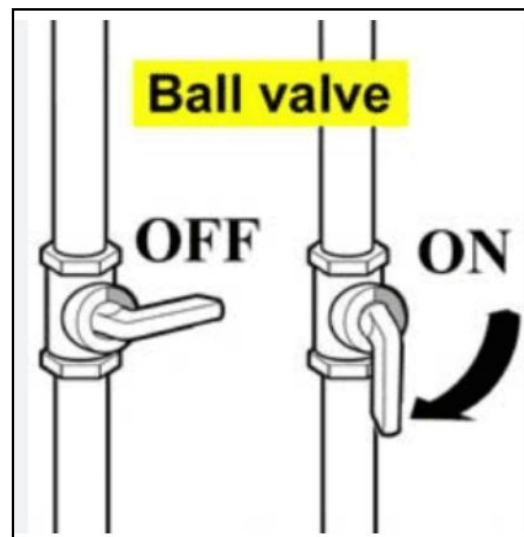
Supply: Public water supply



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



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: Galvanized piping noted. • Aquapex piping noted. "PEX" (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)



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 50 pounds per square inch (psi) at the time of the inspection.



5. Pressure Regulator

Observations:



- None.

6. Exterior Faucet(s)

Observations:



-GENERAL CONDITION

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

7. Exterior Lighting

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



Exceptions will be listed in this report.

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.

Grounds (continued)



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

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

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

9. Grading

Observations:

✓ -BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

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

10. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Concrete sidewalk noted.

✓ -GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

Grounds (continued)

11. Fence Condition

Materials:



-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

Observations:

-FENCING CONDITION

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

-GATE CONDITION

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

12. Vegetation Observations

Observations:



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

13. Patio/Porch Foundation

Observations:



-CONCRETE PORCH SLAB

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

14. Patio Structure

Observations:



-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the patio cover. Notable exceptions will be listed in this report.

Maintenance Needed: The source of debris accumulated on the roof appeared to be nearby or overhanging tree branches. The Inspector recommends that the patio roof be cleaned, and any branches overhanging the roof be cut back to reduce future accumulation. Debris accumulation can impede roof drainage, increasing the chances of leakage.

Grounds (continued)



Grounds (continued)

15. Stairs/Guardrails

Observations:



-STAIR MATERIALS

This staircase was entirely constructed of wood.

-GENERAL CONDITION

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

-TREAD MATERIAL

The treads of this staircase were made of wood.

-TREAD CONDITION

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

-GUARDRAIL MATERIAL

Guardrail assemblies protecting the deck were made of wood.

-GUARDRAIL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the deck guardrail assemblies. Notable exceptions will be listed in this report.

Inspection of guardrails typically includes examination of the following:

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

-SAFETY DEFICIENCIES

Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this exterior staircase. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the handrail at any point. This condition may be hazardous to small children. The Inspector recommends correction by a qualified contractor.

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

Spaces between deck guardrails balusters, beneath the guardrails or at the sides of the guardrails were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

The rear stairs were old, damaged and appear unsafe. 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.

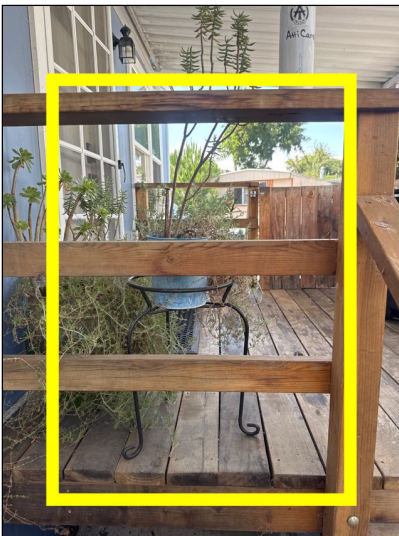
Grounds (continued)



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



Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this exterior staircase.

