

PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.



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Inspection Prepared For: Brenda Hampton-Ortiz

Agent: -

Date of Inspection: 9/29/2026

Year Built: 2004 Size: 1712

Weather: Mild/Dry



Report Introduction

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

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

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

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



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



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



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



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



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

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

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Report Summary

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

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

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

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

Roof			
	Page 11 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.
	Page 14 Item: 5	Gutters	Gutters in certain areas incorrectly installed. This will result in spillage and runoff draining to the foundation and exterior walls. The Inspector recommends correction to help protect the home structure and occupants. All work should be performed by a qualified contractor.
Exterior Areas			
	Page 16 Item: 2	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed. • Missing trim should be replaced by a qualified contractor.
	Page 18 Item: 3	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 22 Item: 2	Main water shut off valve	The main water supply shut-off valve had a broken handle. The Inspector recommends evaluation by a qualified plumbing contractor.
	Page 24 Item: 6	Exterior Faucet(s)	An exterior faucet at the Front of the house was leaking. The Inspector recommends repair by a qualified plumbing contractor.

	Page 25 Item: 7	Exterior Lighting	Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.
	Page 28 Item: 15	Stairs/Guardrails	One or more posts which support this exterior stairway had contact with soil and appeared to be unstable at the time of the inspection. Wood in contact with soil will eventually decay, the decayed area will crush under the weight of the load it supports and the stairway will lose support in the area of any affected posts. This condition may eventually result in damage to the stairway or the development of unsafe structural conditions. The Inspector recommends that all posts supporting the stairway be protected from contact with soil.
Heat/AC			
	Page 37 Item: 14	Refrigerant Lines	Condensation dripping from the air-conditioning suction (large, insulated) line at the furnace where the insulation has been removed or damaged. This should be repaired before moisture damage occurs to the furnace or area near the furnace.
Water Heater			
	Page 39 Item: 3	Plumbing	The water heater had broken shut-off valve handles. The inspector recommends installation of a proper shut-off be installed by a qualified plumbing contractor.
Garage			
	Page 40 Item: 1	Garage Door Condition	• A garage vehicle door panel glass was cracked. Before the expiration of your inspection objection deadline, you should consult with a garage door contractor to gain an idea of options and costs for repair/replacement.
	Page 41 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 41 Item: 7	Fire Door	The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.
	Page 43 Item: 14	Garage Roof	Asphalt shingles covering the roof of this garage were old, exhibited severe general deterioration and may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified roofing contractor to gain an idea of options and costs for replacement. 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.

Interior Areas			
	Page 47 Item: 2	Electrical	An electrical receptacle in the interior living space had an open ground. This outlet should be corrected by qualified electrical contractor.
	Page 47 Item: 3	Light Fixture Condition	An interior light switch was damaged at the time of the inspection. This condition may be a potential fire hazard. The Inspector recommends correction by a qualified electrical contractor.
	Page 48 Item: 5	Patio Doors	The sliding glass door in the Living Room had double-pane glazing in which condensation was visible at the time of the inspection. This is an indication that the door has lost its thermal integrity. In some situations repair is possible, however if irreparable damage has occurred (glass has been etched), the door will need replacement. 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.
	Page 49 Item: 7	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. The lower sash of a single-hung window in the Living Room would not stay up when lifted and released, and fell with enough force to cause significant injury. The Inspector recommends repair or replacement by a qualified contractor. The sash bar has dropped out of place on a single-hung window in the Dining Room. This could affect the ability for the window stay up when lifted and released and or make the window non-functioning. The Inspector recommends repair or replacement by a qualified contractor.
Kitchen			
	Page 53 Item: 6	Sinks	A water shut off was inoperable "broken/missing handle" beneath the kitchen sink. This condition will complicate faucet repairs and means that only water to this fixture can be turned off at the homes main water supply shut off. The Inspector recommends having a new water shut-off installed. All work should be performed by a qualified contractor.

	Page 54 Item: 8	Dishwasher	• Dishwasher installation was incomplete (tilts forward when opened), not secured by mounting bracket. The Inspector recommends completion of the installation by a qualified plumbing contractor or technician. • Extension cord used as permanent wiring was visible for the dishwasher. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor. • The dishwasher drain line is kinked. The inspector recommends repair by a qualified contractor.
	Page 55 Item: 10	Vent Condition	• Safety: Improper cloth backed duct tape utilized on the vent duct connections in the cabinet above the vent hood is considered a fire hazard. Recommend proper metallic foil tape utilized to re-attach the ducting. • Safety: Any range hood is missing the grease screen. 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.
	Page 56 Item: 15	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.
Laundry			
	Page 58 Item: 6	Dryer Vent	The dryer exhaust duct was missing the exterior cover. This condition may allow animal entry or the accumulation of debris related to animal nesting. The inspector recommends installation of a proper cover by a qualified contractor.

Bathroom #2

	Page 63 Item: 2	Sinks	-SUPPLY PIPES A water shut off was inoperable "broken handle" beneath the bathroom sink. This condition will complicate faucet repairs and means that only water to this fixture can be turned off at the homes main water supply shut off. The Inspector recommends having a new water shut-off installed. All work should be performed by a qualified contractor. -DRAIN Leaking connections at the trap assembly beneath the bathroom sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.
	Page 64 Item: 3	Toilets	In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
	Page 66 Item: 9	Light Fixture Condition	• An interior light switch in the bathroom was damaged at the time of the inspection. This condition may be a potential fire hazard. The Inspector recommends correction by a qualified electrical contractor.
	Page 67 Item: 10	Exhaust Fan	• The bathroom exhaust fan did not operate at the time of the inspection. Recommend review for repair or replacement as necessary.

Bedroom #1

	Page 69 Item: 11	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.
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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 South.

