

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



Four Point Home Inspection Inc
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805-286-2402

Ken Cox

190 Stonebridge Ln
Inspection Prepared For: Tom Bremer
Agent: -

Date of Inspection: 9/4/2026

Year Built: 1995 Size: 1281

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 6 Item: 1	Roof Condition	-CRACKED/BROKEN The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials and the roof structure. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs. -LOOSE/DISPLACED Concrete tiles in some portions of the roof were slipping downhill. These tiles should be resecured to help prevent damage from moisture intrusion to the home materials and the roof structure. The Inspector recommends that any such tiles be replaced by a qualified roofing contractor using an appropriate adhesive.
Exterior Areas			
	Page 14 Item: 2	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
	Page 15 Item: 3	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 19 Item: 3	Water Supply Condition	Actively leaking main water supply pipes visible at the main shut off should be repaired by a qualified plumbing contractor to avoid damage to home materials.

	Page 20 Item: 5	Pressure Regulator	The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI). Recommend repair/replacement by licensed plumber.
	Page 25 Item: 15	Patio Structure	The structure covering the patio moved excessively when tested. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options for stabilization costs.
Garage			
	Page 38 Item: 6	Exterior Door	The exterior exit door in the garage had moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
	Page 39 Item: 7	Fire Door	The fire door between the garage and the home had inoperable hardware at the time of the inspection. The Inspector recommends that the door hardware be brought into good operating condition by a qualified contractor.
	Page 40 Item: 9	Firewall	The garage wall had holes missing drywall at the time of the inspection. These areas should be repaired to provide an intact fire-resistant barrier between the garage and home living space.
Interior Areas			
	Page 44 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.
Kitchen			
	Page 47 Item: 8	Dishwasher	The dishwasher drains from the air gap. This is normally due to a kink or blockage in the drain line from the air gap to the tail piece drain assembly below the sink. The air gap may need to be cleaned, or the drain line below the sink may be plugged.
Bathroom #1			
	Page 52 Item: 3	Toilets	The toilet tank was cracked and was leaking at the time of the inspection. The water supply to the toilet should be shut off and the toilet repaired or replaced to avoid damage to home materials.



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

4. Attendance

Observations: No other parties present at inspection.



5. Environmental Hazards

Observations:



-EARTHQUAKE

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

6. Utilities

Observations:



All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a public source.

-SEWER

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

-GAS

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

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:



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



Roof

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

Observations:

-GENERAL CONDITION

At the time of the inspection the majority of the roof was in good condition. The Inspector did observe a few deficiencies in the condition of the concrete tile roof-covering material and those areas are noted as exceptions listed in this report.

-EXTERIOR ROOF STRUCTURE

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

-CRACKED/BROKEN

The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials and the roof structure. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.

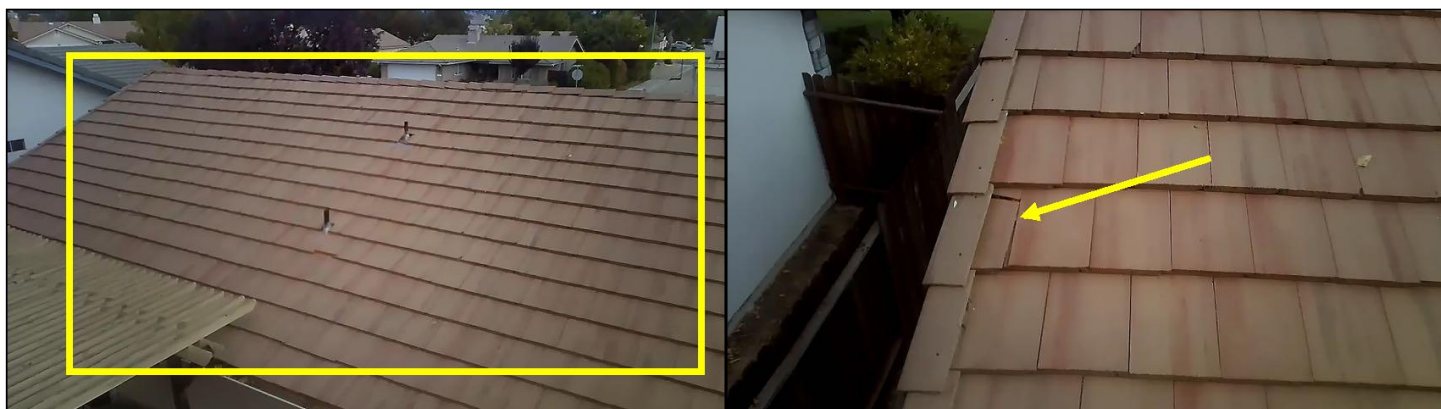
-LOOSE/DISPLACED

Concrete tiles in some portions of the roof were slipping downhill. These tiles should be resecured to help prevent damage from moisture intrusion to the home materials and the roof structure. The Inspector recommends that any such tiles be replaced by a qualified roofing contractor using an appropriate adhesive.

Roof (continued)



Roof (continued)



Roof (continued)

2. Flashings

Observations:



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

-GENERAL CONDITION

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

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-VALLEY FLASHING

The inspector observed few deficiencies when inspecting valley flashing. Notable exceptions will be listed in this report.

Maintenance Needed: Debris visible in the valley flashing at the time of the inspection should be removed to encourage proper drainage. Blocked flashing areas can allow moisture intrusion under the roof covering and damage the underlayment and/or roof sheathing.



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Roof (continued)



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

3. Plumbing Vent

Observations:



-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

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.



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.

Roof (continued)

5. Gutters

Observations



-SYSTEM DESCRIPTION

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

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

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

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

Maintenance Needed: Gutters had corrosion visible at seams. The inspector recommends maintenance by a qualified contractor to extend the long-term service life of the gutters.

