

Comstock Park MI  
616 262-2518  
harold@hjhomeinspections.com

**Address:** 2222 Dorothy Lane

## **Confidential Inspection Report**

**2222 Dorothy Lane**  
**Everywhere, USA**



**Prepared for: John & Jane Doe**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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## GENERAL INFORMATION

### CLIENT & SITE INFORMATION:

<i>Inspection Date:</i>	December 26, 2012 09:30 AM.
<i>Client:</i>	John & Jane Doe
<i>Inspection Site:</i>	2222 Dorothy Lane Everywhere, USA 54321
<i>Occupied?</i>	Yes.
<i>Inspections Ordered: (per Nachi Standards Of Practice)</i>	Structural Inspection. Electrical System Inspection. Plumbing System Inspection. Heating, Ventilation and Air-conditioning Inspection. Radon Gas Testing. A non-guaranteed Wood-Destroying Organism Inspection. An inspection and/or air testing for mold was not ordered by the client.
<i>People Present:</i>	Purchaser.
<i>Comments:</i>	<b>Pictures in the report are used only to help clarify the problem noted. They only</b>

show a sample of the condition that exists and does not necessarily show every instance and/or location.

**BUILDING CHARACTERISTICS:**

Exterior Pictures:



*Building Type:* 1 family.  
*Stories:* 1 1/2.  
*Space Below Grade:* Unfinished Basement. Finished Living Areas.

**CLIMATIC CONDITIONS:**

*Weather:* Partly Cloudy.  
*Soil Conditions:* Damp.  
*Outside Temperature (f):* 30-40.

**UTILITY SERVICES:**

*Water Source:* Private.



*Sewage Disposal:*

Private.

*Utilities Status:*

Electric, Electrical service to the dwelling is on. Water service to the dwelling is on. Natural-Gas service to the dwelling is on.

## ABOUT RATED ITEMS:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**"Functional"** = Item is functional and fulfilling the purpose for which it is intended even though it might not be in perfect condition. We did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**"Lacks Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed

**"Caution"**. Indicates a potential hazard to the dwelling and/or persons.

**"Non-Functional"** = Item is not working or able to fulfill it's intended purpose due to it's current condition.

**"n/a" or "None"** = Item is either not present, installed or visible.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Comments and/or pictures regarding deficiencies only indicate or represent that the condition does exist. It is possible and probable that similar conditions/deficiencies exist elsewhere. In other words, not all cases of the deficiency are documented. The inspection is performed in compliance with NACHI Standards of Practice, a copy of which is at the end of this report. This report may not be used for any purpose without a fully executed Inspection Agreement. Agreement must be in the users (user of the report) name and signed and dated by the user and Inspector.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances;

intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

To the best of our knowledge and belief, all statements and information in this report are true and correct.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected. Condition of the landscaping in general and of specific components (bushes, shrubs and trees, retaining walls, etc.) refers only to their potential adverse affect on the structure and not to the health or integrity of the landscaping components themselves.

### SITE:

<i>Site Drainage:</i>	Functional. Performing function as intended.
<i>Bushes And Shrubs Condition:</i>	Functional. Performing function as intended.
<i>Trees Condition:</i>	Functional. Performing function as intended.
<i>Underground Fuel Tanks Noted:</i>	The inspector does not determine the presence or absence of any underground fuel tank installed on the property inspected. This inspection is not an environmental analysis of the property.

### PAVING CONDITION:

<i>Driveway:</i>	Functional. Performing function as intended. Materials Noted; Material: Concrete. Material: Asphalt. Observations: Typical settling cracks noted.
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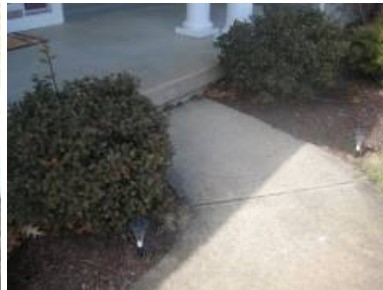


Private Walkways;

Functional. Performing function as intended. Materials Noted; Concrete. Asphalt. Brick. Observations: Typical settling cracks noted. Sections of the walkway have settled. Sections are offset from each other creating a potential trip hazard.



