PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.

Four Point Home Inspection Inc
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805-286-2402
Ken Cox

8007 Amapoa Ave
Inspection Prepared For: Paul Mawdsley
Agent: -
Date of Inspection: 10/16/2026
Year Built: 1996 Size: 1386
Weather: Hot/Dry

CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
CPI

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!

Table Of Contents

Report Summary	3-5
Inspection Details	6
Roof	7-13
Exterior Areas	14-16
Slab Foundation	17
Grounds	18-23
Electrical	24-26
Heat/AC	27-33
Water Heater	34-36
Garage	37-39
Attic	40-42
Interior Areas	43-45
Kitchen	46-49
Laundry	50-51
Bathroom #1	52-54
Bathroom #2	55-57
Half Bathroom	58-59
Bedroom #1	60-61
Bedroom #2	62-63
Bedroom #3	64-65
Glossary	66

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 12 Item: 5	Gutters	One downspout designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off. Disconnected downspouts can cause excessively high moisture levels in soil next to the foundation. The Inspector recommends re-connection of any disconnected downspouts to help protect the home structure. All work should be performed by a qualified contractor.
Exterior Areas			
	Page 14 Item: 2	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
	Page 15 Item: 3	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 21 Item: 7	Exterior Lighting	Some exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.
Heat/AC			
	Page 33 Item: 14	Refrigerant Lines	Condensation dripping from the air-conditioning suction (large, insulated) line in the attic where the insulation has been removed or damaged. This should be repaired before moisture damage occurs to the ceilings below.
Garage			
	Page 38 Item: 5	Garage Electrical	Exposed wire splices visible in garage are a shock/electrocution hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.

	Page 39 Item: 9	Firewall	Attic access in garage is considered a breach in the fire wall. Fire walls are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. A fire rated access panel should be installed to complete the fire wall.
Attic			
	Page 41 Item: 3	Electrical	Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.
Interior Areas			
	Page 43 Item: 1	Smoke/CO2 Detectors	***Safety:*** There is **NO** carbon monoxide detector in the **downstairs or upstairs** area of the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
Kitchen			
	Page 47 Item: 8	Dishwasher	• The dishwasher drains from the air gap. This is normally due to a kink or blockage in the drain line from the air gap to the tail piece drain assembly below the sink. The air gap may need to be cleaned, or the drain line below the sink may be plugged.
	Page 48 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. • Exhaust vent was separated and not properly connected.
Bathroom #1			
	Page 53 Item: 4	Showers	In this bathroom, a water control valve was difficult to turn off. This typically indicates that valve stem seals need replacement. The inspector recommends service by a qualified plumbing contractor.

Bedroom #1			
	Page 62 Item: 11	Window Condition	A window had a cracked or broken pane. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

Inspection Details

1. Standards of Practice

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

2. Home Type

Home Type: Condominium/Townhouse • The front of the structure faces South.

3. Occupancy

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

4. Attendance

Observations: Client(s) present

5. Environmental Hazards

Observations:

-EARTHQUAKE

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

6. Utilities

Observations:

All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a public source.

-SEWER

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

-GAS

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

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

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

Roof

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

1. Roof Condition

Inspection Method:

• Visually inspected from ladder and ground level with remote camera pole. Not mounted due to height and pitch making mounting of roof dangerous. Some areas of the roof are obscured from view due to inspection method.

Materials:

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

Observations:

-GENERAL CONDITION

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

-LAYERS

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

-UNDERLAYMENT CONDITION

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

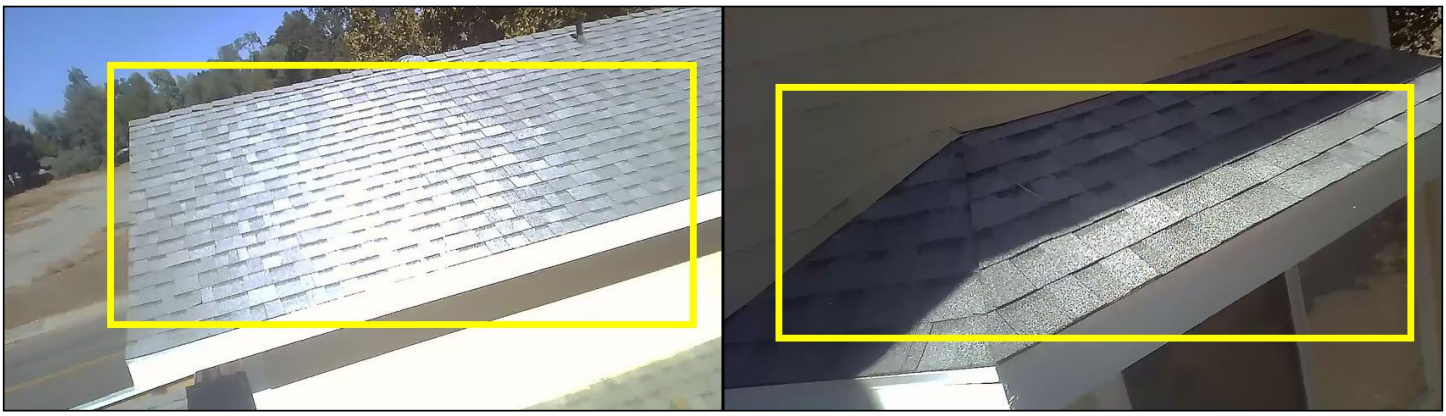
-EXTERIOR ROOF STRUCTURE

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

Roof (continued)







Roof (continued)



2. Flashings

Observations:

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

-GENERAL CONDITION

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

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-VALLEY FLASHING

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

-SIDEWALL FLASHING

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

-HEADWALL FLASHING

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

-ROOF PENETRATION FLASHING

Flashing protecting the headwall and sidewall on the roof was lifting and should be replaced/repaired to help prevent damage from moisture intrusion to the home materials, the roof structure. All work should be performed by a qualified contractor.

Roof (continued)



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



Flashing protecting the headwall and sidewall on the roof was lifting



Flashing protecting the headwall and sidewall on the roof was lifting

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

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

Roof (continued)



Routine Maintenance: Plumbing vent flashings are mastic covered and will start to show signs of mastic deterioration from sun exposure over time.

4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

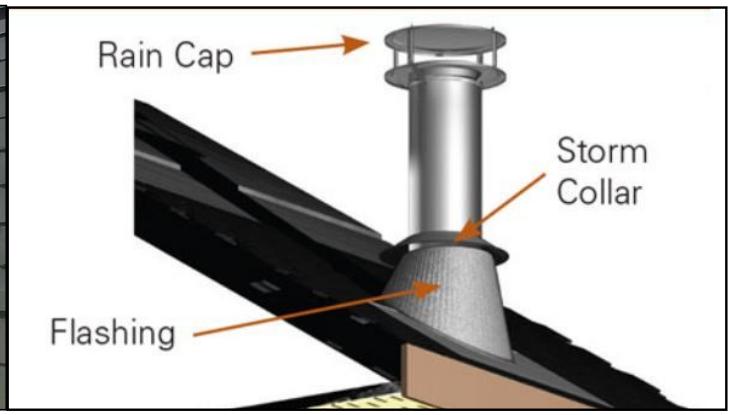
The inspector observed few deficiencies in the condition of the combustion vents. Notable exceptions will be listed in this report.