3. Occupancy

Occupancy: Vacant

4. Attendance

Observations: Listing Agent present



Inspection Details (continued)

5. Environmental Hazards

Observations:



-WILDFIRE

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

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

The following are general guidelines:

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

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

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

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

-EARTHQUAKE

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

-WILDLIFE

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

Inspection Details (continued)

6. Utilities

Observations:



All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a 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

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

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.

Roof (continued)

1. Roof Condition

Inspection Method:



- Inspected from walking/mounting roof.

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

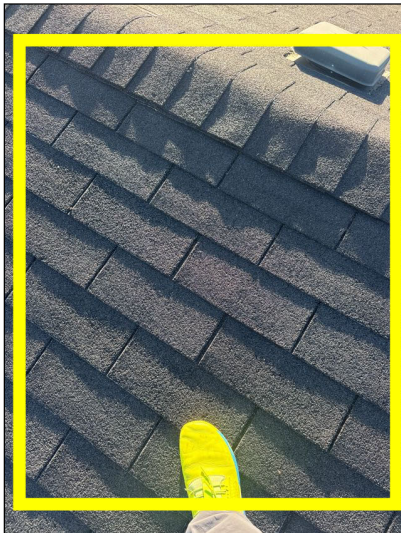
The underlayment was hidden beneath the roof-covering material and most was not inspected. The inspector was able to view edges only at representative areas around the perimeter of the roof. The Inspector observed no deficiencies in the condition of the underlayment visible at the edges at time of the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

-EXTERIOR ROOF STRUCTURE

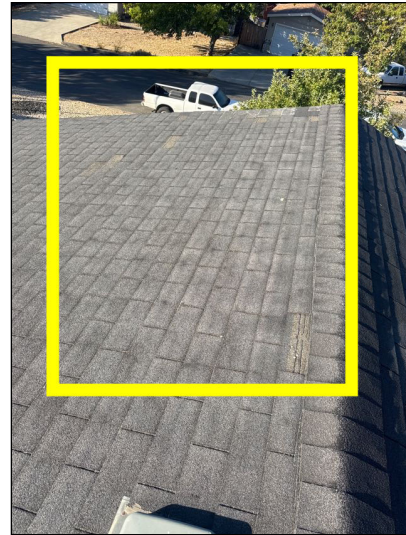
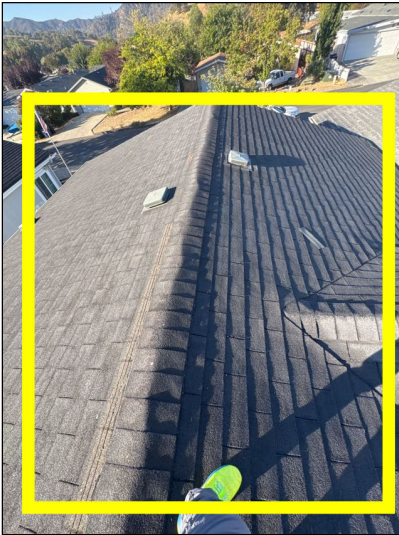
The inspector observed no deficiencies in the condition of the roof structure exterior.

-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.



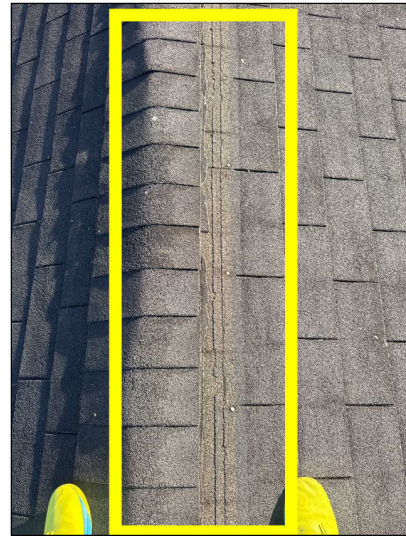
Roof (continued)



The roof had loose and/or missing shingles.



The roof had loose and/or missing shingles.



The roof had loose and/or missing shingles.



The roof had loose and/or missing shingles.



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.

-KICK-OUT FLASHING

The inspector observed no deficiencies when inspecting kick-out flashing.

-SIDEWALL FLASHING

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

3. Plumbing Vent

Observations:



-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

Routine Maintenance: The plumbing vent pipe flashings have rubber boots. Over time these rubber boots tend to crack or get damaged by weather and sun exposure. Recommend re-sealing/replacing rubber boots as needed as 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.

-DOWNSPOUTS

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

-GUTTERS

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

Gutters in certain areas incorrectly installed. This will result in spillage and runoff draining to the foundation and exterior walls. The Inspector recommends correction to help protect the home structure and occupants. All work should be performed by a qualified contractor.



Exterior Areas

Inspection of the home exterior typically includes:

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

Exterior Areas (continued)

1. Siding Condition

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



Observations:

-GENERAL CONDITION

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

Monitor: Normal cracking was visible in siding 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.

Routine Maintenance: Gaps at joints of the siding more than 1/4 inch (ca. 10 cm) should be sealed to keep unwanted moisture out. Recommend having joints sealed and painted. Continue to monitored as part of annual maintenance.



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



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

Exterior Areas (continued)



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



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



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

2. Trim Condition

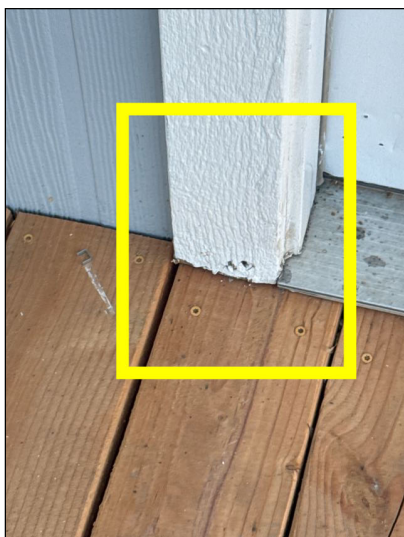
Materials: Exterior trim was constructed of wood.