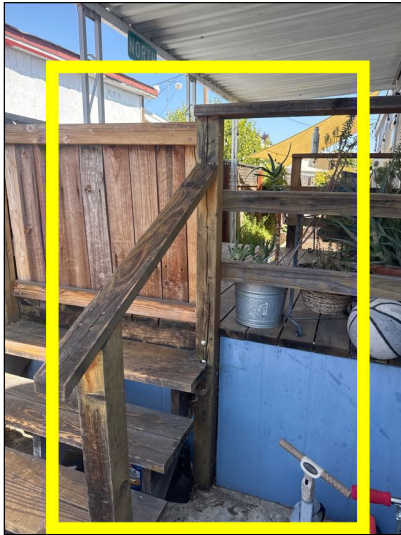


Spaces between deck guardrails balusters, beneath the guardrails or at the sides of the guardrails were too wide.



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

Grounds (continued)



Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this exterior staircase.



The rear stairs were old, damaged and appear unsafe.



The rear stairs were old, damaged and appear unsafe.



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;

Electrical (continued)

- 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. • South side of the house.

Observations:

-MAIN PANEL BRAND

The main service panel brand was Milbank

-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.

-SERVICE PANEL EXTERIOR

The electrical service pedestal panel cabinet was loosely mounted. It should be securely fastened to the mounting surface by a qualified electrical contractor.



Main electrical service pedestal to the home.



Sub panel to the home

Electrical (continued)



The electrical service pedestal panel cabinet was loosely mounted.

3. Main Breaker Condition

Observations:

- ✓ The main amp breaker is rated at 40 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.



Main electrical shut off at the electrical pedestal.



Main electrical shut off to the home

4. Panel Wiring

Observations:

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

-GENERAL CONDITION

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

Electrical (continued)

5. Breakers

Observations:



-GENERAL CONDITION

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

Note: The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

The ground fault circuit interrupter (GFCI) breaker(s) in the electrical panel properly responded to testing at the time of the inspection.



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 home had a furnace for heating the home. (No air conditioning present)

2. Heater Condition

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

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



Observations:

Unit #1

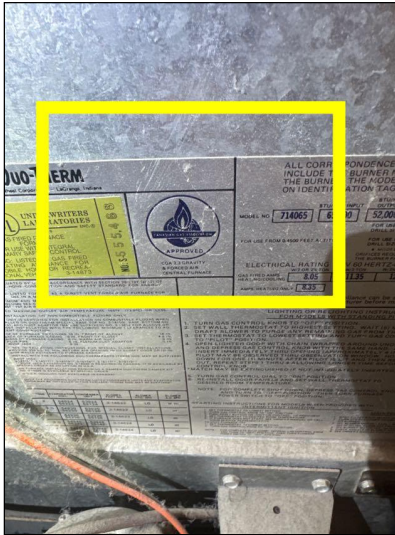
Manufacture: Duo Therm

Manufacture Date: 1979

-GENERAL CONDITION

This furnace did not respond to the thermostat. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.

Heat/AC (continued)



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.

6. Venting

Observations:



Unit #1

-VENTING MATERIALS

Metal single wall chimney vent pipe noted.

-VENTING OBSERVATIONS

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

Heat/AC (continued)

7. Gas Valves

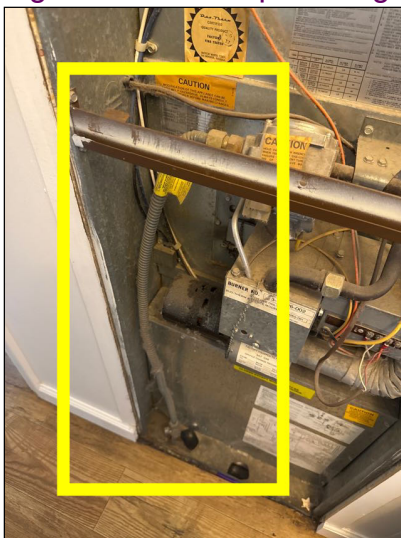
Observations:

Unit #1

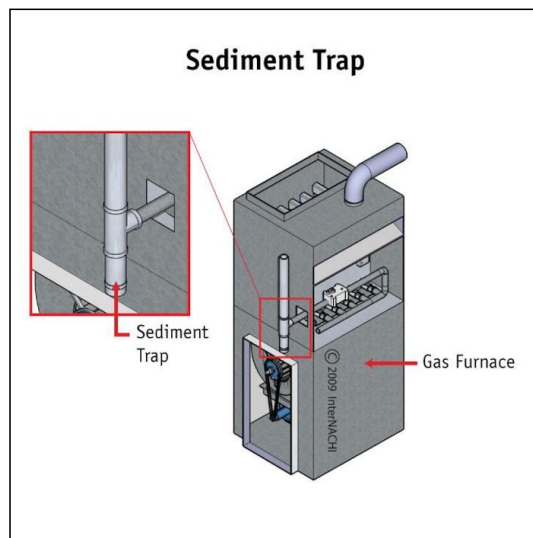


At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

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 heater cabinet.

✓ **Filter size:** Unit #1 • Filter media 16x28

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:

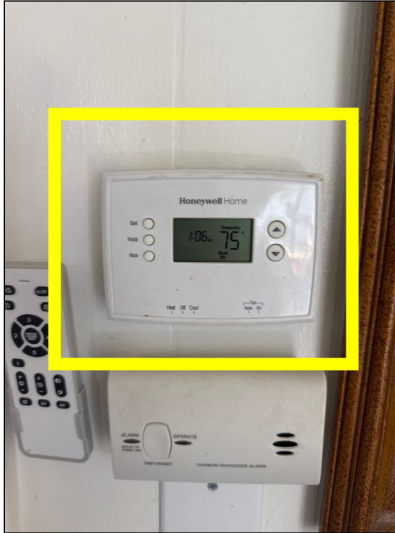
Unit #1

-TYPE

Digital - programmable type.

-GENERAL CONDITION

Functional at the time of inspection.



12. AC Compress Condition

Observations:



Unit #1

-WINDOW-MOUNTED AC

The window-mounted air-conditioning unit appeared to be in serviceable condition at the time of the inspection and produced cool air. Inspection of window-mounted air-conditioning units is limited to confirmation of proper operation.

Unit #2

-WALL-MOUNTED AC

The wall-mounted air-conditioning unit appeared to be in serviceable condition at the time of the inspection and produced cool air upon demand. Inspection of wall-mounted air-conditioning units is limited to confirmation of proper operation.

Unit #3

-WINDOW-MOUNTED AC

The window-mounted air-conditioning unit appeared to be in serviceable condition at the time of the inspection and produced cool air. Inspection of window-mounted air-conditioning units is limited to confirmation of proper operation.

Heat/AC (continued)



Water Heater

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

Water Heater (continued)

1. Water Heater Condition

Heater Type: Unit #1

✓ -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 laundry room.

Observations:

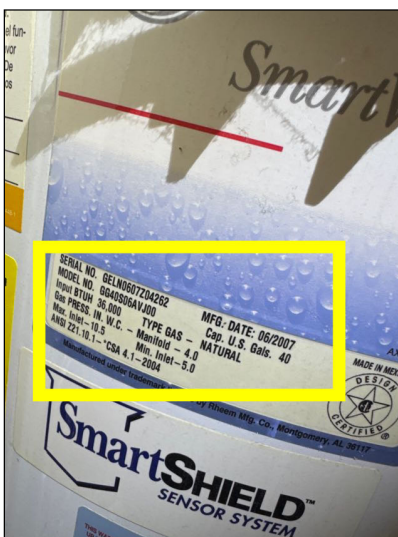
Unit#1

Manufacture: G.E.