Improvement: Exhaust vent flashing for a combustion appliance is missing a storm collar. A storm collar is a circular piece of metal that fits on the round pipe of a prefabricated chimney just above the flashing system. It serves the important purpose of keeping water from rain from being able to enter through the opening where the pipe comes out of the flashing system.

-VENT CONDITION

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





Improvement: Exhaust vent flashing for a combustion appliance is missing a storm collar.

Roof (continued)

5. Gutters

Observations

-SYSTEM DESCRIPTION

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

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

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

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

-DOWNSPOUTS

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

One downspout designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off. Disconnected downspouts can cause excessively high moisture levels in soil next to the foundation. The Inspector recommends re-connection of any disconnected downspouts to help protect the home structure. All work should be performed by a qualified contractor.

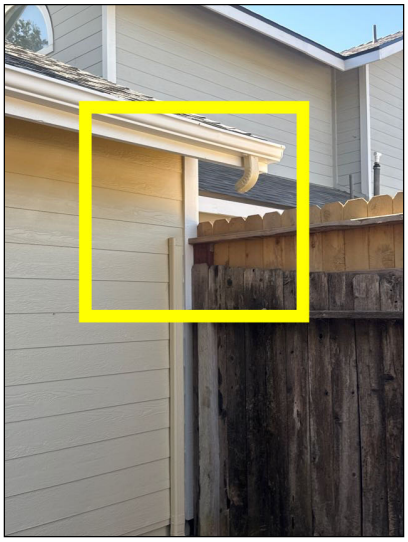


Maintenance Needed: Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



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

Roof (continued)



One downspout designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off.

6. Chimney

Observations:

-CHIMNEY CONDITION

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

-CROWN MATERIAL

The chimney cap was constructed using sheet metal.

-CHIMNEY CROWN CONDITION

Monitor: Moderate rust was visible on the metal chimney crown at the time of inspection. This condition if not corrected it can lead to future problems if the metal crown rusts through; such as moisture intrusion in to the chimney structure or the home materials. The inspector recommends action to prevent further rust on the chimney cap or consider upgrading to a cap made with stainless-steel or copper material. All work should be performed by a qualified contractor.



Roof (continued)

7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:

-SPARK ARRESTOR

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

-RAIN CAP

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

Exterior Areas

Inspection of the home exterior typically includes:
- exterior wall covering materials;
- window and door exteriors;

1. Siding Condition

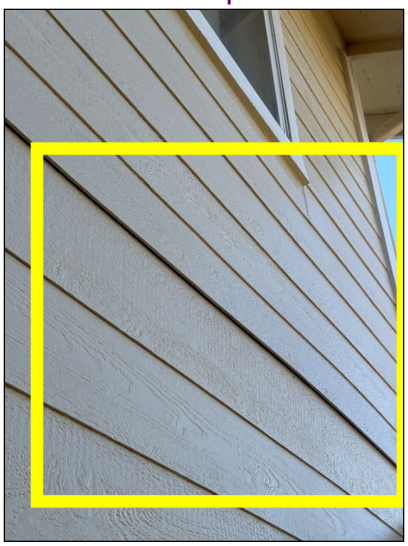
Materials: Composition wood siding and wood frame construction.

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: The siding appeared to have warped in area after install. This can be the result of bad weather, poor installation, heat, or just time. The inspector recommends keeping all joints sealed and painted. Continue to monitored as part of annual maintenance.



2. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:

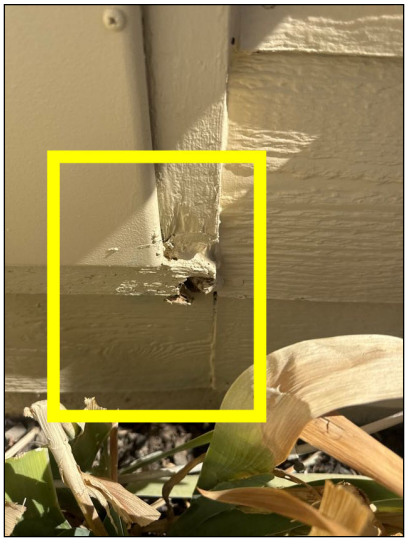
• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.

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

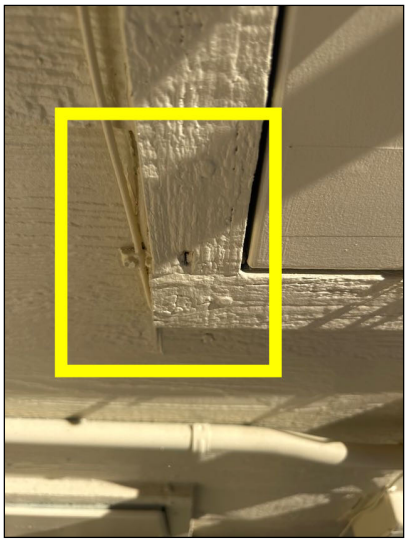
Exterior Areas (continued)



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

3. Soffits & Fascia

Observations:

-GENERAL DESCRIPTION

The soffit is part of the overhang where your roof meets your exterior wall.
The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.

-SOFFITS

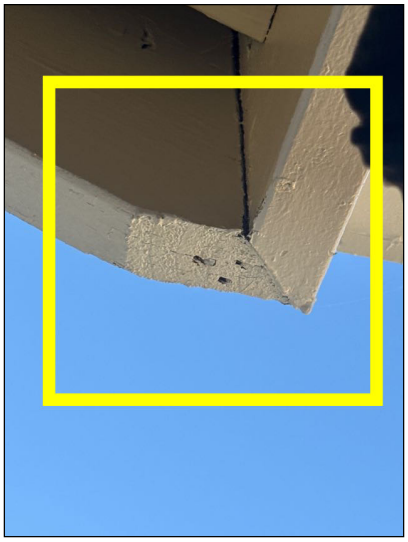
At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.

-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.

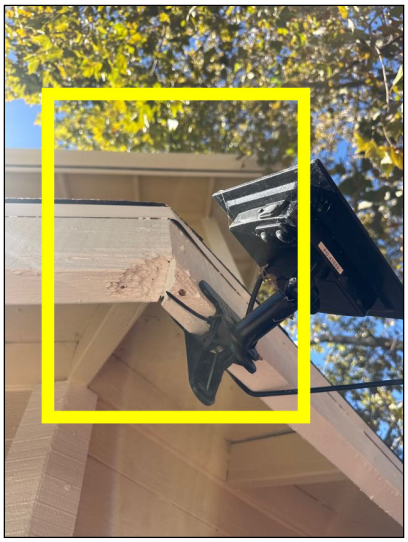
Exterior Areas (continued)



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

Exterior Areas (continued)

4. Exterior Paint

Observations:

• 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 Aluminum windows.