-DOWNSPOUTS

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

6. Chimney

Observations:



-CHIMNEY CONDITION

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

-CROWN MATERIAL

The chimney cap was constructed using sheet metal.

-CHIMNEY CROWN CONDITION

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



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

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

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

Maintenance Needed: Open/missing utility covers should be properly installed to keep unwanted moisture out of the exterior wall. Recommend having these cover installed properly or replaced as needed. If the cover is missing you may need to contact the appropriate utility company for a replacement.



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



Maintenance Needed: Open/missing utility covers should be properly installed to keep unwanted moisture out of the exterior wall.

Exterior Areas (continued)



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



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Exterior Areas (continued)



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2. Trim Condition

Materials: Exterior trim was constructed of wood.



Observations:

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

Exterior Areas (continued)



Moisture damage, wood rot, observed.

3. Soffits & Fascia

Observations:



-GENERAL DESCRIPTION

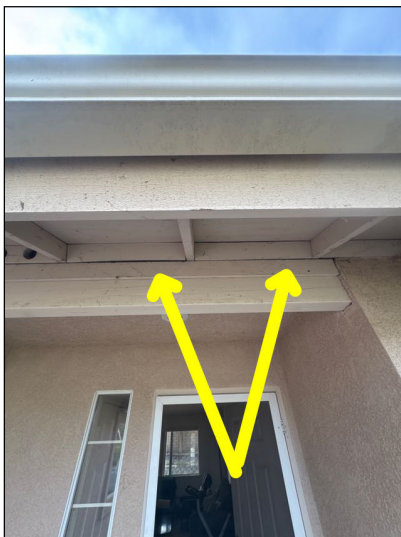
The soffit is part of the overhang where your roof meets your exterior wall.

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

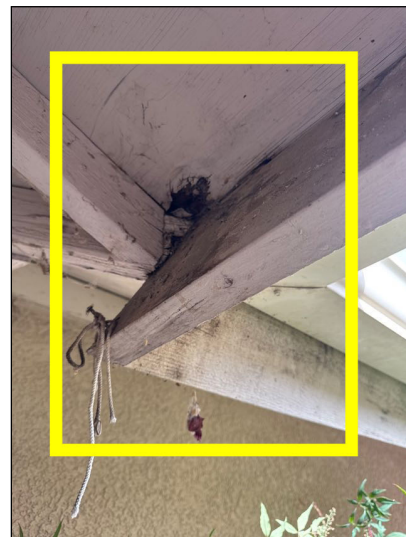
-SOFFIT/FASCIA

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

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

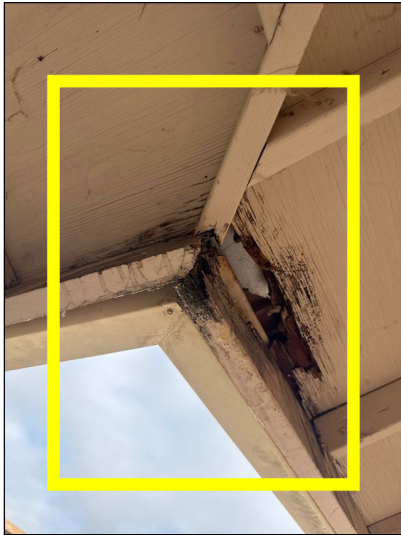


Monitor: The soffit was not sealed above the covered front entry at the time of the inspection.

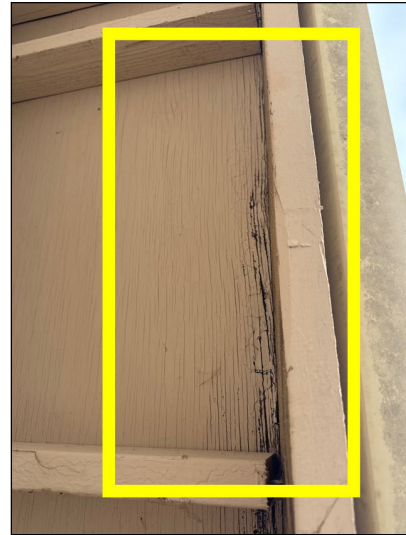


Moisture damage, wood rot, observed.

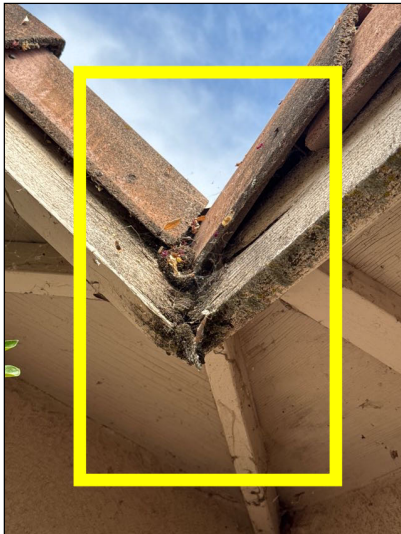
Exterior Areas (continued)



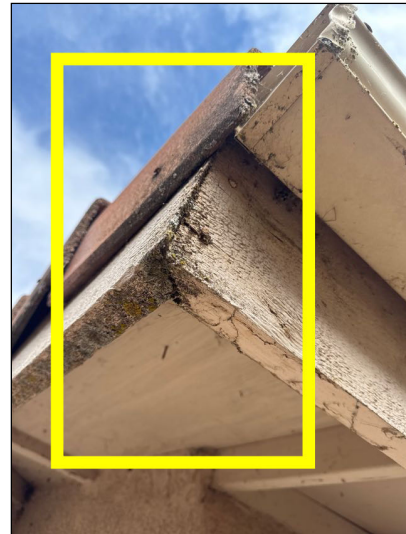
Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

Exterior Areas (continued)

4. Exterior Paint

Observations:



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

5. Doors

Observations:



-GENERAL CONDITION

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

6. Window Condition

Materials: The home had double-pane Aluminum windows.