Trip hazard



Patio;

N/A.

**EXTERIOR STEPS AND STOOPS AND PORCHES:**

Materials Noted:

Functional. Performing function as intended. Concrete.



Risers:

Functional. Performing function as intended.

Treads:

Functional. Performing function as intended.

Handrails:

N/A.

*Railings:* N/A.

*Porch Slab/Floor:* Functional. Performing function as intended. Materials noted: Concrete, Typical settling cracks noted. Areas of settlement noted.

*Porch Columns:* Functional. Performing function as intended.

**RETAINING WALLS:**

*Materials Used:* The retaining wall is made of concrete.

*Condition Of Wall And Materials Used:* Functional. Performing function as intended.



*Water Drainage:* Was unable to determine if water drainage systems are present/installed behind the retaining wall (s)

*Retaining Wall Anchoring:* None visible.

**DECK(s):**

**DECK:**

*Deck Materials:* It appears that C.C.A. treated wood materials were used in the deck construction. This type of treated wood is usually warranted for a 25 to 30 year period against wood rot and insect deterioration.

*Condition Of Wood Materials:* Functional. Performing function as intended.



*Framing Of Deck:* Functional. Performing function as intended. Ledger board is lag bolted to the home. Main ledger board is adequately flashed. Flashing is visible and appears to be done correctly and is in all need areas. Joist Hangers: Functional, no noted problems.



<i>Deck Flooring Material:</i>	Functional. Performing function as intended. Materials noted: Pressure Treated Lumber.
<i>Supporting Posts:</i>	Functional. Performing function as intended.
<i>Risers</i>	Functional. Performing function as intended.
<i>Treads</i>	Functional. Performing function as intended.
<i>Handrails</i>	N/A.
<i>Railings</i>	Functional. Performing function as intended.

## Chimney(s)

### CHIMNEY:

*Please Note:* There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

<i>Chimney Exterior:</i>	Functional. Performing function as intended. Materials noted: Wood framed with vinyl siding.
<i>Flue:</i>	Metal liner is installed for venting gas appliances (water heater and or furnace).  The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.
<i>Flashing:</i>	Not visible due too siding.
<i>Chimney Cap:</i>	Not visible/accessible.
<i>Height &amp; Clearance:</i>	Functional. Performing function as intended.

## ROOF SYSTEM

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to



weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material based on the visible and accessible areas.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**ROOFING:**

*Type Roof:* Combination of: Gable, Shed.

*Roof Covering Materials:* Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

*Cover Layers:* The roof covering on the main structure appears to be the first covering.

*Condition Of Roof* Functional. Performing function as intended.

*Covering Material:*



*Slope:* Medium slope is considered to be between 4 in 12 and 6 in 12.

*Flashing:* Flashing is covered by siding and therefore not visible for inspection.

*Skylights:* N/A.

*Valleys:* Functional. Performing function as intended.

*Ridges:* Satisfactory - The ridge covering material appears to be in satisfactory condition.

*Roof Gutter System:* Functional. Performing function as intended. Materials Noted: Aluminum.

*Plumbing Vent:* Present.

## ATTIC

### ATTIC & VENTILATION:

*Attic Access Location:* Garage ceiling.

*Attic Accessibility:* Ceiling scuttle hole.

*Attic Cavity Type:* Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

*Roof Framing:* Functional. Performing function as intended. A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center.



*Roof Framing Condition:* Functional. Performing function as intended.

*Roof Decking:* Functional. Performing function as intended. The roof decking material is oriented strand board sheeting. The builder did not install ply clips during installation, which may result in sagging at the joints of the sheeting.

*Evidence Of Leaks On Interior Of Attic:* There is no evidence of current water leaks into the accessible attic spaces.