Observations:

-GENERAL CONDITION

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



Slab Foundation

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

1. Slab Foundation

Observations:

-SLAB DESCRIPTION

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

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

2. Foundation Perimeter

Observations:

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

Grounds

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

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

1. Main Gas Valve Condition

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

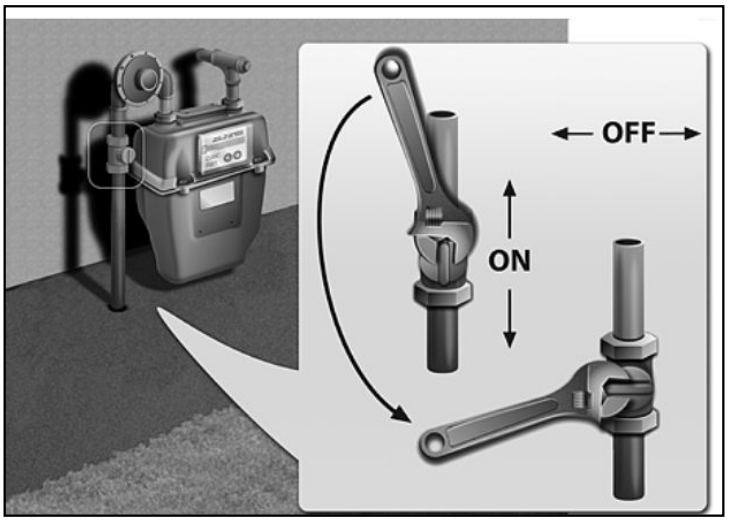
Observations:

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

• ***Safety Improvement:*** The main gas supply shut-off valve was difficult to access due to insulation and chicken wire. Recommend having the insulation and chicken wire removed from the main valve to make it more accessible for use during an emergency.



Main gas shut off to the home.



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

Grounds (continued)



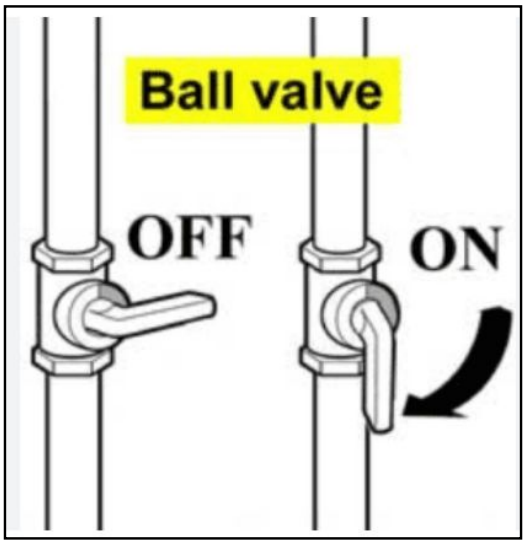
Safety: The main gas valve was not readily accessible.

2. Main water shut off valve

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



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



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

3. Water Supply Condition

Materials: Copper piping noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.
Most n/a due to insulation covering the pipe.

Grounds (continued)

4. Water Pressure

Observations:

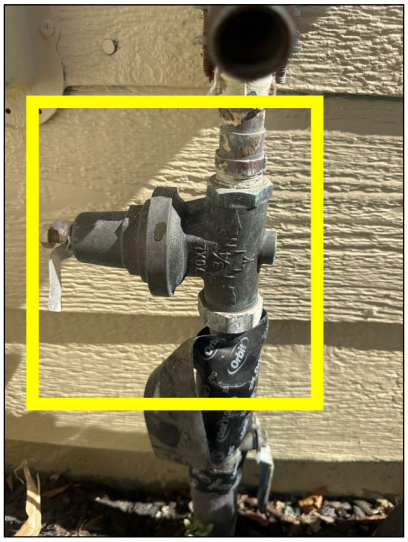
- Recommend 40-80 PSI.
- Home water pressure measured 65 pounds per square inch (psi) at the time of the inspection.



5. Pressure Regulator

Observations:

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



The water distribution system was equipped with a pressure regulator.

6. Exterior Faucet(s)

Observations:

-GENERAL CONDITION

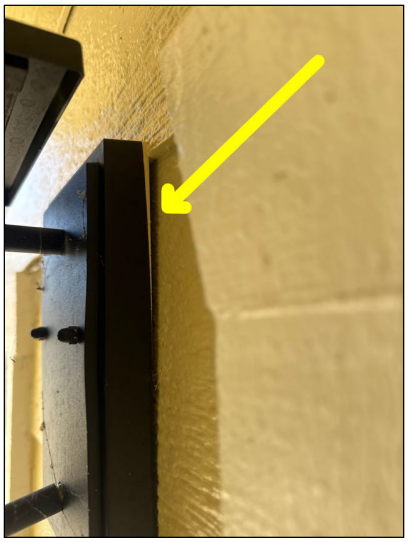
At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

Grounds (continued)

7. Exterior Lighting

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

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



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

8. Exterior Outlets/GFCI

Observations:

-EXTERIOR RECEPTACLES

At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.
In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

-EXTERIOR GFCI RECEPTACLES

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

9. Grading

Observations:

-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

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

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

Grounds (continued)

11. Fence Condition

Materials:

-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

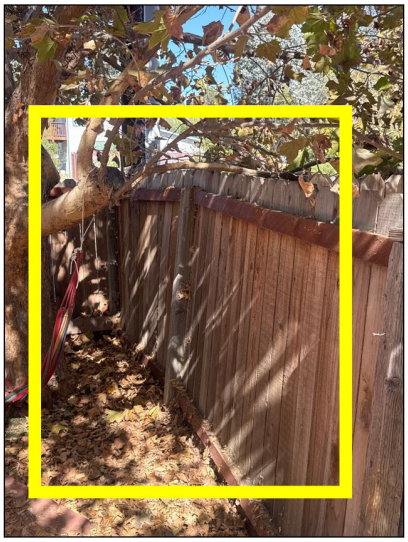
Observations:

-FENCING CONDITION

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

-GATE CONDITION

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



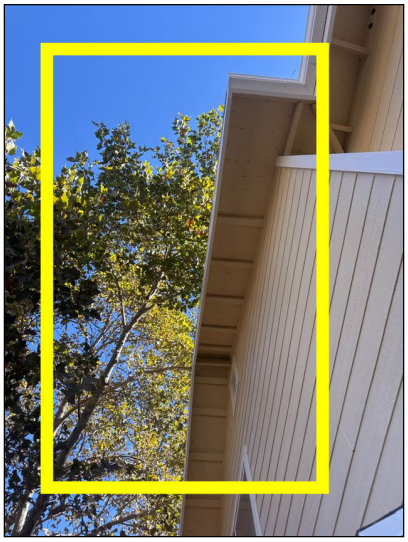
12. Vegetation Observations

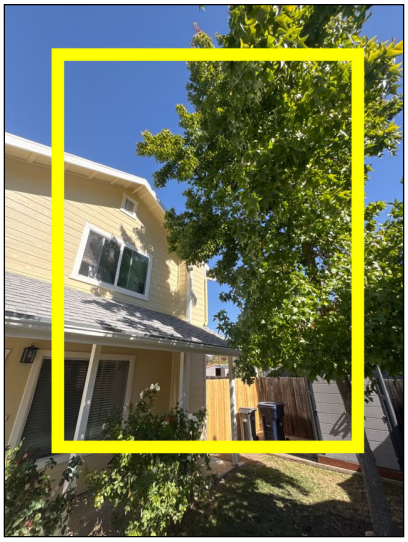
Observations:

• ***Monitor:*** Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

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

Grounds (continued)



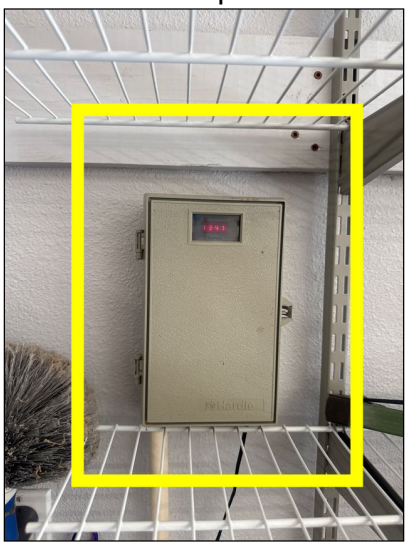


13. Sprinklers

Observations:

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

• The sprinkler system operates with a control panel located in the garage.



14. Patio/Porch Foundation

Observations:

-CONCRETE PORCH SLAB

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

Grounds (continued)

15. Patio Structure

Observations:

-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

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

16. 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.

-MATERIALS

The basic deck structure was built of wood.

-PLANKING MATERIALS

Deck planking (the walking surface) was composed of wood.

-PLANKING CONDITION

Nails/screws used to fasten deck planking were protruding from the deck surface and are a trip hazard. These nails should be driven flush with or below the surface. Protruding nails are a sign of aging and will re-emerge over time. The Inspector recommends re-fastening as needed by a qualified contractor.



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 (continued)

electrical contractor.

Inspection of the home electrical system typically includes the following:
- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring

1. Cable Feed Condition

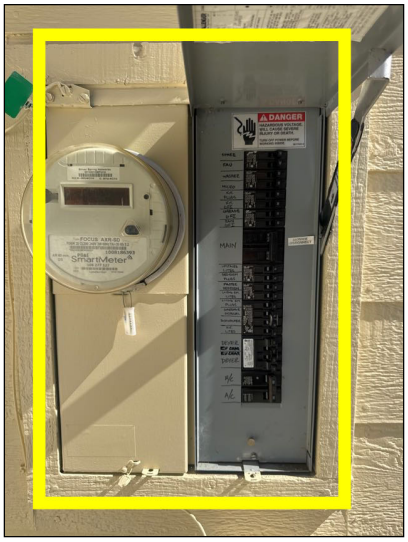
Type:
Underground service lateral supplying electricity to the home. Underground service lateral is the underground service conductors from the last pole, pedestal, transformer, or other OPPD serving equipment, which runs to, and is connected to the meter structure.

Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the visual condition of underground service lateral.

2. Electrical Panel

Main Location: Exterior of structure. • South side of the house.
Observations:
-MAIN PANEL BRAND
The main service panel brand was Challenger.
-MAIN PANEL CABINET EXPOSURE TYPE
The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.
-ELECTRICAL METER
The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
-TYPE of DISCONNECT
The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
-BRANCH CIRCUIT DIRECTORY
The branch circuit directory was clearly marked and appeared to be accurate at the time of inspection.

Electrical (continued)

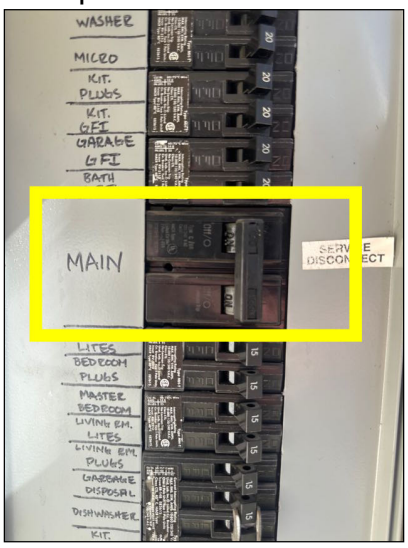


Main electrical service panel to the home.

3. Main Breaker Condition

Observations:

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



Main electrical shut off to the home

4. Panel Wiring

Observations:

-WIRE TYPE

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

-GENERAL CONDITION

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

Electrical (continued)

5. Breakers

Observations:

-GENERAL CONDITION

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



Heat/AC

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

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

1. Heating/Cooling System Type

Observations:

Unit #1

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

2. Heater Condition

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

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

Observations:

Unit #1

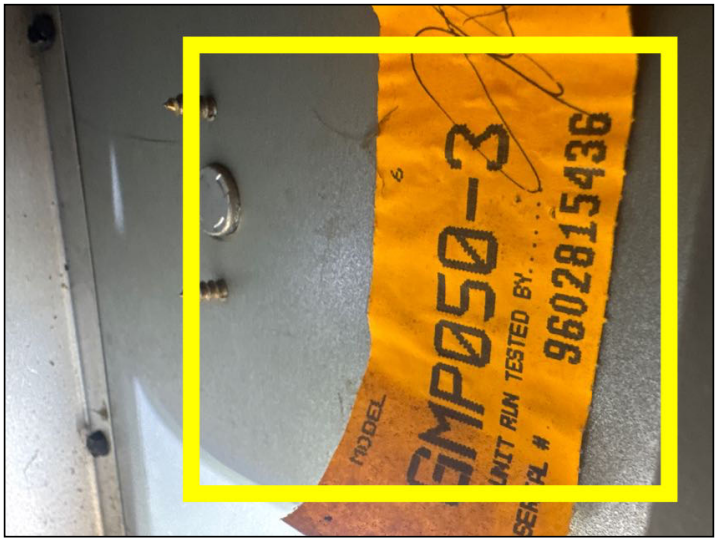
Manufacture:Goodman

Manufacture Date: 1996

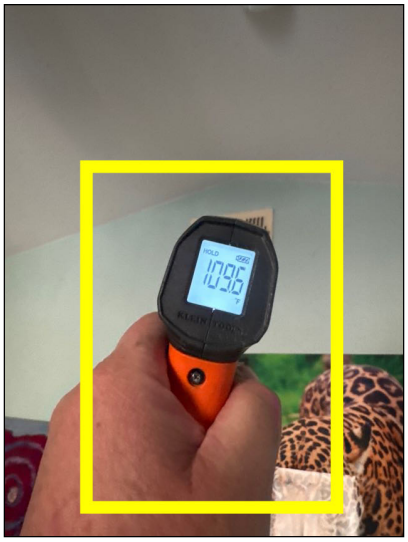
-GENERAL CONDITION

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

Heat/AC (continued)



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.