Observations:

-GENERAL CONDITION

Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.



Slab Foundation

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

1. Slab Foundation

Observations:



-SLAB DESCRIPTION

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

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

2. Foundation Perimeter

Observations:



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



Grounds

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

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

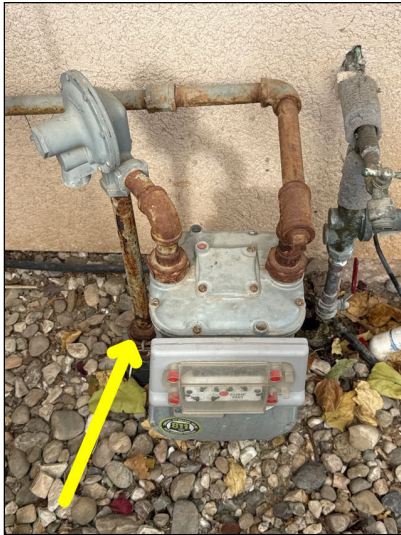
1. Main Gas Valve Condition

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

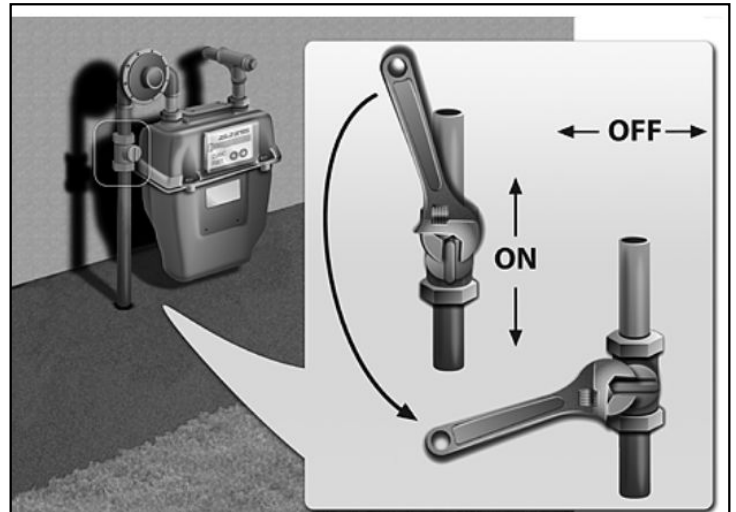


Observations:

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



Main gas shut off to the home.



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



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

Grounds (continued)

2. Main water shut off valve

Location: East Side

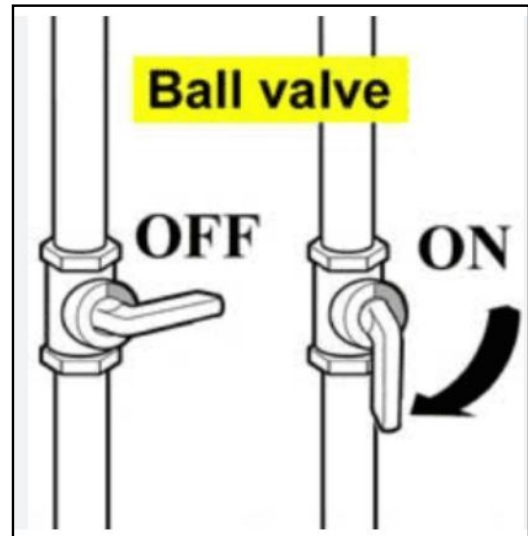


Supply: Public water supply

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



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.

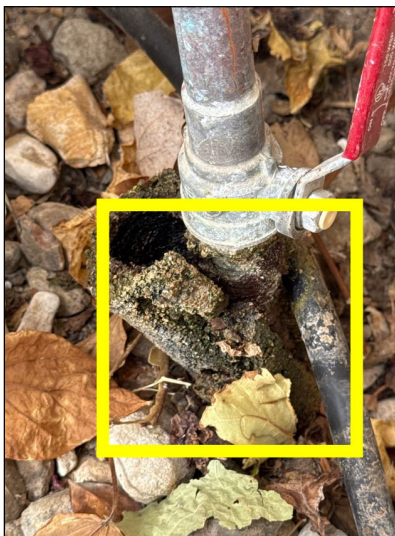
3. Water Supply Condition

Materials: Copper piping noted.



Observations:

Actively leaking main water supply pipes visible at the main shut off should be repaired by a qualified plumbing contractor to avoid damage to home materials.



Actively leaking main water supply pipes visible at the main shut off should be repaired by a qualified plumbing contractor to avoid damage to home materials.

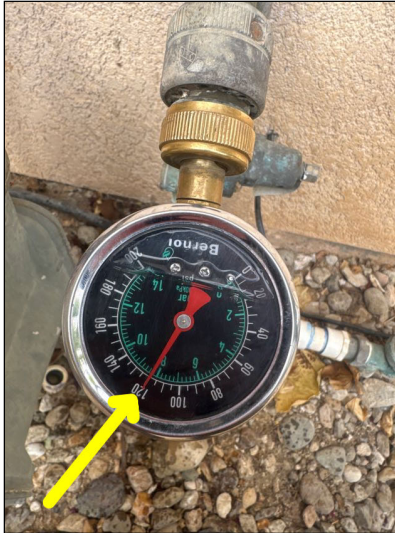
Grounds (continued)

4. Water Pressure

Observations:



- **Monitor:** High pressure: Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.
- Recommend 40-80 PSI.
- Home water pressure measured 120 pounds per square inch (psi) at the time of the inspection.