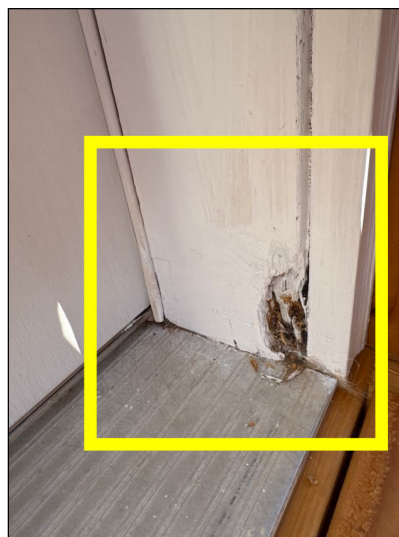
Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.
- Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
- Missing trim should be replaced by a qualified contractor.

Exterior Areas (continued)



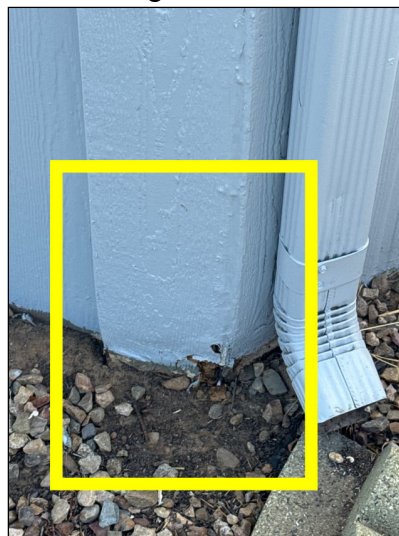
Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

Exterior Areas (continued)



Moisture damage, wood rot, observed.



Missing trim should be replaced by a qualified contractor.

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.

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



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

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

Observations:



- Main access to the crawlspace was painted and sealed shut the other was too small to gain proper access. The inspector was unable to view most conditions in the crawlspace and was very limited to only the access door. The Inspector recommends crawlspace conditions be inspected by a qualified inspector after access to the crawlspace has been provided.

Crawlspace Foundation (continued)



2. 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.

-ANCHOR JACKS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the foundation anchor bracing jack supporting the structure.

Crawlspace Foundation (continued)



3. 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.



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.

Grounds (continued)

1. Main Gas Valve Condition

Location: The main propane tank shut-off was at the tank.



Observations:

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

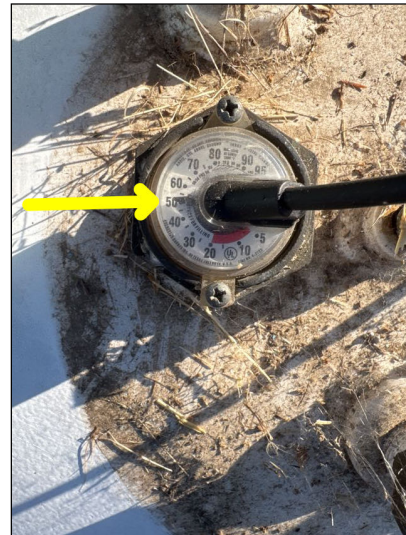
Note: Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane. Propane tanks are sometimes privately owned and transfer with ownership of the property, and are sometimes leased, and new lease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

- The gas gauge at the propane tank indicated that the tank had 50 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

Note: It is recommended not to let the tank fall below 20% as propane gets low most tanks are designed to emit a small propane smell. The smell can be equated to the smell of rotten eggs. The systems are designed this way to alert the homeowner that your tank is running low and it's time for a refill.



Main shut off to the liquid propane tank



The gas gauge at the propane tank indicated that the tank had 50 % remaining.

2. Main water shut off valve

Location: South Side in utility box



Supply: Public water supply

Observations: **Safety Improvement:** The main water supply shut-off valve was difficult to access. Consider having a more accessible main water supply shut-off valve installed by a qualified plumbing contractor for use during an emergency.

The main water supply shut-off valve had a broken handle. The Inspector recommends evaluation by a qualified plumbing contractor.

Grounds (continued)



The main water supply shut-off valve had a broken handle.



Safety Improvement: Consider having a more accessible main water supply shut-off valve installed by a qualified plumbing contractor for use during an emergency.

3. Water Supply Condition

Materials: **PVC** piping noted.



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

Recommend Improvement: The Inspector recommends that uninsulated main water supply pipe be insulated by a qualified contractor to save on water heating costs and to help prevent damage from freezing pipes.



4. Water Pressure

Observations:



- Recommend 40-80 PSI.
- Home water pressure measured 60 pounds per square inch (psi) at the time of the inspection.

Grounds (continued)



5. Pressure Regulator

Observations:



- None.

6. Exterior Faucet(s)

Observations:



-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior water faucets. Notable exceptions are listed.

An exterior faucet at the Front of the house was leaking. The Inspector recommends repair by a qualified plumbing contractor.



Grounds (continued)

7. Exterior Lighting

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

 Exceptions will be listed in this report.

Maintenance: A light fixture was missing the globe cover leaving the light bulb exposed.

Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.

Maintenance: A light fixture was missing the globe cover leaving the light bulb exposed.

8. Exterior Outlets/GFCI

Observations:



-EXTERIOR RECEPTACLES

Most exterior electrical receptacles were observed with no deficiencies and enclosed in weather-resistant covers. Exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

The exterior electrical receptacle was painted shut. The Inspector recommends necessary corrections or repairs be performed by a qualified contractor.

-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.

Grounds (continued)



The exterior electrical receptacle was painted shut.

9. Grading

Observations:



-BUILDING SITE GRADE

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

-GENERAL CONDITION

The Inspector observed few deficiencies in the grading and most sloped away from the home at the time of the inspection. Notable exceptions will be listed in this report.