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 double wall chimney vent pipe noted.

-VENTING OBSERVATIONS

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

Heat/AC (continued)

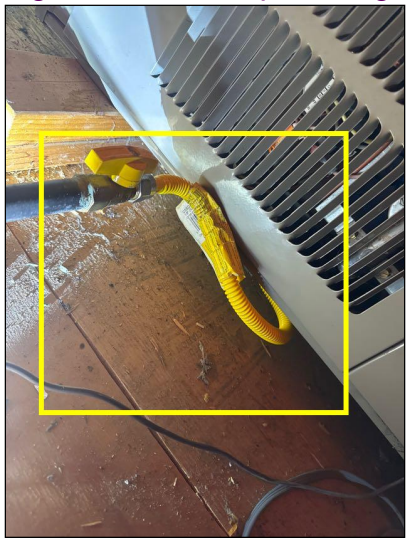
7. Gas Valves

Observations:

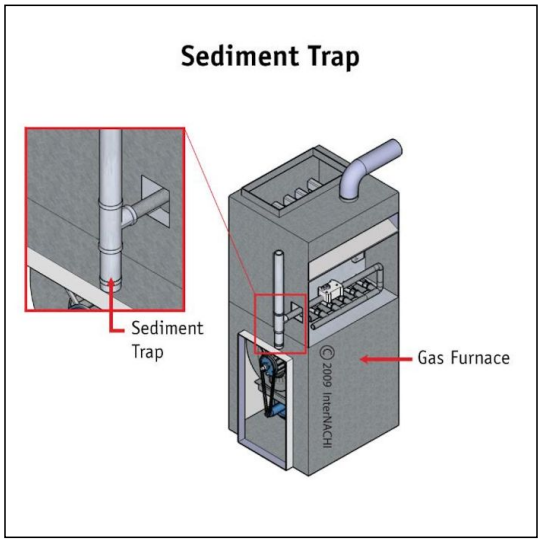
Unit #1

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

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



Improvement: The gas supply pipe contained no sediment trap.



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

8. Air Supply

Observations:

Unit #1

-CONDITION

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

Heat/AC (continued)

9. Filter Location

Location: Unit #1 • inside a filter grill in the hall ceiling.
Filter size: Unit #1 • Filter (20x30 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 • Upstairs hallway

Observations:

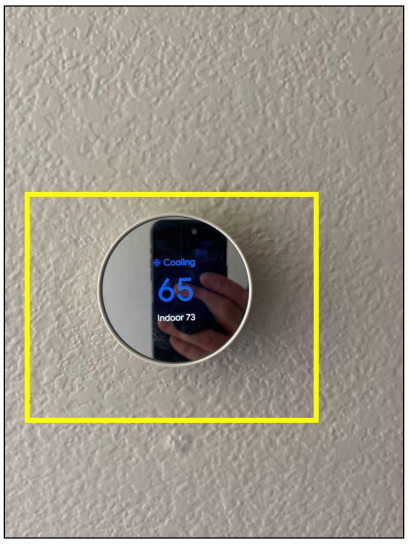
Unit #1

-TYPE

Digital - programmable type.

-GENERAL CONDITION

Functional at the time of inspection.



12. Condensate Drain/Overflow Pan

Observations:

Unit #1

-CONDENSATE DRAIN LINE

The condensate discharge line appeared to be acceptable at the time of the inspection.

-OVERFLOW PAN

Monitor: The attic-installed cooling system evaporator coil had no secondary condensate drain pan installed. If the primary condensate drainage system should become non-functional, this condition could result in moisture damage to attic or home interior materials. The Inspector recommends that a secondary drainage system such as a pan with an overflow routed to discharge properly be installed by a qualified HVAC contractor.

Heat/AC (continued)



Monitor: The attic-installed cooling system evaporator coil had no secondary condensate drain pan installed.

13. AC Compress Condition

Location: Unit #1 • The compressor is located on the exterior north.
Unit Size: Unit #1 • 3.0 Tons - (Typical size for a home square footage of 1,500-2,000 square feet)
Observations:
Unit #1
Manufacture: Goodman
Manufactured Date: 1996

-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

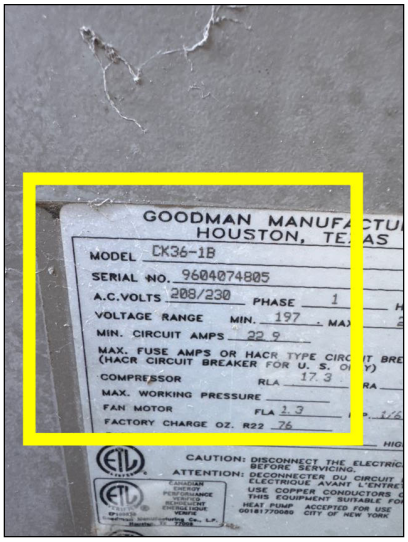
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

-PAD and ENCLOSURE

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

Monitor: The air-conditioner condenser unit had visible moderate damage to the fins. This condition will moderately reduce its efficiency and effectiveness by compromising its ability to dissipate heat.

Heat/AC (continued)



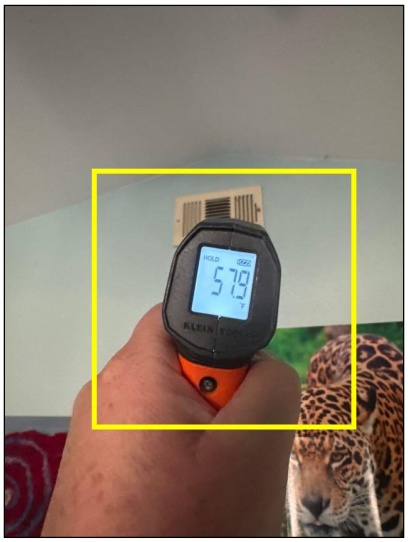
AC model and serial number



Monitor: The air-conditioner condenser unit had visible moderate damage to the fins.



Return Temperature



Supply Temperature

14. Refrigerant Lines

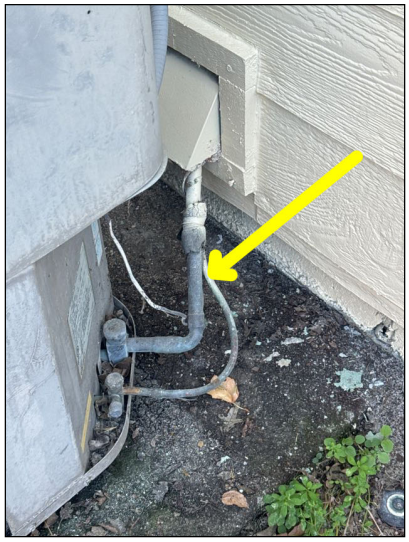
Observations:

Unit #1

Maintenance: Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at the A/C unit. This condition will create water ponding next to unit and should be replaced by a qualified HVAC contractor on next service.