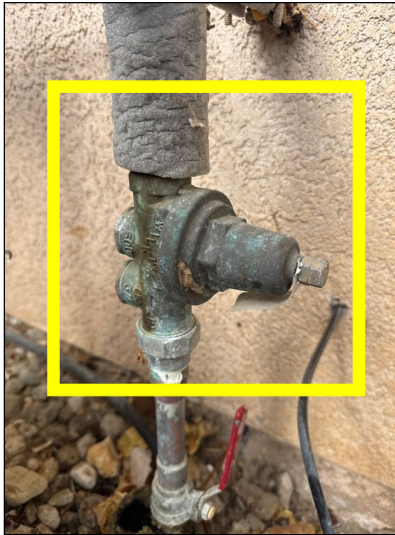
5. Pressure Regulator

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).
- The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI). Recommend repair/replacement by licensed plumber.

Grounds (continued)



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

6. Exterior Faucet(s)

Observations:



-GENERAL CONDITION

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

7. Exterior Lighting

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



8. Exterior Outlets/GFCI

Observations:



-EXTERIOR RECEPTACLES

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

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

-EXTERIOR **GFCI** RECEPTACLES

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

9. Grading

Observations:



-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

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

Grounds (continued)

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

11. Fence Condition

Materials:



-FENCES

Fences were made of wood.

Fences were made of concrete masonry units (CMU).

-GATES

The gates were made of wood.

-RETAINING WALLS

Retaining walls were constructed using split faced block.

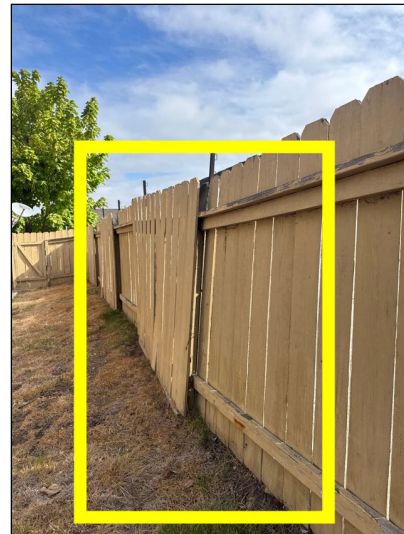
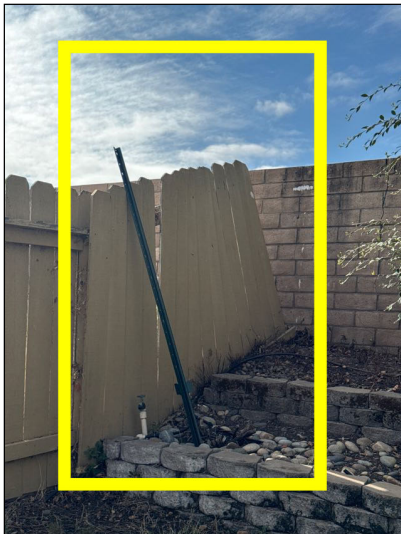
Observations:

-FENCING CONDITION

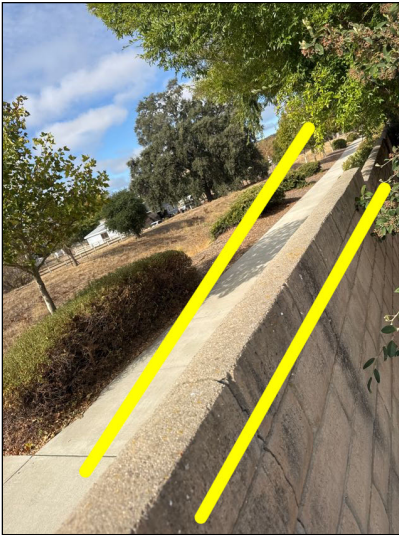
Monitor: The fence(s) showed signs of failure such as leaning outward in sections. This is usually caused by unstable or wood rotted supports posts. Before the expiration of your Inspection Objection Deadline consider consulting with a qualified contractor to discuss options and costs for repairs or replacement as needed.

-GATE CONDITION

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



Grounds (continued)

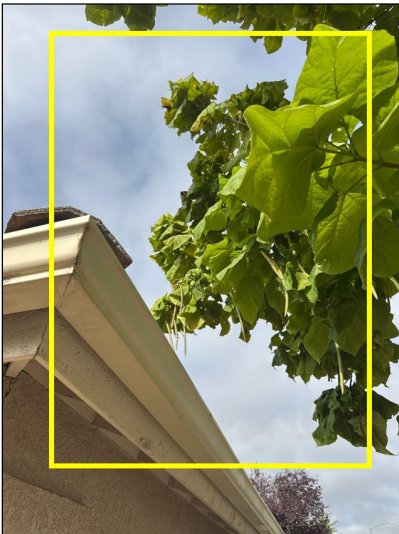


12. Vegetation Observations

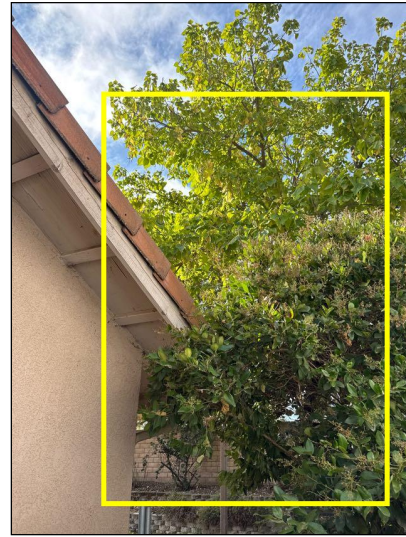
Observations:



- **Monitor:** Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.
- **Monitor:** Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Grounds (continued)