*Ventilation Hi/Low:* Functional - There appears to be a reasonable amount of ventilation installed. There are

ridge vents installed. There are soffit vents installed.

*Vapor Barrier Installed:* There was no vapor barrier noted in the attic cavity.

*Insulation Clear Of Sheathing:* There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

*Insulation Noted:* The following type of insulation was noted in the attic: Cellulose. Blown in place. There is an average of at least 10" of insulation installed. (None over the Garage)

*Attic Ventilation Fan:* None installed.

*Whole House Ventilation System:* Not present/installed.

*Electrical Switche(s):* N/A.

*Light Fixture(s):* N/A.

*Electrical Outlets:* N/A.

*Electrical Wiring (exposed):* No problems noted or observed.

## EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## STRUCTURAL:

*Type Of Construction:* Frame.

*Exterior Siding & Trim Materials:* Combination of: Cultured Stone, Vinyl Siding. Metal Siding. Wood.

*Siding Condition:* Lacks Maintenance: Sections of cultured stone are missing, exposed OSB sheathing noted.



*Trim Condition:*

Lacks Maintenance: [Areas of significant dry rot noted.](#)

Areas of relatively minor dry rot noted. Moist, damp wood will attract carpenter ants leading to a potential infestation.

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Areas of peeling paint noted.



*Soffit/Eaves:*

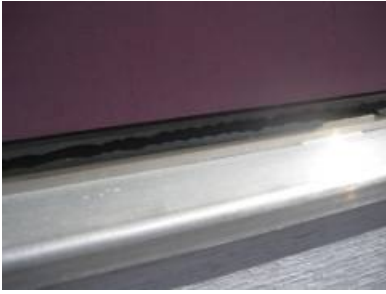
Functional. Performing function as intended.

*Fascia & Rake Boards:*

Functional. Performing function as intended.

*Outside Entry Doors:*

Functional. Performing function as intended. Sections of the weather-stripping could use replacement.



*Outside Storm Doors:* Functional. Performing function as intended.

*Patio Doors:* Functional. Performing function as intended.

*Window Material:* Vinyl.

*Windows Type:* Double Hung. Casement. Stationary.

*Window Condition:* Lacks Maintenance: Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

Loose trim/weather-stripping noted.



*Screens:* Functional. Performing function as intended. Screens are not present/installed on all windows.

*Window Flashing:* Not visible.

*Storm Windows:* N/A.

*Insulated Sheathing Noted:* No.

*Framing Type:* Platform framing was the chosen style of framing.

**EXTERIOR ELECTRICAL:**

*Electrical Switche(s):* N/A.

*Light Fixture(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Gfci Protection:* GFCI protected outlets noted. GFCI function tests normal.

*Electrical Wiring (exposed):* N/A.

# GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

## GARAGE

*Garage Type*                      The garage is attached.

*Interior Pictures*



*Size:*                                      Three car garage.

*Type Of Construction:*              Frame.

*Outside Entry Doors:*                      Lacks Maintenance: Areas of significant dry rot noted.



*Outside Storm Doors:*                      N/A.

*Sill Plates:*                                      Sill plates are elevated above the floor and exterior grade. Not visible due to drywall, pegboard and/or other finished wall material.

*Number, Type And Material Of Garage*                      There are two overhead doors, The overhead doors are made of metal.

*Doors:*

*Garage Door Casing/Trim:* Functional. Performing function as intended. Materials noted; Metal wrap. Areas of minor damage noted.

*Overhead Door And Hardware Condition:* Functional. Performing function as intended. Weather stripping needs to be added or replaced.

*Automatic Overhead Door Opener:* Functional. Performing function as intended.

*Safety Reverse Switch On The Automatic Opener:* Functional. Performing function as intended. There is an electronic beam safety reverse system installed. It appears to be functional.

*Floor Condition:* Functional. Performing function as intended. Concrete Typical settling cracks noted.

*Floor Drain: (rating Only Refers To The Visual Condition Of, Not The Operational Aspect Of The Drain.* Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.



*Fire Rated Walls:* Functional. Performing function as intended.