Condensation dripping from the air-conditioning suction (large, insulated) line in the attic where the insulation has been removed or damaged. This should be repaired before moisture damage occurs to the ceilings below.

Heat/AC (continued)



Maintenance: Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at the A/C unit.



Condensation dripping from the air-conditioning suction (large, insulated) line in the attic

Water Heater

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

1. Water Heater Condition

Heater Type: Unit #1

-GAS-FIRED WATER HEATER

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

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

Observations:

Unit#1

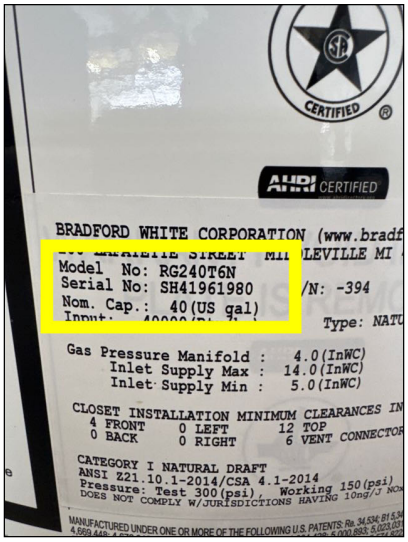
Manufacture:Bradford White

Manufacture Date: 2018

-GENERAL CONDITION/OPERATION

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

Water Heater (continued)



Water heater model and serial number

2. Number Of Gallons

Observations:
Unit #1
40 gallons

3. Plumbing

Materials: Unit #1 • Copper
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the visible portions of the of water pipe fittings connected to this water heater.

4. TPRV

Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

5. TPR Discharge Line Condition

Materials: Copper
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

Water Heater (continued)

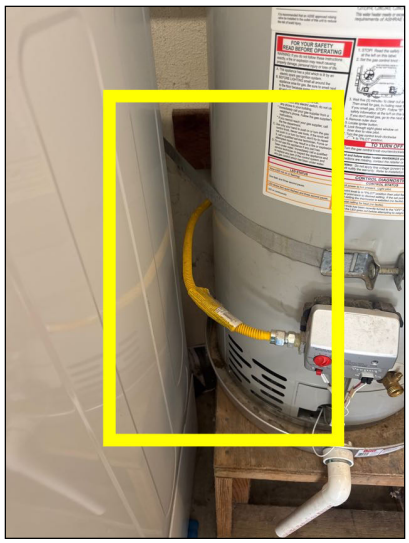
6. Gas Valve/Supply

Observations:

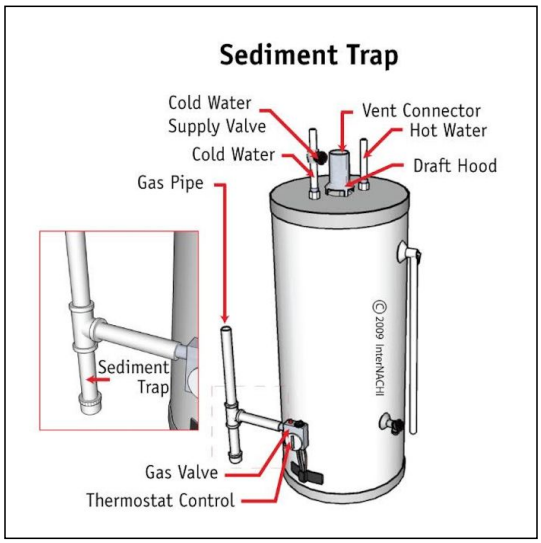
Unit #1

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

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



Improvement: The gas supply pipe contained no sediment trap.



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

7. Combustion Vent/Air Supply

Observations:

Unit #1

-COMBUSTION EXHAUST

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

-COMBUSTION VENT CONDITION

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

8. Strapping

Observations:

Unit #1

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

9. Heater Enclosure

Observations:

Unit #1

The water heater enclosure is functional.

This water heater rested in a drip pan that had a properly-routed overflow pipe.



Garage

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

1. Garage Door Condition

Materials: One 16'W upgraded insulated sectional steel door

Observations:

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

2. Garage Opener Status

Observations:

-OPENER TYPE

Screw 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

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

-SWITCHES

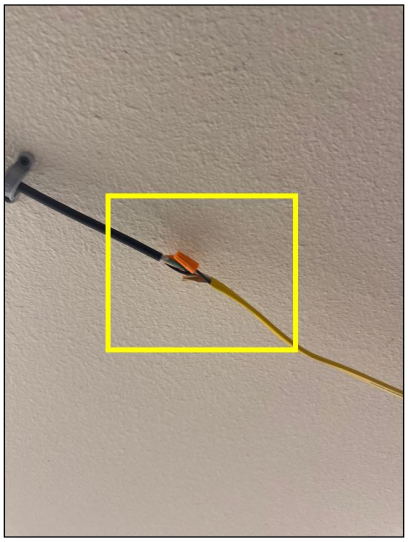
At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical switches in the garage.

-LIGHTING

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

-DEFECTS

Exposed wire splices visible in garage are a shock/electrocution hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.





6. Exterior Door

Observations:

-GENERAL CONDITION

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

7. Fire Door

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

Garage (continued)

8. Floor Condition

Materials: Bare concrete floors noted.

Observations:

-GENERAL CONDITION

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

At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

9. Firewall

Observations:

-FIRE BARRIER WALL

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



10. Walls

Observations:

-GENERAL WALL CONDITION

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

11. Ceiling Condition

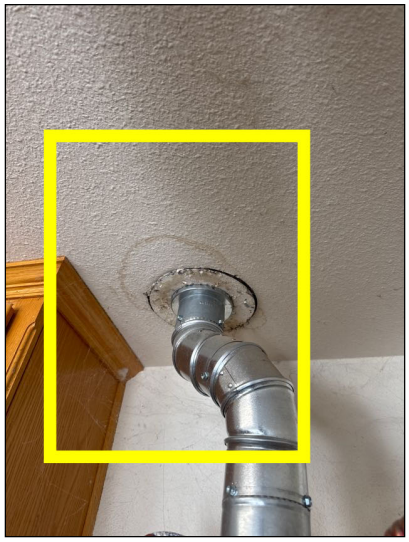
Materials: There are drywall ceilings noted.

Observations:

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

• ***Monitor***: Stains on the ceiling in the garage visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. Normal moisture reading in drywall is 5-12% based on relative humidity with in the home. A reading up to 17% means that the drywall is salvageable, but any moisture level above 17% tells us that the drywall has been compromised and will need to be replaced.