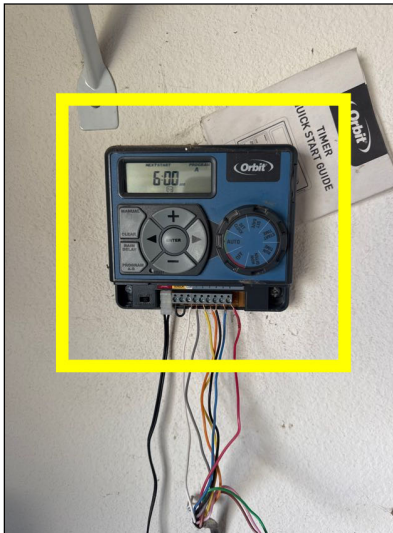


13. Sprinklers

Observations:



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



14. Patio/Porch Foundation

Observations:



-CONCRETE PORCH SLAB

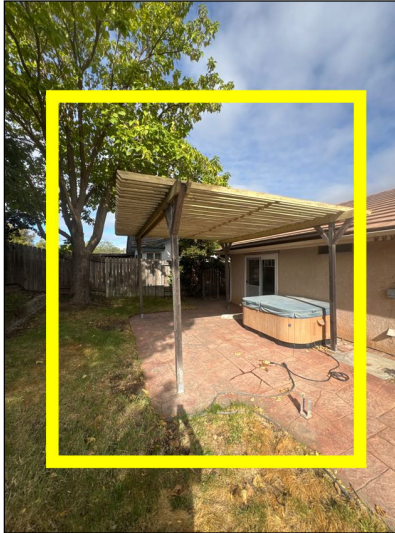
At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

Grounds (continued)

15. Patio Structure

Observations:

-  **-PATIO COVER TYPE**
The patio was covered with an awning.
- PATIO COVER CONDITION**
The structure covering the patio moved excessively when tested. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options for stabilization costs.



Electrical

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

Inspection of the home electrical system typically includes the following:

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

Electrical (continued)

1. Cable Feed Condition

Type:

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

Observations:

-GENERAL CONDITION

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

2. Electrical Panel

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

Observations:

-MAIN PANEL BRAND

The main service panel brand was Murray.

-MAIN PANEL CABINET EXPOSURE TYPE

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

-ELECTRICAL METER

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

-TYPE of DISCONNECT

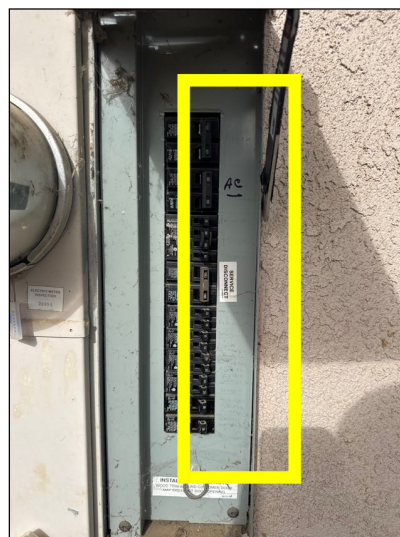
The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

-BRANCH CIRCUIT DIRECTORY

Safety Improvement: The Circuit Directory label identifying individual circuits at the service panel was illegible. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked Circuit Directory label be installed by a qualified electrical contractor.



Main electrical service panel to the home.



Safety Improvement: The Circuit Directory label identifying individual circuits at the service panel was illegible.

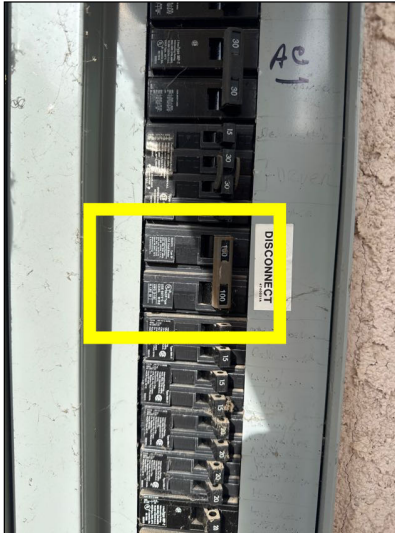
Electrical (continued)

3. Main Breaker Condition

Observations:



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



Main electrical shut off to the home

4. Panel Wiring

Observations:



-WIRE TYPE

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

-GENERAL CONDITION

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

5. Breakers

Observations:



-GENERAL CONDITION

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



Heat/AC

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

The inspector will usually test the heating and air conditioner using the thermostat or other controls.

Heat/AC (continued)

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.

2. Heater Condition

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

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

Observations:

Unit #1

Manufacture: Day and Night

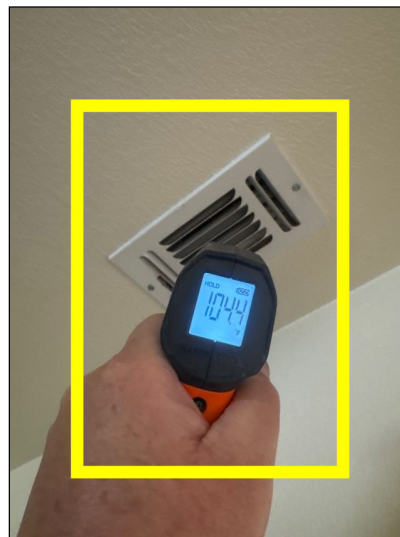
Manufacture Date: 2018

-GENERAL CONDITION

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



Heater model and serial number



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

3. Blower

Observations:

Unit #1

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

4. Heater Base

Observations:

Unit #1

✓ The heater base appears to be functional.

Heat/AC (continued)

5. Heater Enclosure

Observations:



Unit #1

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

6. Venting

Observations:



Unit #1

-VENTING MATERIALS

Plastic - **PVC** vent noted.