*Fire Rated Ceiling:* Functional. Performing function as intended.

*Fire Rated Entry Door To Structure:* Functional. Performing function as intended.

*Garage Foundation:* Functional. Performing function as intended. Typical settling cracks noted.

*Interior Entry Doors:* Functional. Performing function as intended.

*Interior Storm/Screen Doors* Functional. Performing function as intended.

*Closet Doors:* N/A.

*Interior Side Of Windows:* Functional. Performing function as intended.

*Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Gfci Protection:* **GFCI protected outlets noted. GFCI function tests normal. (GFCI outlet is hidden behind permanent shelving, the GFCI was tripped when testing the exterior outlets. Was unable to reset the GFCI**

outlet.



*Electrical Wiring (exposed):*

N/A.

*Heat Source:*

None present.

*Smoke / Fire Detector:*

No smoke detector is present/installed.

*General Purpose Hose Bibs:*

Hose bibs are present but were not operated.



*Steps - Stoop:*

Functional. Performing function as intended. Concrete.



*Risers*

Functional. Performing function as intended.

*Treads*

Functional. Performing function as intended.

*Handrails*

N/A.

*Railings*

N/A.

## HALLWAYS

### FRONT/MAIN ENTRY HALL:

*Interior Entry Doors:*

N/A.

*Closet Doors:*

Functional. Performing function as intended.



*Windows:* Functional. Performing function as intended.  
*Interior Walls:* Functional. Performing function as intended.  
*Ceilings:* Functional. Performing function as intended.  
*Floors:* Functional. Performing function as intended.  
*Closets:* Functional. Performing function as intended. The closet is lighted.  
*Electrical Switche(s):* Functional. Performing function as intended.  
*Light Fixture(s):* Functional. Performing function as intended.  
*Electrical Outlets:* Functional. Performing function as intended.  
*Electrical Wiring (exposed):* N/A.  
*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.  
*Smoke / Fire Detector:* No smoke detector is present/installed.

**BACK/GARAGE ENTRY HALL:**

*Interior Entry Doors:* N/A.  
*Closet Doors:* N/A.  
*Windows:* N/A.  
*Interior Walls:* Functional. Performing function as intended.  
*Ceilings:* Functional. Performing function as intended.  
*Floors:* Functional. Performing function as intended.  
*Closets:* N/A.  
*Electrical Switche(s):* Functional. Performing function as intended.  
*Light Fixture(s):* Functional. Performing function as intended.  
*Electrical Outlets:* Functional. Performing function as intended.  
*Electrical Wiring (exposed):* N/A.  
*Heat Source:* None present.  
*Smoke / Fire Detector:* No smoke detector is present/installed.

**BEDROOM HALL:**

*Interior Entry Doors:* N/A.  
*Closet Doors:* N/A.  
*Windows:* N/A.  
*Interior Walls:* Functional. Performing function as intended.  
*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.  
*Closets:* N/A.  
*Electrical Switches(s):* Functional. Performing function as intended.  
*Light Fixture(s):* Functional. Performing function as intended.  
*Electrical Outlets:* Functional. Performing function as intended.  
*Electrical Wiring (exposed):* N/A.  
*Heat Source:* None present.  
*Smoke / Fire Detector:* No smoke detector is present/installed.

**2ND FLOOR BEDROOM HALL:**

*Interior Entry Doors:* N/A.  
*Closet Doors:* N/A.  
*Windows:* N/A.  
*Interior Walls:* Functional. Performing function as intended.  
*Ceilings:* Functional. Performing function as intended.  
*Floors:* Functional. Performing function as intended.  
*Closets:* N/A.  
*Electrical Switches(s):* Functional. Performing function as intended.  
*Light Fixture(s):* Functional. Performing function as intended.  
*Electrical Outlets:* Functional. Performing function as intended.  
*Electrical Wiring (exposed):* N/A.  
*Heat Source:* None present.  
*Smoke / Fire Detector:* There is a smoke detector installed in this room. Unit was not operated or inspected.  
*Railings:* Functional. Performing function as intended.