Garage (continued)



Monitor: Stains on the ceiling in the garage visible at the time of the inspection appeared to be the result of moisture intrusion.



Monitor: Stains on the ceiling in the garage visible at the time of the inspection appeared to be the result of moisture intrusion.

12. Ventilation

Observations:

-GARAGE VENT TYPE

Improvement: The garage was not ventilated. For safety reasons the garage should be properly ventilated to air out any chemicals and fumes generated by your vehicle. It will also allow air in/out when the garage builds up heat over the summer which will help with cooling costs of the home. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want consult with a qualified contractor to discuss options and costs for installing ventilation.

13. Window Condition

Observations: None present.

14. Garage Roof

Observations: **SEE ROOF SECTION FOR DETAILS**

Attic

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

Attic (continued)

1. Access Observation

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

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

Observations:
-ATTIC APPROACH CONDITION
Appeared functional - Attic light located just inside access was operable at the time of inspection.

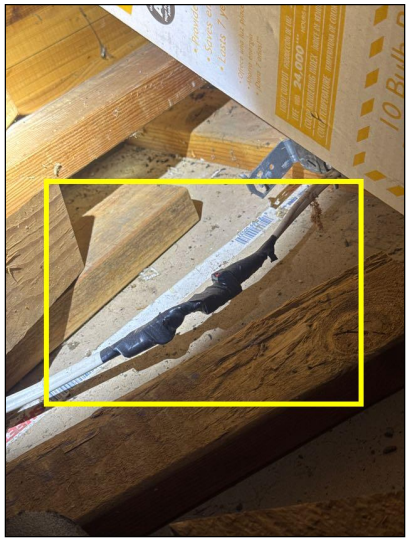
2. Structure

Observations:
-ROOF SHEATHING MATERIAL
The roof appeared to be sheathed with 7/16-inch plywood.
-ROOF SHEATHING CONDITION
The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.
-ROOF TRUSS CONDITION
The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.
-TRUSS HARDWARE
The inspector observed no deficiencies in the condition of the visible portions of the roof truss hardware. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

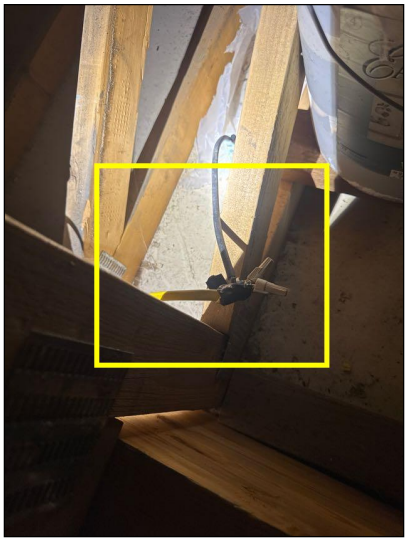
3. Electrical

Observations: The inspector observed few deficiencies in the condition of the electrical components viable in the attic at the time of inspections. Notable exceptions will be listed in this report.
Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

Attic (continued)



Energized electrical splices not contained within a junction box (garage attic)



Energized electrical splices not contained within a junction box (garage attic)

4. Attic Plumbing

Observations:

-PLUMBING VENT MATERIAL

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

-PLUMBING VENT PIPE CONDITION

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

-WATER SUPPLY PIPE MATERIAL

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

-GAS SUPPLY PIPE MATERIAL

The home gas distribution pipes were black steel.

-GAS SUPPLY PIPE CONDITION

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

5. Attic Ventilation

Observations:

-ROOF VENT TYPE

Gable vents were installed to ventilate the attic space.

Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.

-ROOF VENT CONDITION

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

6. Duct Work

Observations:

-DUCT CONDITION

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

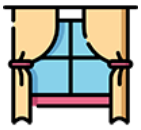
Attic (continued)

7. Exhaust Vent

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

8. Insulation Condition

Materials:
-FIBERGLASS
The attic floor was insulated with unfinished fiberglass batts.
Depth: Insulation averages about 10-12 inches in depth
Observations:
• Insulation level in the attic is typical for homes this age



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

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

2. Electrical

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

Interior Areas (continued)

3. Light Fixture Condition

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

4. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

5. Patio Doors

Observations:
-GENERAL CONDITION -SLIDER DOOR
The Inspector observed no deficiencies in the condition of the sliding glass doors.

6. Screen Doors

Observations:
• Sliding door screen present.
• The Inspector observed no deficiencies in the condition of the screen doors.

7. Window Condition

Materials: Aluminum framed sliding window noted. • Aluminum framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows of the home.

8. Floor Condition

Flooring Types: Ceramic tile is noted.
Observations: The Inspector observed no deficiencies in the condition of floors in the home.

9. Wall Condition

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

10. Ceiling Condition

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

11. Ceiling Fans

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

Interior Areas (continued)

12. Closets/Cabinets

Observations:
-CLOSETS
The closet is in serviceable condition.

13. Door Bell

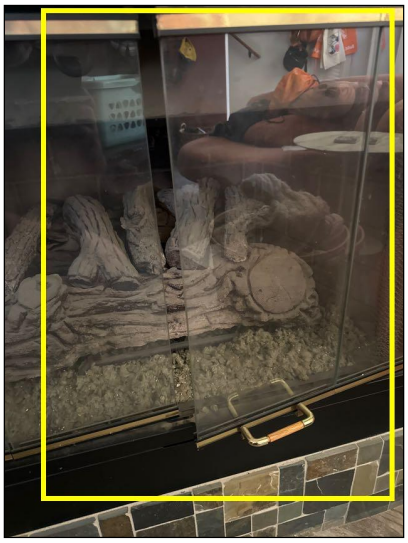
Observations:
• Operated normally when tested.

14. Fireplace

Materials: Living Room
Materials: Prefabricated "zero clearance" fireplace noted.
Observations:
-GAS-BURNING FIREPLACE CONDITION
At the time of the inspection, the Inspector observed few deficiencies in the condition of the gas-fueled fireplace in the Living Room. Notable exceptions are listed. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

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

The glass ember barrier of the fireplace in the Living Roomwas missing a handle and the door were off track.



Interior Areas (continued)

15. Stairs & Handrail

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.

Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings



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: Tile counter tops noted.
Observations:
-GENERAL COUNTERTOPS
At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

3. Electrical

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

4. GFCI

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

Kitchen (continued)

5. Light Fixture Condition

Observations:

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

6. Sinks

Observations:

-KITCHEN SINK CONDITION

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

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

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

-KITCHEN SINK DRAIN

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

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

7. Garbage Disposal

Observations:

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

8. Dishwasher

Observations:

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



Kitchen (continued)

9. Range/Oven/Cooktop Condition

Observations:

-GAS RANGE

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

10. Vent Condition

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

Observations:

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

• ***Safety:*** Any range hood, including microwaves, installed above the stove must be a minimum of 24 inches away from the surface of the stove top if the hood is made of a noncombustible material. 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.