-VENTING OBSERVATIONS

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

7. Gas Valves

Observations:



Unit #1

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

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 (20X20 size).

Observations:

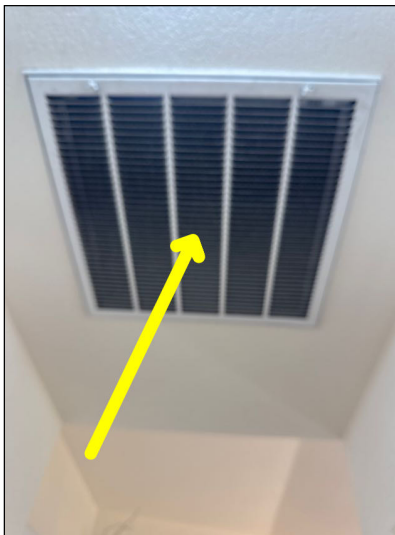
- The air filter for this furnace was dirty and should be changed.

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. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

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 indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and 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 - non-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.

Monitor: No secondary condensation tube was installed. Instead, the outlet was left plugged. The secondary line is a backup line, so if the primary line gets clogged, the condensate water will then go through the secondary line. The Inspector recommends installation of a secondary condensate drain pipe by a qualified HVAC contractor.



Heat/AC (continued)

13. AC Compress Condition

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

✓ **Unit Size:** Unit #1 • 5.0 Tons - (Typical size for a home square footage of 2,500-3,000 square feet)

Observations:

Unit #1

Manufacture: Trane

Manufactured Date: 2021

-GENERAL CONDITION

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

-TEMPERATURE SPLITS

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

-A/C ELECTRICAL DISCONNECT

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

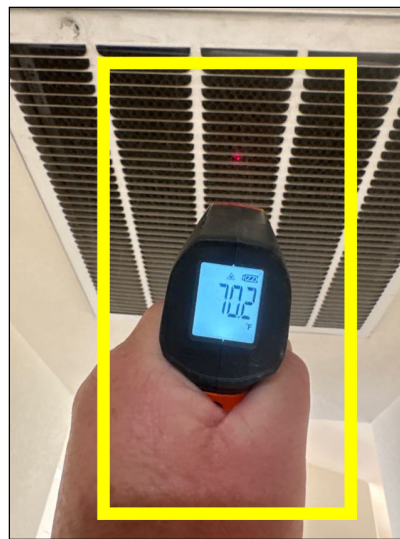
-PAD and ENCLOSURE

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

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



AC model and serial number



Return Temperature

Heat/AC (continued)



Supply Temperature

14. Refrigerant Lines

Observations:



Unit #1

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



Water Heater

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

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 garage.

Observations:

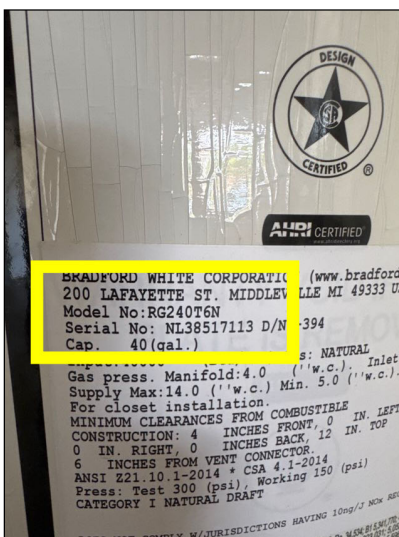
Unit#1

Manufacture: Bradford White

Manufacture Date: 2016

-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 • Copper

✓ Observations:
 Unit #1

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

Water Heater (continued)

4. TPRV

Observations:



Unit #1

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

5. TPR Discharge Line Condition

Materials: Copper



Observations:

Unit #1

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

6. Gas Valve/Supply

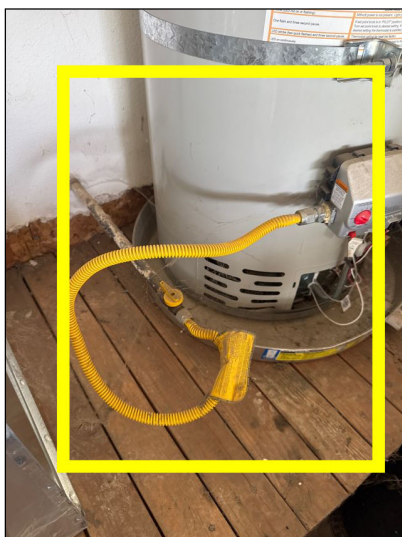
Observations:



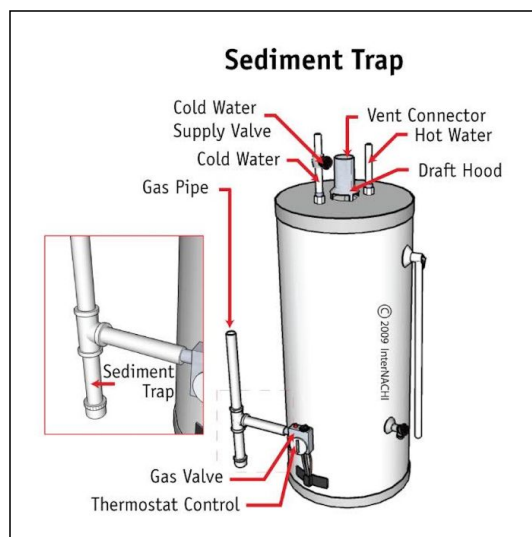
Unit #1

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

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 EXHAUST

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

-COMBUSTION VENT CONDITION

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

8. Strapping

Observations:



Unit #1

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

9. Heater Enclosure

Observations:



Unit #1

The water heater enclosure is functional.