**FIREPLACE**

**LIVING ROOM FIREPLACE**

*Type Of Fireplace:* Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.  
*Fireplace Fuel:* Gas - The fireplace is designed to use gas fuel only. Gas log set was operated and is functional.  
*Firebox Condition:* Functional. Performing function as intended.  
*Source Of Combustion Air:* Outside air is used for combustion. This is the most efficient system.

Heat Circulator: Functional. Performing function as intended.  
 Hearth Extension: N/A.  
 Mantle: N/A.

## STAIRWAYS

### 1ST FLOOR TO 2ND FLOOR

Interior Entry Doors: N/A.  
 Closet Doors: N/A.  
 Windows: N/A.  
 Interior Walls: Functional. Performing function as intended.  
 Ceilings: Functional. Performing function as intended.  
 Floors: Functional. Performing function as intended.  
 Closets: N/A.  
 Electrical Switch(s): Functional. Performing function as intended.  
 Light Fixture(s): Functional. Performing function as intended.  
 Electrical Outlets: N/A.  
 Electrical Wiring (exposed): N/A.  
 Heat Source: None present.  
 Smoke / Fire Detector: No smoke detector is present/installed.  
 Risers: Functional. Performing function as intended.  
 Treads: Functional. Performing function as intended.  
 Handrails: Functional. Performing function as intended.  
 Railings: Functional. Performing function as intended.

### 1ST FLOOR TO THE LOWER LEVEL

Interior Entry Doors: Functional. Performing function as intended.  
 Closet Doors: N/A.  
 Windows: N/A.  
 Interior Walls: Functional. Performing function as intended.  
 Ceilings: Functional. Performing function as intended.  
 Floors: Functional. Performing function as intended.  
 Closets: N/A.  
 Electrical Switch(s): Functional. Performing function as intended.  
 Light Fixture(s): Functional. Performing function as intended.

<i>Electrical Outlets:</i>	N/A.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	None present.
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.
<i>Risers</i>	Functional. Performing function as intended.
<i>Treads</i>	Functional. Performing function as intended.
<i>Handrails</i>	Functional. Performing function as intended.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### LAUNDRY:

<i>Location:</i>	Back/Garage Entry Hall.
<i>Fuel System:</i>	Gas service pipe is provided.
<i>Clothes Washer:</i>	Washer was not operated at the time of inspection.
<i>Washer Pan:</i>	No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.
<i>Clothes Dryer:</i>	Dryer was not operated at the time of inspection.
<i>Dryer Vent:</i>	A dryer vent is provided,
<i>Interior Entry Doors:</i>	Functional. Performing function as intended.
<i>Closet Doors:</i>	N/A.
<i>Windows:</i>	N/A.
<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended.
<i>Closets:</i>	N/A.
<i>Electrical Switch(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.

<i>Cabinets:</i>	Functional. Performing function as intended.
<i>Countertops:</i>	N/A.
<i>Laundry Sink:</i>	N/A.
<i>General Purpose Hose Bibs:</i>	Hose bibs are present but were not operated.

## BATH

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### 1ST FLOOR BATHROOM

<i>Plumbing Fixtures Present:</i>	Toilet. 1 Sink. Combination bathtub with shower.
<i>Interior Entry Doors:</i>	Functional. Performing function as intended.
<i>Closet Doors:</i>	N/A.
<i>Windows:</i>	Functional. Performing function as intended.
<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended.
<i>Closets:</i>	N/A.
<i>Electrical Switche(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.
<i>Gfci Protection:</i>	GFCI protected outlets noted. GFCI function tests normal.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.
<i>Cabinets:</i>	Functional. Performing function as intended.
<i>Countertops:</i>	Functional. Performing function as intended.
<i>Bathroom Sink 1:</i>	Functional. Performing function as intended.
<i>Toilet:</i>	Functional. Performing function as intended.
<i>Shower Fixtures:</i>	Functional. Performing function as intended.
<i>Shower Walls:</i>	Functional. Performing function as intended.      Combination Tub-Shower unit.