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these areas be re-grading to improve drainage near the foundation.



The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation.



The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation.

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.

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



11. Fence Condition

Materials:



-FENCES

Fences were made of wood.

-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 damage and/or broken missing fence boards. 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.

-RETAINING WALLS

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

12. Vegetation Observations

Observations:



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

Grounds (continued)

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. Decks

Observations: Due to height limitations or barrier installation, the Inspector was unable to view the deck means of attachment to the home and disclaims responsibility for its inspection.



-GENERAL CONDITION

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

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.

-STAIR HANDRAIL

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

Safety Improvement: This exterior staircase had no handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

-STAIR HANDRAIL SUPPORT POSTS

One or more posts which support this exterior stairway had contact with soil and appeared to be unstable at the time of the inspection. Wood in contact with soil will eventually decay, the decayed area will crush under the weight of the load it supports and the stairway will lose support in the area of any affected posts. This condition may eventually result in damage to the stairway or the development of unsafe structural conditions. The Inspector recommends that all posts supporting the stairway be protected from contact with soil.

Grounds (continued)



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. • West side of the house.

✓ Sub Panel Location: in the laundry room.

Observations:

-MAIN PANEL BRAND

The main service panel brand was Siemens.

-MAIN PANEL CABINET EXPOSURE TYPE

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

-SUB PANEL BRAND

The service sub panel brand was Siemens.

-SUB PANEL CABINET EXPOSURE TYPE

The sub panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of airborne dirt.

-ELECTRICAL METER

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

-TYPE of DISCONNECT

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

-BRANCH CIRCUIT DIRECTORY

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



Main electrical service panel to the home.



Sub panel to the home

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



Main electrical shut off inside the sub panel.

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 laundry room



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

Observations:

Unit #1

Manufacture: Nordyne

Manufacture Date: 2004

-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

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.

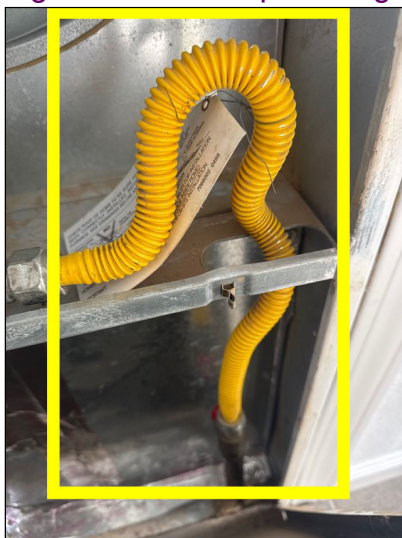
7. Gas Valves

Observations:

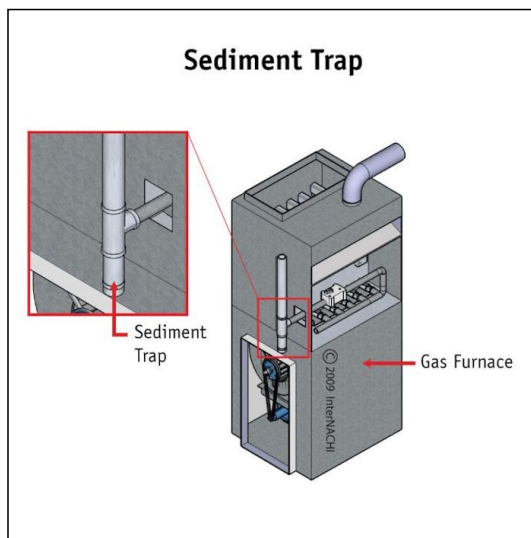
✓ Unit #1

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 (16x20 size).

Observations:

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

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

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

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

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



10. Registers

Observations:

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

Heat/AC (continued)

11. Thermostat Condition

Location: Unit #1 • Hallway



Observations:

Unit #1

-TYPE

Digital - 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.

Heat/AC (continued)

13. AC Compress Condition

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



Unit Size: Unit #1 • 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet)

Observations:

Unit #1

Manufacture: Frigidaire

Manufactured Date: 2004

-GENERAL CONDITION

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

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the condenser and coil unit is the only option which can be expensive. Current units use R-32 or R-454B refrigerant.

-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.

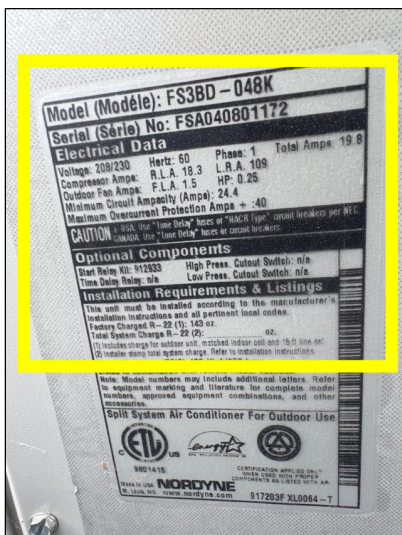
-A/C ELECTRICAL DISCONNECT

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



Condensation dripping from the air-conditioning suction (large, insulated) line at the furnace where the insulation has been removed or damaged. This should be repaired before moisture damage occurs to the furnace or area near the furnace.



Water Heater

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - The quality of the water heater - The chemical composition of the water - The long-term water temperature settings - The quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing

Water Heater (continued)

the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

1. Water Heater Condition

Heater Type: Unit #1



-TANKLESS WATER HEATER

Hot water for the home was supplied by an electric tankless water heater installed at the home exterior. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture.

Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature.

Routine Maintenance: Depending on water quality and use calcium can build-up on components inside the tankless water heater which typically will require service annually by a qualified contractor. Failure to service the tankless water heater in a timely manner typically results in a reduced hot water flow rate.