Monitor: 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.



Water Softener/Water Filter

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

Water Softener/Water Filter (continued)

weight.

1. Water Softener / Water Filter

Observations:



-WATER SOFTENER

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

Water Softener is connected to water supply



Garage

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

1. Garage Door Condition

Materials: 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.

Garage (continued)

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

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

4. Garage Door Parts

Observations:



-GENERAL CONDITION

The overhead garage door appeared to be correctly installed and all parts stable at the time of the inspection.

5. Garage Electrical

Observations:



-GFCI RECEPTACLES

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

-CONVENTIONAL RECEPTACLES

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

-SWITCHES

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

-LIGHTING

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

6. Exterior Door

Observations:



-WEATHERSTRIPPING

Weather-stripping at an exterior door was damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

-GENERAL CONDITION

The exterior exit door in the garage had moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Garage (continued)



The exterior exit door in the garage had moisture damage, wood rot, observed.

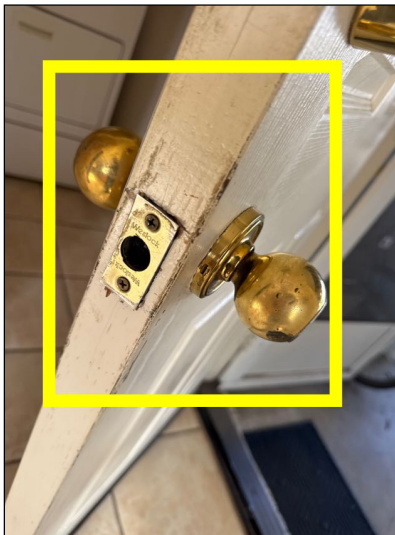


The exterior exit door in the garage had moisture damage, wood rot, observed.

7. Fire Door

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of Fire door in the garage. Notable exceptions are listed.

 The fire door between the garage and the home had inoperable hardware at the time of the inspection. The Inspector recommends that the door hardware be brought into good operating condition by a qualified contractor.



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.

-CONCRETE CURB

The interior of the garage concrete curb had efflorescence visible. Efflorescence is a white powdery substance left by water seepage through masonry and is typically caused by moisture intrusion, often the result of negative exterior grade. While moderate amounts of efflorescence will not damage concrete, long term moisture intrusion may result in deterioration of the concrete. The source of moisture should be identified and corrected.



9. Firewall

Observations:



-FIRE BARRIER WALL

The garage wall had holes missing drywall at the time of the inspection. These areas should be repaired to provide an intact fire-resistant barrier between the garage and home living space.



Garage (continued)

10. Walls

Observations:



-GENERAL WALL CONDITION

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

11. Ceiling Condition

Materials: Engineered wood roof truss framing 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

Materials: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

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

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.

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

Observations:

-ATTIC APPROACH CONDITION

Appeared functional - No attic light was located inside access. The inspector recommends having a light added by a qualified contractor.

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 no deficiencies in the condition of the electrical components visible in the attic at the time of the inspection.

4. Attic Plumbing

Observations:



-PLUMBING VENT MATERIAL

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

-PLUMBING VENT PIPE CONDITION

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

-WATER SUPPLY PIPE MATERIAL

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

Attic (continued)

5. Attic Ventilation

Observations:

✓ -ROOF VENT TYPE

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

-ROOF VENT CONDITION

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

6. Duct Work

Observations:

✓ -DUCT CONDITION

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

7. Exhaust Vent

Observations:

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

8. Insulation Condition

Materials:

✓ -FIBERGLASS

The attic floor was insulated with blown-in fiberglass.

Depth: Insulation averages about 8-10 inches in depth

Observations:

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



Interior Areas

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

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:** 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 - HINGED DOOR**

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

6. Screen Doors

 **Observations:**

- Not installed.

Interior Areas (continued)

7. Window Condition

Materials: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

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

8. Floor Condition

Flooring Types: Ceramic tile is noted.



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

9. Wall Condition

Materials: Drywall walls noted.



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

10. Ceiling Condition

Materials: Drywall ceilings noted.



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

11. Ceiling Fans

Observations:



- None.

12. Closets/Cabinets

Observations:



-CLOSETS

The closet is in serviceable condition.

13. Door Bell

Observations:



- Operated normally when tested.

Interior Areas (continued)

14. Fireplace

Materials: Living Room



Materials: Prefabricated "zero clearance" fireplace noted.

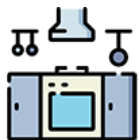
Observations:

-CONVERTED WOOD-BURNING TO GAS-BURNING FIREPLACE CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the converted gas-fueled fireplace in the Living Room. 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>

The fireplace in the Living Room was turned off at the primary controls. Changing settings at the primary controls lies beyond the scope of the General Home Inspection. You should ask the seller to demonstrate the functionality of this fireplace or have it inspected by a specialist.



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: Solid Surface tops noted.



Observations:

-GENERAL COUNTERTOPS

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

3. Electrical

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



4. GFCI

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



Kitchen (continued)

5. Light Fixture Condition

Observations:



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

6. Sinks

Observations:



-KITCHEN SINK CONDITION

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

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

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

-KITCHEN SINK DRAIN

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

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

7. Garbage Disposal

Observations:



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

8. Dishwasher

Observations:



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



Kitchen (continued)

9. Range/Oven/Cooktop Condition

Observations:

-GAS RANGE

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

10. Vent Condition

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

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan 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: Aluminum 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: North Laundry room • **Disclosure:** The washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the washer/dryer are being transferred as part of the sales transaction, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to inspected for proper operation.

2. Washing Machine Supply

Observations:



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

3. Electrical

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



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

4. GFCI



Observations: *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.