Manufacture Date: 2007

-GENERAL CONDITION/OPERATION

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



Water heater model and serial number

2. Number Of Gallons

Observations:

✓ Unit #1
40 gallons

3. Plumbing

Materials: Unit #1 • CPVC

✓ Observations:
Unit #1

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

Water Heater (continued)

4. TPRV

Observations:



Unit #1

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

5. TPR Discharge Line Condition

Materials: CPVC



Observations:

Unit #1

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

6. Gas Valve/Supply

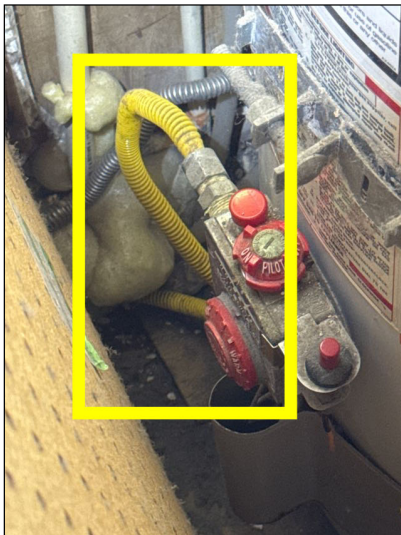
Observations:



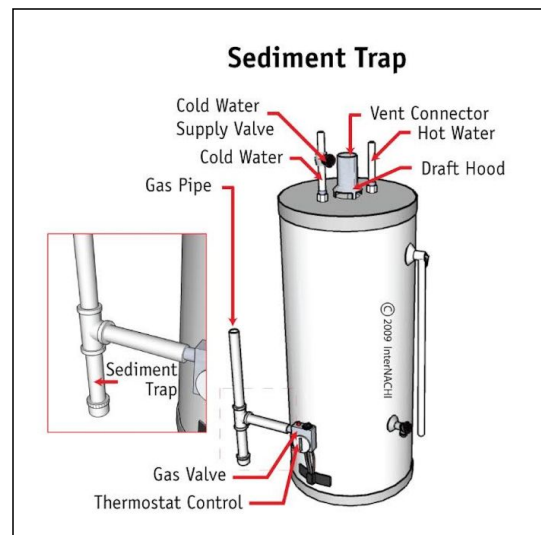
Unit #1

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

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



Improvement: The gas supply pipe contained no sediment trap.



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

Water Heater (continued)

7. Combustion Vent/Air Supply

Observations:



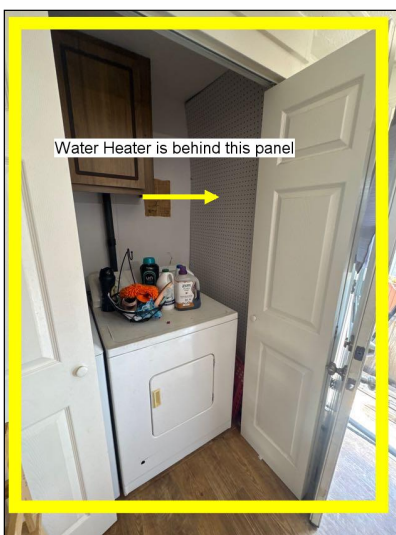
Unit #1

-COMBUSTION VENT CONDITION

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

-COMBUSTION EXHAUST

The **combustion air** supply for this water heater appeared to be insufficient when the laundry closet door are closed at the time of the inspection. Insufficient combustion air may cause incomplete combustion which can produce excessive amounts of invisible, odorless, tasteless, toxic gases like carbon monoxide. It can also cause backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the water heater burner fail to exhaust to the home exterior, but because of lack of adequate replacement air. The inspector recommends provisions for adequate combustion air be provided, such as adding vents in the exterior door of the water heater closet. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction.



8. Strapping

Observations:



Unit #1

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

9. Heater Enclosure

Observations:



Unit #1

The water heater enclosure is functional.