<i>Tub Fixtures:</i>	Functional. Performing function as intended.
<i>Tub Walls:</i>	Functional. Performing function as intended.
<i>Plumbing Supply Lines</i>	Functional. Performing function as intended.
<i>General Purpose Hose Bibs:</i>	N/A.
<i>Plumbing Drain Lines</i>	Functional. Performing function as intended.
<i>Water Shut-off Valves.</i>	Sink: Shut-off valves are present. (Since many types of shut-off valves easily break when they have not been frequently "expressed, we do not operate them). Toilet: Shut-off valve is present. (Since many types of shut-off valves easily break when they have not been frequently "exercised, we do not operate them). (valves are not operated).
<i>Water Pressure.</i>	Sink faucet water pressure is reasonable. Pressure from tub spicket is reasonable. Shower head water pressure is reasonable.
<i>Water Drainage.</i>	Sink water drainage is reasonable. Tub water drainage is reasonable.
<i>Ventilation:</i>	Functional. Performing function as intended. An electric operated exhaust fan is present and functions normally. The size/capacity of the fan may or may not be adequate for the size of the room.

**2ND FLOOR BEDROOM HALL BATHROOM**

<i>Plumbing Fixtures Plumbing</i>	Toilet. 2 Sinks, Bath Tub, Shower stall.
<i>Interior Entry Doors:</i>	Functional. Performing function as intended.
<i>Closet Doors:</i>	Functional. Performing function as intended. Door hardware needs some adjustment or repair or replacement for it to function appropriately- The latch or strike plate needs to be adjusted so that the door will latch correctly.
<i>Windows:</i>	Functional. Performing function as intended.
<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended. Some loose ceramic tile work noted.
<i>Closets:</i>	Functional. Performing function as intended.
<i>Electrical Switche(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.
<i>Gfci Protection:</i>	GFCI protected outlets noted. GFCI function tests normal.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.
<i>Cabinets:</i>	Functional. Performing function as intended.

<i>Countertops:</i>	Functional. Performing function as intended.
<i>Bathroom Sink 1:</i>	Functional. Performing function as intended.
<i>Laundry Sink:</i>	Functional. Performing function as intended.
<i>Toilet:</i>	Functional. Performing function as intended.
<i>Shower Fixtures:</i>	Functional. Performing function as intended.
<i>Shower Walls:</i>	Functional. Performing function as intended.
<i>Tub Fixtures:</i>	Functional. Performing function as intended. Hydro-spa is functional, but its supply pipes should be periodically flushed with anti-bacterial cleanser. Tub is protected by a GFCI outlet located underneath the tub. GFCI function tested normal.



<i>Tub Walls:</i>	Functional. Performing function as intended.
<i>Plumbing Supply Lines</i>	Functional. Performing function as intended.
<i>General Purpose Hose Bibs:</i>	N/A.
<i>Plumbing Drain Lines</i>	Functional. Performing function as intended.
<i>Water Shut-off Valves.</i>	Sink: Shut-off valves are present. (Since many types of shut-off valves easily break when they have not been frequently "expressed, we do not operate them). Toilet: Shut-off valve is present. (Since many types of shut-off valves easily break when they have not been frequently "exercised, we do not operate them). (valves are not operated).
<i>Water Pressure.</i>	Sink faucet water pressure is reasonable. Pressure from tub spicket is reasonable. Shower head water pressure is reasonable.
<i>Water Drainage.</i>	Sink water drainage is reasonable. Tub water drainage is reasonable. Shower drainage is reasonable.
<i>Ventilation:</i>	Functional. Performing function as intended. An electric operated exhaust fan is present and functions normally. The size/capacity of the fan may or may not be adequate for the size of the room.

**2ND FLOOR BATHROOM**

<i>Plumbing Fixtures</i>	Toilet. 1 Sink. Combination bathtub with shower.
<i>Plumbing</i>	
<i>Interior Entry Doors:</i>	Functional. Performing function as intended.
<i>Closet Doors:</i>	N/A.
<i>Windows:</i>	N/A.