Laundry (continued)

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

9. Cabinets/Counters

Observations:



-CABINET CONDITION

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

-COUNTER MATERIAL

Tile counter tops noted.

-COUNTER CONDITION

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

10. Floor Condition

Materials: Ceramic tile is noted.



Observations:

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

11. Wall Condition

Materials: Drywall walls noted.



Observations:

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

Laundry (continued)

12. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

13. Doors

Observations:



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

14. Window Condition

Materials: Aluminum framed single hung window noted.



Observations:

-GENERAL CONDITION

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



Bathroom #1

Inspection of the bathrooms typically includes the following:

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

-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.

Bathroom #1 (continued)

3. Toilets



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

The toilet tank was cracked and was leaking at the time of the inspection. The water supply to the toilet should be shut off and the toilet repaired or replaced to avoid damage to home materials.



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.

5. Shower Wall

Materials: Ceramic tile noted.



Observations:

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

6. Bath Tubs

Observations: None.



7. Electrical



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

Bathroom #1 (continued)

8. GFCI



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

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

- **Improvement:** Although 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: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

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

13. Floor Condition

Materials: Ceramic tile is noted.



Observations:

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

14. Wall Condition

Materials: Drywall walls noted.



Observations:

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

15. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

Bathroom #1 (continued)

16. Counter condition

Materials: Granite and/or Quartz tops noted.



Observations:

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

17. Cabinets

Observations:



-GENERAL CONDITION

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

18. Mirrors

Observations:



- No deficiencies observed.

19. Heating

Observations:



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



Bathroom #2

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:



-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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.

Bathroom #2 (continued)

3. Toilets

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



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

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A tempered glass enclosure is noted.

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

5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

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



6. Bath Tubs

Observations:



-GENERAL CONDITION

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

-FAUCET

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

-TUB DRAIN

The tub had functional flow and functional drainage.

Bathroom #2 (continued)

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 the bathroom room appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI) in Garage.

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

- **Improvement:** Although 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: Aluminum framed sliding window noted.

Observations:

-GENERAL CONDITION

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

13. Floor Condition



Materials: Sheet vinyl flooring is noted.

Observations:

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

14. Wall Condition



Materials: Drywall walls noted.

Observations:

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

Bathroom #2 (continued)

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.



Bedroom #1

1. Locations

Locations: Primary

2. Electrical



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

3. Smoke Detectors



Observations:

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

Bedroom #1 (continued)

4. Floor Condition

Flooring Types: Carpet is noted.



Observations:

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

5. Wall Condition

Materials: Drywall walls noted.



Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



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

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



- The closet is in serviceable condition.

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

Observations: None.



12. Patio Doors

Observations:



• -GENERAL CONDITION -SLIDER DOOR

- The Inspector observed few deficiencies in the condition of the sliding glass doors.
- **Maintenance Needed:** Sealant around patio door was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.

Bedroom #1 (continued)



13. Screen Doors

Observations:



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



Bedroom #2

1. Locations

Locations: South West

2. Electrical



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

3. Smoke Detectors

Observations:



- **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.

Bedroom #2 (continued)

4. Floor Condition

Flooring Types: Carpet is noted.



Observations:

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

5. Wall Condition

Materials: Drywall walls noted.



Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



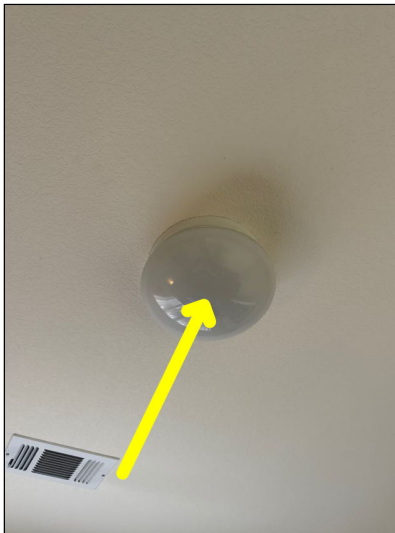
- None present.

8. Light Fixture Condition

Observations:



- A ceiling light fixture in the bedroom did not respond to the switch. 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.



Bedroom #2 (continued)

9. Closets

Observations:



- The closet is in serviceable condition.

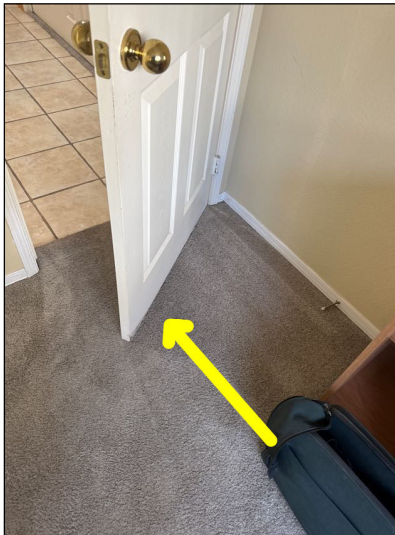
10. Doors

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.

- The door to this bedroom rubbed on the carpet and needed to have the bottom cut and a sweep installed. All work should be performed by a qualified contractor.



11. Window Condition

Materials: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

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



Bedroom #3

1. Locations

Locations: North West

Bedroom #3 (continued)

2. Electrical



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

3. Smoke Detectors

Observations:



• **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: Drywall walls noted.



Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



• None present.

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



• The closet is in serviceable condition.

Bedroom #3 (continued)

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.
- The door to this bedroom rubbed on the carpet and needed to have the bottom cut and a sweep installed. All work should be performed by a qualified contractor.



11. Window Condition

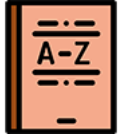
Materials: Aluminum framed sliding window noted.



Observations:

-GENERAL CONDITION

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



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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.