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



Attic

Inspection of the attic typically includes visual examination the following: - roof structure (framing and sheathing); - attic space ventilation; - thermal insulation; - electrical components (outlets, switches and lighting); - plumbing components (supply and vent pipes, bathroom vent terminations) and - HVAC ducting

1. Access Observation

Location: No attic present.



Observations:

-NO ACCESS HATCH

The home had a low-slope roof which had no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.



Interior Areas

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

1. Smoke/CO2 Detectors

Observations:



-SMOKE /CARBON MONOXIDE DUAL DETECTOR

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

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

-SMOKE DETECTORS

The smoke detectors did not operate during the inspection. Batteries may need to be replaced. The Inspector recommends that you have this done and test again for functionality.

Interior Areas (continued)



2. Electrical



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

3. Light Fixture Condition



Observations:

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

4. Doors



Observations:

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

5. Patio Doors



Observations:

-GENERAL CONDITION -SLIDER DOOR

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

6. Screen Doors



Observations:

- Not installed.

7. Window Condition



Materials: Vinyl framed single hung window noted.

Observations:

-GENERAL CONDITION

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

Interior Areas (continued)

8. Floor Condition

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

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

9. Wall Condition

Materials: Drywall walls noted. • Walls are clad in paneling.

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

10. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.

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

11. Ceiling Fans

Observations:

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

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



Interior Areas (continued)

12. Fireplace

Materials: Living Room

✓ **Materials:** Free standing style wood burning stove noted.

Observations:

-WOOD BURNING FIREPLACE CONDITION

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

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

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

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



Kitchen

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

1. Cabinets

Observations:

✓ -GENERAL CONDITION

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

2. Counter Condition

Materials: Plastic laminate tops noted.

✓ **Observations:**

-GENERAL COUNTERTOPS

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

3. Electrical

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

Kitchen (continued)

4. GFCI



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

5. Light Fixture Condition



Observations:

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

6. Sinks



Observations:

-KITCHEN SINK CONDITION

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

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

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

-KITCHEN SINK DRAIN

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

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

7. Garbage Disposal



Observations:

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

8. Dishwasher



Observations:

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

9. Range/Oven/Cooktop Condition



Observations:

-GAS RANGE

The Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

10. Vent Condition



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

Observations:

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

Kitchen (continued)

11. Floor Condition

Materials: Plank vinyl tile flooring is noted.



Observations:

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

12. Wall Condition

Materials: Walls are clad in paneling.



Observations:

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

13. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.



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

14. Window Condition

Materials: Vinyl framed single hung window noted.



Observations:

-GENERAL CONDITION

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



Laundry

Inspection of the laundry room typically includes examination of the following:

- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

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

1. Locations

Locations: Hallway Closet • **Disclosure:** The washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the washer/dryer are being transferred as part of the sales transaction, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to inspected for proper operation.

2. Washing Machine Supply

Observations:



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

Laundry (continued)

3. Electrical



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

4. GFCI



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

5. Light Fixture Condition



Observations:

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

6. Dryer Vent



Observations:

-VENT CONDITION

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

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

7. Gas Valves



Observations:

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

8. Exhaust Fan



Observations:

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

9. Cabinets/Counters



Observations:

-CABINET CONDITION

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

Laundry (continued)

10. Floor Condition

Materials: Vinyl squares (tiles) are noted



Observations:

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

11. Wall Condition

Materials: Walls are clad in paneling.



Observations:

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

12. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.



Observations:

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

13. Doors

Observations:



- An interior door in the laundry room was binding on the floor and was difficult to close. The Inspector recommends service by a qualified contractor.



Bathroom #1

Inspection of the bathrooms typically includes the following:

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

1. Locations

Locations: Main Floor Bathroom

Bathroom #1 (continued)

2. Sinks

Observations:



-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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



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

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

Curtain present at the shower enclosure.

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

5. Shower Wall

Materials: Ceramic tile noted.