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

Observations:

Unit#1

Manufacture: SioGreen

-GENERAL CONDITION/OPERATION

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

The data plate for this water heater was not accessible.



The data plate for this water heater was not accessible.

2. Number Of Gallons

Observations:



Unit #1

Tankless

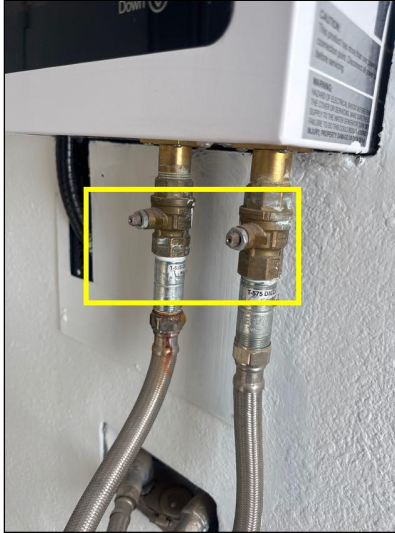
Water Heater (continued)

3. Plumbing

Observations:

Unit #1

The water heater had broken shut-off valve handles. The inspector recommends installation of a proper shut-off be installed by a qualified plumbing contractor.



4. Strapping

Observations:

Unit #1

Tankless heater is anchored with a bracketed to wall to resist horizontal displacement from earthquake motion.

5. Heater Enclosure

Observations:

Unit #1

The water heater enclosure is functional.



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

Garage (continued)

1. Garage Door Condition

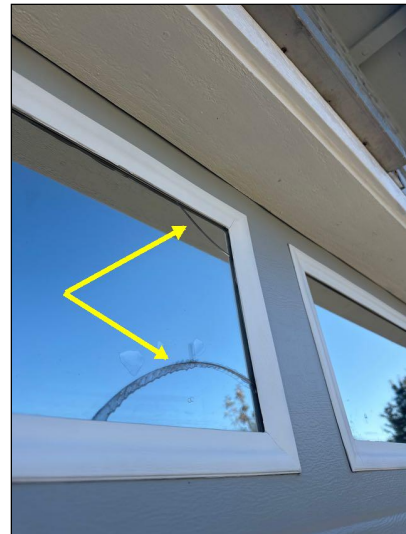
Materials: One 16'W upgraded insulated sectional steel door



Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.

- A garage vehicle door panel glass was cracked. Before the expiration of your inspection objection deadline, you should consult with a garage door contractor to gain an idea of options and costs for repair/replacement.



2. Garage Opener Status

Observations:



-OPENER TYPE

Belt 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.

Garage (continued)

5. Garage Electrical

Observations:



-GFCI RECEPTACLES

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

-CONVENTIONAL RECEPTACLES

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

-SWITCHES

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

-LIGHTING

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

6. Exterior Door

Observations:



-GENERAL CONDITION

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

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.



7. Fire Door

Observations:



The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

Garage (continued)



8. Floor Condition

Materials: Epoxy coated concrete floor is noted.



Observations:

-GENERAL CONDITION

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

9. Firewall

Observations:



-FIRE BARRIER WALL

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

10. Walls

Observations:



-GENERAL WALL CONDITION

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

11. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

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

12. Ventilation

Observations:



-GARAGE VENT TYPE

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.

Garage (continued)

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

Materials: Inspected from walking/mounting roof.



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:

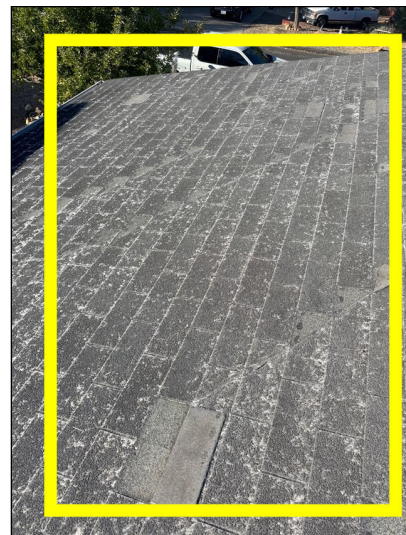
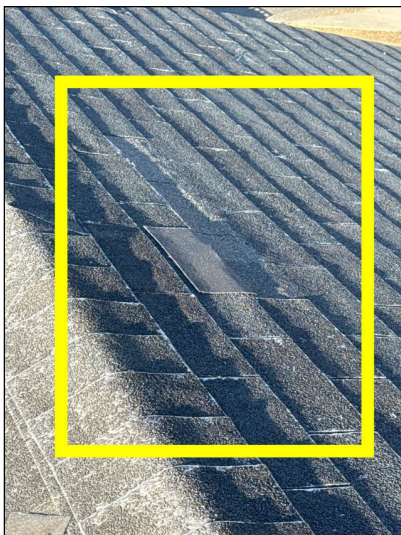
-EXTERIOR ROOF STRUCTURE

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

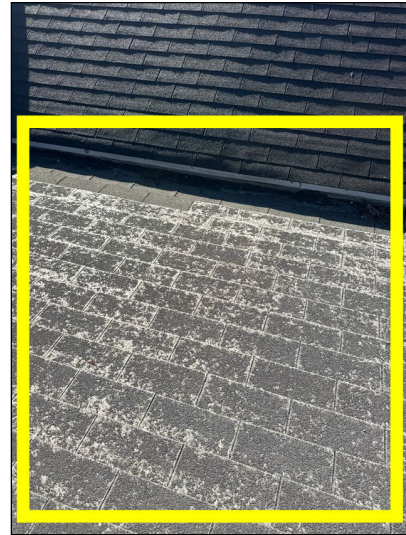
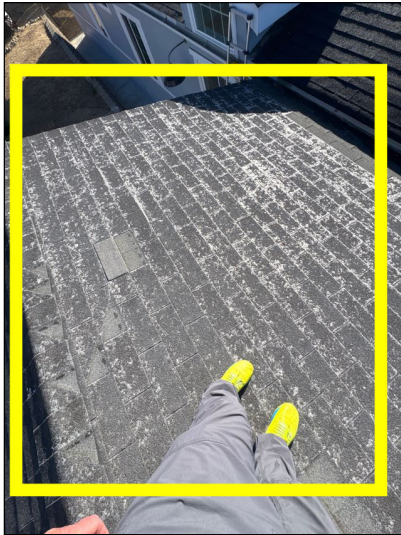
-GENERAL CONDITION

Asphalt shingles covering the roof of this garage were old, exhibited severe general deterioration and may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified roofing contractor to gain an idea of options and costs for replacement.