<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended.
<i>Closets:</i>	N/A.
<i>Electrical Switche(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.
<i>Gfci Protection:</i>	GFCI protected outlets noted. GFCI function tests normal.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.
<i>Cabinets:</i>	Functional. Performing function as intended.
<i>Countertops:</i>	Functional. Performing function as intended.
<i>Bathroom Sink 1:</i>	Functional. Performing function as intended.
<i>Toilet:</i>	Functional. Performing function as intended.
<i>Shower Fixtures:</i>	Functional. Performing function as intended.
<i>Shower Walls:</i>	Functional. Performing function as intended. Combination Tub-Shower unit.
<i>Tub Fixtures:</i>	Functional. Performing function as intended.
<i>Tub Walls:</i>	Functional. Performing function as intended.
<i>Plumbing Supply Lines</i>	Functional. Performing function as intended.
<i>General Purpose Hose Bibs:</i>	N/A.
<i>Plumbing Drain Lines</i>	Functional. Performing function as intended.
<i>Water Shut-off Valves.</i>	Sink: Shut-off valves are present. (Since many types of shut-off valves easily break when they have not been frequently "expressed, we do not operate them). Toilet: Shut-off valve is present. (Since many types of shut-off valves easily break when they have not been frequently "exercised, we do not operate them). (valves are not operated).
<i>Water Pressure.</i>	Sink faucet water pressure is reasonable. Pressure from tub spicket is reasonable. Shower head water pressure is reasonable.
<i>Water Drainage.</i>	Sink water drainage is reasonable. Tub water drainage is reasonable.
<i>Ventilation:</i>	Functional. Performing function as intended. An electric operated exhaust fan is present and functions normally. The size/capacity of the fan may or may not be adequate for the size of the room.

**LOWER LEVEL BATHROOM**

*Plumbing Fixtures* Toilet. 1 Sink. Combination bathtub with shower.  
*Plumbing*



<i>Interior Entry Doors:</i>	Functional. Performing function as intended.
<i>Closet Doors:</i>	Unsafe:
<i>Windows:</i>	Functional. Performing function as intended.
<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended.
<i>Closets:</i>	N/A.
<i>Electrical Switche(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Heat Lamp:</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.
<i>Gfci Protection:</i>	GFCI protected outlets noted. GFCI function tests normal.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	None present. (Heat Lamps only, mounted into the ceiling)
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.
<i>Cabinets:</i>	Functional. Performing function as intended.
<i>Countertops:</i>	Functional. Performing function as intended.
<i>Bathroom Sink 1:</i>	Functional. Performing function as intended.
<i>Toilet:</i>	Functional. Performing function as intended.
<i>Shower Fixtures:</i>	Functional. Performing function as intended.
<i>Shower Walls:</i>	Functional. Performing function as intended. Combination Tub-Shower unit.
<i>Tub Fixtures:</i>	Functional. Performing function as intended.
<i>Tub Walls:</i>	Functional. Performing function as intended.
<i>Plumbing Supply Lines</i>	Functional. Performing function as intended.
<i>General Purpose Hose Bibs:</i>	N/A.
<i>Plumbing Drain Lines</i>	Functional. Performing function as intended.
<i>Water Shut-off Valves.</i>	Sink: Shut-off valves are present. (Since many types of shut-off valves easily break when they have not been frequently "expressed, we do not operate them). Toilet: Shut-off valve is present. (Since many types of shut-off valves easily break when they have not been frequently "exercised, we do not operate them). (valves are not operated).
<i>Water Pressure.</i>	Sink faucet water pressure is reasonable. Pressure from tub spicket is reasonable. Shower head water pressure is reasonable.
<i>Water Drainage.</i>	Sink water drainage is reasonable. Tub water drainage is reasonable.
<i>Ventilation:</i>	Functional. Performing function as intended. An electric operated exhaust fan is present and functions normally. The size/capacity of the fan may or may not be adequate for the size of the room.