• ***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.

• Exhaust vent was separated and not properly connected.



Safety: Any range hood, including microwaves, installed above the stove must be a minimum of 24 inches



Safety: Improper cloth backed duct tape utilized on the vent duct connections.

Kitchen (continued)



Exhaust vent was separated and not properly connected.

11. Microwave

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

12. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the kitchen.

13. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

14. Ceiling Condition

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

15. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Laundry

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

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

1. Locations

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

2. Washing Machine Supply

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

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room.
At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

4. GFCI

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

5. Light Fixture Condition

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

Laundry (continued)

6. Dryer Vent

Observations:

-VENT CONDITION

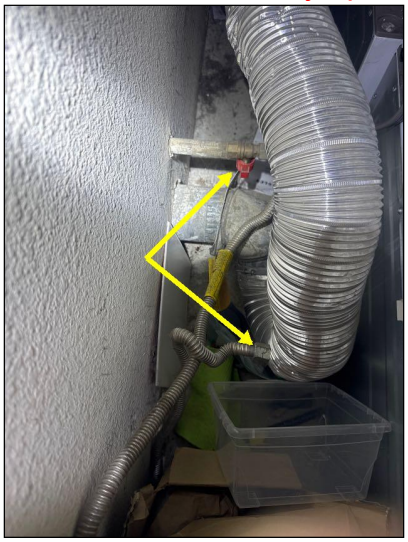
A dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future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

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

7. Gas Valves

Observations:

• ***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.



8. Exhaust Fan

Observations:

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

9. Cabinets/Counters

Observations:

-CABINET CONDITION

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

Laundry (continued)

10. Floor Condition

Materials: Bare concrete floors noted.

Observations:

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

11. Wall Condition

Materials: Drywall walls noted.

Observations:

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

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.



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: Upstairs Main Bathroom

2. Sinks

Observations:

-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

The bathroom sink drain appeared to be in serviceable condition at the time of the inspection.
The bathroom sink had functional flow and functional drainage at the time of the inspection.

Bathroom #1 (continued)

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.
Toilet flow rate is 1.6 gallons per minute "GPF" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPF)

4. Showers

Observations:
-SHOWER BASE
The shower base has no major system safety or function concerns noted at time of inspection.
-FLOW/DRAINAGE
The shower had functional flow and functional drainage at the time of the inspection.
-SHOWER DOORS
A tempered glass enclosure is noted.
No major system safety or function concerns noted at time of inspection.
-SHOWER FAUCET
In this bathroom, a water control valve was difficult to turn off. This typically indicates that valve stem seals need replacement. The inspector recommends service by a qualified plumbing contractor.



5. Shower Wall

Materials: Fiberglass surround noted.
Observations:
• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations: None.

7. Electrical

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

Bathroom #1 (continued)

8. GFCI

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

9. Light Fixture Condition

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

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

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

12. Window Condition

Observations: None.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Materials: Tile counter tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.
• The countertop in this bathroom had minor damage.

Bathroom #1 (continued)



17. Cabinets

Observations:

-GENERAL CONDITION

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

18. Mirrors

Observations:

• No deficiencies observed.

19. Heating

Observations:

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

Bathroom #2

1. Locations

Locations: Primary Bathroom

Bathroom #2 (continued)

2. Sinks

Observations:

-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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

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

4. Showers

Observations:

-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

Curtain present at the shower enclosure.

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

5. Shower Wall

Materials: 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 #2 (continued)

7. Electrical

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

8. GFCI

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

9. Light Fixture Condition

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

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

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

12. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

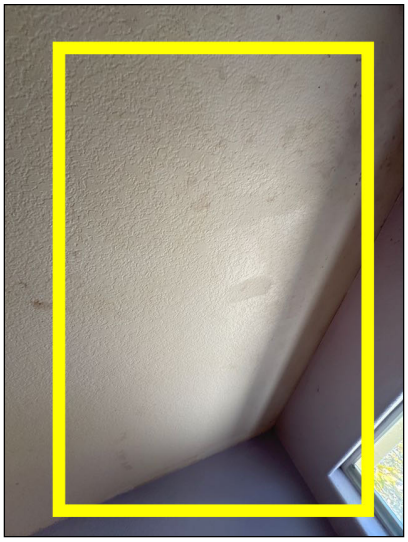
14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• ***Monitor:*** Stains on the ceiling in this bathroom appeared to be mildew. The most common cause of this is poor ventilation in the bathroom. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair/re-painting the ceiling and adding ventilation.

Bathroom #2 (continued)



16. Counter condition

Materials: Tile counter tops noted.

Observations:

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

17. Cabinets

Observations:

-GENERAL CONDITION

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

18. Mirrors

Observations:

• No deficiencies observed.

19. Heating

Observations:

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

• Heat lamp mounted in the ceiling noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.

Half Bathroom

1. Locations

Locations: Half bathroom

Half Bathroom (continued)

2. Sinks

Observations:

-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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

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

4. Electrical

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

5. GFCI

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

6. Light Fixture Condition

Observations:

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

7. Exhaust Fan

Observations:

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

8. Doors

Observations:

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

Half Bathroom (continued)

9. Window Condition

Observations: None.

10. 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.

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 bathroom.

12. 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.

13. Mirrors

Observations:
• No deficiencies observed.

14. Heating

Observations:
• Heat lamp mounted in the ceiling noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.

Bedroom #1

1. Locations

Locations: Upstairs North West

2. Electrical

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

Bedroom #1 (continued)

3. Smoke Detectors

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

4. Floor Condition

Flooring Types: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

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

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.
• ***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.



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

7. Ceiling Fans

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

Bedroom #1 (continued)

8. Light Fixture Condition

Observations:

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

9. Closets

Observations:

• None.

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: Aluminum framed sliding window noted. • Aluminum framed fixed window noted.

Observations:

-GENERAL CONDITION

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

A window had a cracked or broken pane. 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 #2

1. Locations

Locations: Upstairs North East

2. Electrical

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

3. Smoke Detectors

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

4. Floor Condition

Flooring Types: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

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

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

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

8. Light Fixture Condition

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

9. Closets

Observations:
• The closet is in serviceable condition.
• ***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: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

Bedroom #3

1. Locations

Locations: Primary

2. Electrical

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

3. Smoke Detectors

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

Bedroom #3 (continued)

4. Floor Condition

Flooring Types: Ceramic tile is noted.

Observations:

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

5. Wall Condition

Materials: Drywall walls noted.

Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

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

7. Ceiling Fans

Observations:

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

8. Light Fixture Condition

Observations:

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

9. Closets

Observations:

• The closet is in serviceable condition.

10. Doors

Observations:

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

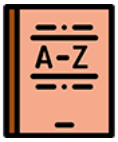
11. Window Condition

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

Observations:

-GENERAL CONDITION

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



Glossary

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