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.



Garage (continued)



Main Home 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: 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.



Garage Attic

1. Access Observation

Location:



Scuttle Hole in: • Garage Ceiling.

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

Observations:

-ATTIC APPROACH CONDITION

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

Monitor: The attic hatch was damaged prior to the inspectors' entry into the attic space. The Inspector recommends any necessary repairs to the attic hatch be performed 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.

Garage Attic (continued)

3. Electrical

Observations: The Inspector observed no deficiencies in the condition of the electrical components visible in the attic at the time of the inspection.



4. Attic 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.

5. Insulation Condition

Materials:



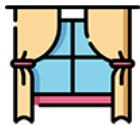
-FIBERGLASS

The attic floor was insulated with Kraft paper-backed fiberglass batts.

Depth: Insulation averages about 8-10 inches in depth

Observations:

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



Interior Areas

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

1. Smoke/CO2 Detectors

Observations:



-SMOKE /CARBON MONOXIDE DUAL DETECTOR

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

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

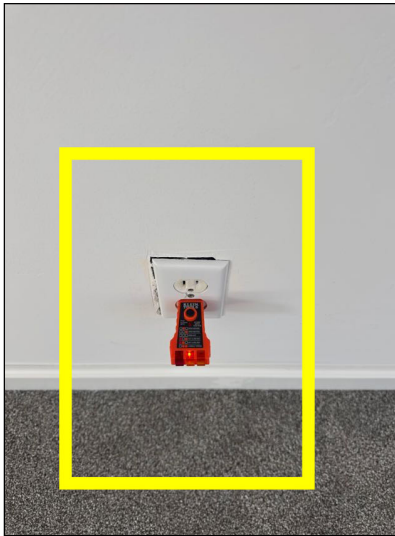
Interior Areas (continued)

2. Electrical

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

Note: Half-hot outlets noted at the time of inspection. A half-hot (or switched) outlet is an outlet that has one half permanently "on" or ready to provide electricity while the other half can be turned off and on via an ordinary wall switch.

An electrical receptacle in the interior living space had an open ground. This outlet should be corrected by qualified electrical contractor.



3. Light Fixture Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition or operation of the light fixture. Notable exceptions are listed.
- An interior light switch was damaged at the time of the inspection. This condition may be a potential fire hazard. The Inspector recommends correction by a qualified electrical contractor.



Interior Areas (continued)

4. Doors

Observations:



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

5. Patio Doors

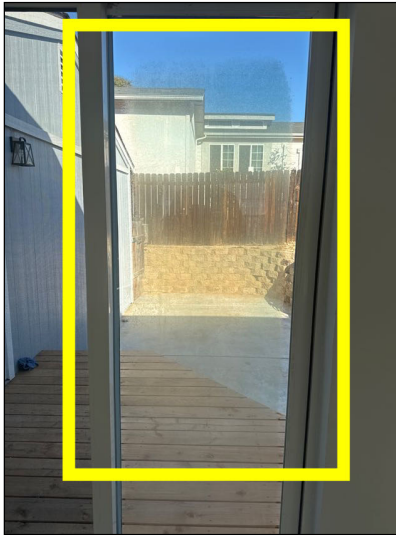
Observations:



-GENERAL CONDITION -SLIDER DOOR

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

The sliding glass door in the Living Room had double-pane glazing in which condensation was visible at the time of the inspection. This is an indication that the door has lost its thermal integrity. In some situations repair is possible, however if irreparable damage has occurred (glass has been etched), the door will need replacement. 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.



6. Screen Doors

Observations:



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

Interior Areas (continued)

7. Window Condition

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



Observations:

-GENERAL CONDITION

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

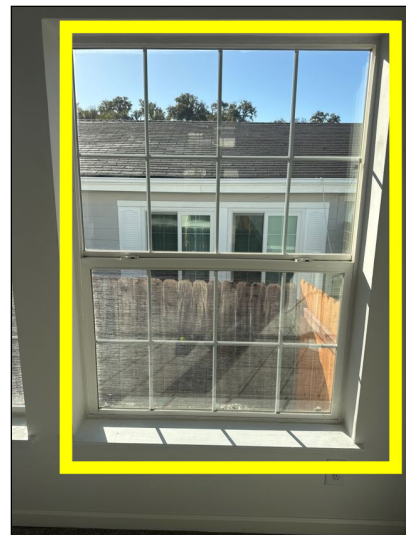
Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the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

The lower sash of a single-hung window in the Living Room would not stay up when lifted and released, and fell with enough force to cause significant injury. The Inspector recommends repair or replacement by a qualified contractor.

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



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



The lower sash of a single-hung window in the Living Room would not stay up when lifted and released, and fell with enough force to cause significant injury.

Interior Areas (continued)



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



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

8. Floor Condition

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

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

9. Wall Condition

Materials: Drywall walls noted.