Observations:

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

Bathroom #1 (continued)

6. Bath Tubs

Observations:



-GENERAL CONDITION

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

-FAUCET

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

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

-TUB DRAIN

The tub had functional flow and functional drainage.

-SEALANT

Sealant at the tub/shower was old and had visible discoloration consistent with microbial growth such as mold. The Inspector recommends that this sealant be removed and replaced to help prevent the development of unhealthy conditions.



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: **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) breaker in the electrical panel



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.



Bathroom #1 (continued)

10. Exhaust Fan

Observations:



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

11. Doors

Observations:



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

12. Window Condition

Materials: Vinyl framed single hung window noted.



Observations:

-GENERAL CONDITION

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

13. Floor Condition

Materials: Vinyl squares (tiles) are noted



Observations:

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

14. Wall Condition

Materials: Drywall walls noted.



Observations:

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

15. Ceiling Condition

Materials: Acoustic grid and tile 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: Plastic laminate tops noted.



Observations:

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

17. Cabinets

Observations:



-GENERAL CONDITION

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

Bathroom #1 (continued)

18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Half Bathroom

1. Locations

Locations: Half bathroom

2. Sinks

Observations:



-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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



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

4. Electrical

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



Half Bathroom (continued)

5. GFCI



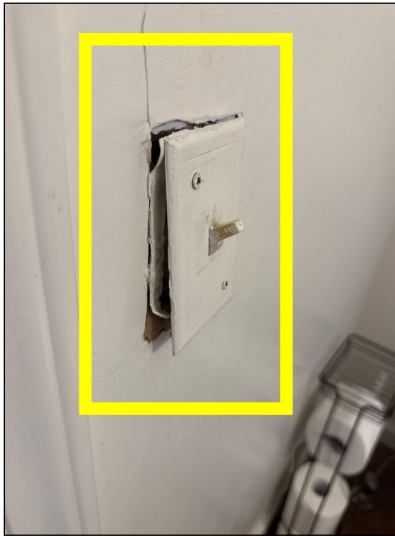
Observations: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

6. Light Fixture Condition



Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.
- **Light switch receptacle was loose. This condition should be corrected by a qualified electrical contractor.**



7. Exhaust Fan



Observations:

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

8. Doors



Observations:

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

9. Window Condition

Materials: Vinyl framed single hung window noted.



Observations:

-GENERAL CONDITION

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

Half Bathroom (continued)

10. Floor Condition

Materials: Plank vinyl tile flooring is noted.



Observations:

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

11. Wall Condition

Materials: Walls are clad in paneling.



Observations:

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

12. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.



Observations:

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

13. Counter condition

Materials: Solid Surface tops noted.



Observations:

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

14. Cabinets

Observations:



-GENERAL CONDITION

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

15. Mirrors

Observations:



- No deficiencies observed.

16. Heating

Observations:



- Central heating 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

Bedroom #1 (continued)

2. Electrical



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

3. Smoke Detectors

Observations:



• **Safety:** Yellowing of a smoke detector 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. Average lifespan of a smoke detector is 8-10 years.

4. Floor Condition

Flooring Types: Carpet is noted.



Observations:

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

5. Wall Condition

Materials: Walls are clad in paneling.



Observations:

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

6. Ceiling Condition

Materials: Acoustic grid and tile 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.

• **Note:** The closet door was missing. Check with seller as they may still be on the property and can be reinstalled.

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 single hung window noted.

Observations:



-GENERAL CONDITION

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



Bedroom #2

1. Locations

Locations: South East

2. Electrical

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



3. Smoke Detectors

Observations:



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

4. Floor Condition

Flooring Types: Carpet is noted.

Observations:



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

5. Wall Condition

Materials: Walls are clad in paneling.

Observations:



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

Bedroom #2 (continued)

6. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



- None present.

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



- The closet is in serviceable condition.

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 single hung window noted.



Observations:

-GENERAL CONDITION

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



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.