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

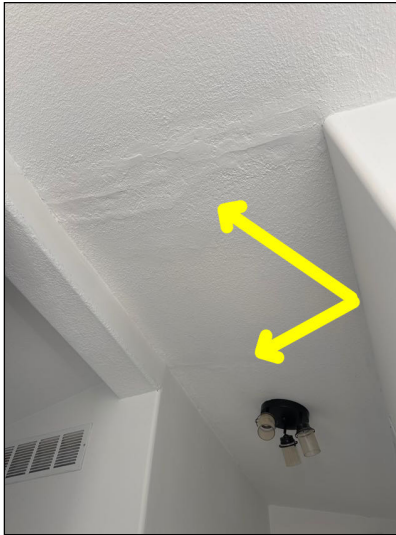
10. Ceiling Condition

Materials: Drywall ceilings noted.

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

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

Interior Areas (continued)



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

11. Ceiling Fans

Observations:



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

- **Monitor:** The ceiling fan shroud was loose. The Inspector recommends that shroud is properly installed to protect the wires.



12. Door Bell

Observations:



- None.



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.

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 few deficiencies in the condition or operation of the light fixture. Notable exceptions are listed.

- **Monitor:** A ceiling light fixture in the kitchen 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.

Kitchen (continued)



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 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.

-KITCHEN SINK SUPPLY PIPES

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

A water shut off was inoperable "broken/missing handle" beneath the kitchen sink. This condition will complicate faucet repairs and means that only water to this fixture can be turned off at the homes main water supply shut off. The Inspector recommends having a new water shut-off installed. All work should be performed by a qualified contractor.



Kitchen (continued)

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

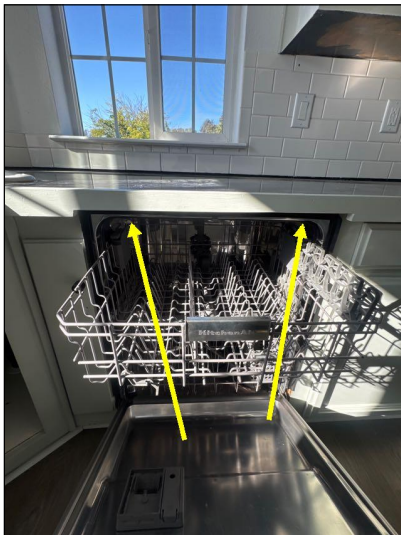
Observations:



- Dishwasher installation was incomplete (tilts forward when opened), not secured by mounting bracket. The Inspector recommends completion of the installation by a qualified plumbing contractor or technician.

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

- The dishwasher drain line is kinked. The inspector recommends repair by a qualified contractor.



Kitchen (continued)

9. Range/Oven/Cooktop Condition

Observations: None installed



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.
- **Safety:** Improper cloth backed duct tape utilized on the vent duct connections in the cabinet above the vent hood is considered a fire hazard. Recommend proper metallic foil tape utilized to re-attach the ducting.
- **Safety:** Any range hood is missing the grease screen. 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.



Kitchen (continued)

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: 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.

13. Wall Condition

Materials: Drywall walls noted.



Observations:

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

14. Ceiling Condition

Materials: Drywall ceilings noted.



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

15. Window Condition

Materials: Vinyl framed sliding window noted.



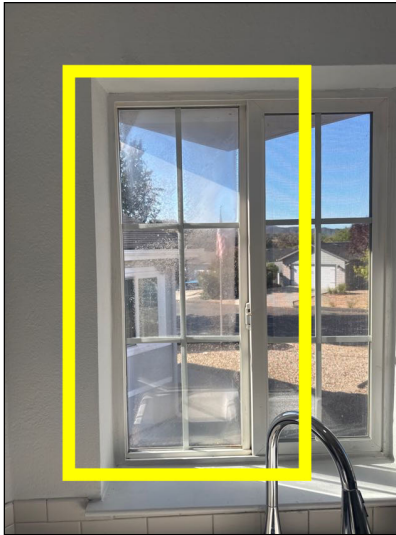
Observations:

-GENERAL CONDITION

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

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

Kitchen (continued)



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



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: East Laundry room

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.

Laundry (continued)

4. GFCI



Observations: Electrical receptacles in the laundry room 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.

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.

-TERMINATION

The dryer exhaust duct was missing the exterior cover. This condition may allow animal entry or the accumulation of debris related to animal nesting. The inspector recommends installation of a proper cover by a qualified contractor.



7. Gas Valves



Observations:

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

Laundry (continued)



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.

-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:

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

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.

Laundry (continued)

13. Doors

Observations:



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



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's.

-FAUCET

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

The sink in this bathroom the faucet handles are installed backward.

-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)



The sink in this bathroom the faucet handles are installed backward.

3. Toilets

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



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

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A safety glass enclosure is noted.

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

5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

6. Bath Tubs

Observations:



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

9. Light Fixture Condition



Observations:

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

10. Exhaust Fan



Observations:

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

11. Doors



Observations:

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

12. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

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

13. Floor Condition



Materials: Floating laminate type flooring 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

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.

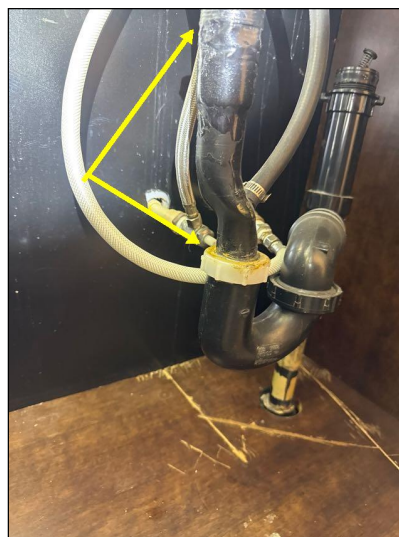
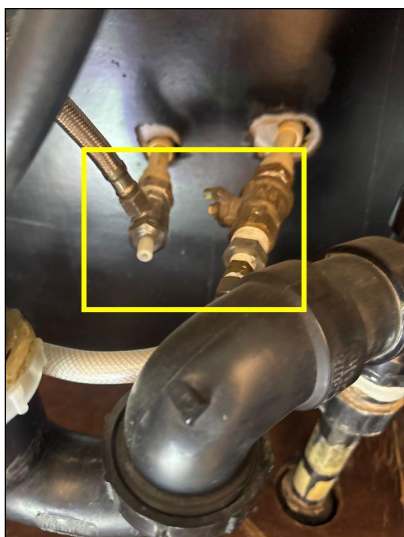
-SUPPLY PIPES

A water shut off was inoperable "broken handle" beneath the bathroom sink. This condition will complicate faucet repairs and means that only water to this fixture can be turned off at the homes main water supply shut off. The Inspector recommends having a new water shut-off installed. All work should be performed by a qualified contractor.

-DRAIN

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

Bathroom #2 (continued)



3. Toilets

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



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

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



Bathroom #2 (continued)

4. Showers

Observations:



-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall.

-SHOWER DOORS

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



5. Shower Wall

Materials: Fiberglass surround noted.



Observations:

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

6. Bath Tubs

Observations:



-GENERAL CONDITION

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

-FAUCET

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

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

-TUB DRAIN

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

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



9. Light Fixture Condition

Observations:



- At the time of the inspection, the Inspector observed few deficiencies in the condition or operation of the light fixture. Notable exceptions are listed.

- An interior light switch in the bathroom was damaged at the time of the inspection. This condition may be a potential fire hazard. The Inspector recommends correction by a qualified electrical contractor.



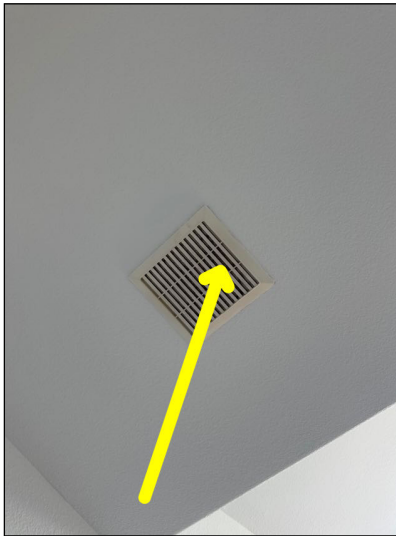
Bathroom #2 (continued)

10. Exhaust Fan

Observations:



- The bathroom exhaust fan did not operate at the time of the inspection. Recommend review for repair or replacement as necessary.



11. Doors

Observations:



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

12. Window Condition

Materials: Vinyl framed sliding window noted. • Vinyl framed fixed 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 #2 (continued)

16. Counter condition

Materials: Porcelain 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: South West

2. Electrical

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



3. Smoke Detectors

Observations:



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

4. Floor Condition

Flooring Types: Carpet is noted.



Observations:

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

Bedroom #1 (continued)

5. Wall Condition

Materials: Drywall walls noted.



Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



- The ceiling fan was noisy during operation. This condition is typical of deteriorated fan components. Consider fan repair or replacement by a qualified contractor.

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.

10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.



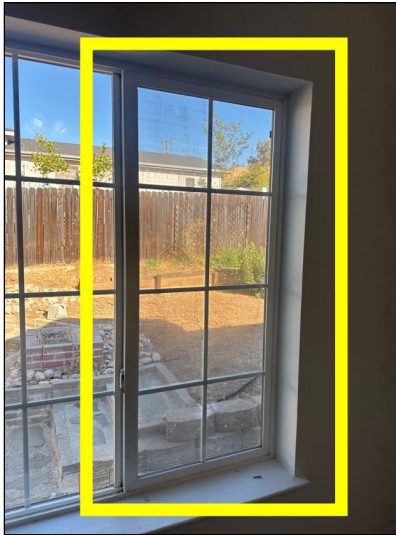
Observations:

-GENERAL CONDITION

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

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

Bedroom #1 (continued)



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



Bedroom #2

1. Locations

Locations: South East

2. Electrical

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



3. Smoke Detectors

Observations:

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



4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

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



5. Wall Condition

Materials: Drywall walls noted.

Observations:

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



Bedroom #2 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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



7. Ceiling Fans

Observations:



- The ceiling fan remote controlled was missing/could not locate the remote control. The Inspector was unable to test the ceiling fan.

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



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

Bedroom #2 (continued)



10. Doors

Observations:



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

11. Window Condition

Materials: Vinyl framed sliding window noted.



Observations:

-GENERAL CONDITION

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



Bedroom #3

1. Locations

Locations: Primary

2. Electrical

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



3. Smoke Detectors

Observations:



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

Bedroom #3 (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:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.



Observations:

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

7. Ceiling Fans

Observations:



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

8. Light Fixture Condition

Observations:



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

9. Closets

Observations:



- The closet is in serviceable condition.

10. Doors

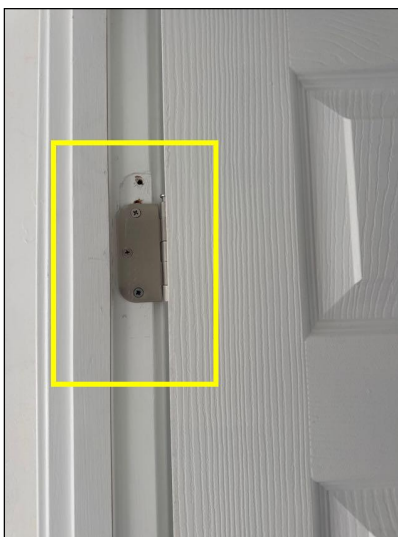
Observations:



- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable Exceptions are listed.

- The door to this bedroom was improperly installed and was difficult to close. The Inspector recommends stop adjustment or door replacement by a qualified contractor.

Bedroom #3 (continued)



11. Window Condition

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