# KITCHEN(s)

## KITCHEN #1:

<i>Interior Entry Doors:</i>	N/A.
<i>Closet Doors:</i>	N/A.
<i>Windows:</i>	Functional. Performing function as intended.
<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended. Areas of minor damage noted.
<i>Closets:</i>	N/A.
<i>Electrical Switche(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.
<i>Gfci Protection:</i>	GFCI protected outlets noted. GFCI function tests normal.
<i>Electrical Wiring (exposed):</i>	N/A.
<i>Heat Source:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke / Fire Detector:</i>	No smoke detector is present/installed.
<i>Cabinets:</i>	Functional. Performing function as intended.
<i>Countertops:</i>	Functional. Performing function as intended.
<i>Sink</i>	Functional. Performing function as intended.
<i>Faucet:</i>	Functional. Performing function as intended.
<i>Spray Hose:</i>	N/A.
<i>Plumbing Supply Lines</i>	Functional. Performing function as intended.
<i>General Purpose Hose Bibs:</i>	N/A.
<i>Plumbing Drain Lines</i>	Functional. Performing function as intended.
<i>Water Shut-off Valves.</i>	Sink: Shut-off valves are present. (Since many types of shut-off valves easily break when they have not been frequently "expressed, we do not operate them).
<i>Water Pressure.</i>	Sink faucet water pressure is reasonable.
<i>Water Drainage.</i>	Sink water drainage is reasonable.
<i>Food Waste Disposal:</i>	Garage disposals are not recommended for use with a septic system. Debris noted in disposal.
<i>Dishwasher:</i>	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that

the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

<i>Range Hood:</i>	N/A.
<i>Range/Oven Fuel Source:</i>	Gas - There is a gas line installed for a range/oven.
<i>Range/Oven:</i>	Free Standing - There is a removable range/oven installed. The timers and temperature settings were not tested and are not a part of this inspection.
<i>Microwave Oven:</i>	Built-in - There is a built-in microwave oven. The unit was not tested or operated.
<i>Refrigerator:</i>	Yes - There is a refrigerator installed. The inspection does not include any non permanently installed appliances or fixtures.
<i>Water For Refrigerator:</i>	There is a water line for the refrigerator. The area behind the refrigerator is not visible. A water shut-off valve may or may not be present.

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### LIVING ROOM:

<i>Interior Entry Doors:</i>	N/A.
<i>Closet Doors:</i>	N/A.
<i>Windows:</i>	Lacks Maintenance: At least one window or associated hardware in this room needs repair. <a href="#">The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.</a>
<i>Interior Walls:</i>	Functional. Performing function as intended.
<i>Ceilings:</i>	Functional. Performing function as intended.
<i>Floors:</i>	Functional. Performing function as intended.
<i>Closets:</i>	N/A.
<i>Electrical Switche(s):</i>	Functional. Performing function as intended.
<i>Light Fixture(s):</i>	Functional. Performing function as intended.
<i>Ceiling Fan(s):</i>	Functional. Performing function as intended.
<i>Electrical Outlets:</i>	Functional. Performing function as intended.

*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an return air vent located in this room.

*Smoke / Fire Detector:* [There is no smoke detector installed in this room. \(For the Master Bedroom\)](#)  
 (For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.)

**DINING ROOM:**

*Interior Entry Doors:* N/A.

*Closet Doors:* N/A.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

*Closets:* N/A.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

*Smoke / Fire Detector:* No smoke detector is present/installed.

**DINING ROOM:**

*Interior Entry Doors:* N/A.

*Closet Doors:* N/A.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

*Closets:* N/A.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

*Smoke / Fire Detector:* No smoke detector is present/installed.

**DEN/STUDY/OFFICE:**

*Interior Entry Doors:* Functional. Performing function as intended.

*Closet Doors:* Functional. Performing function as intended.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

*Closets:* Functional. Performing function as intended.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended. (In closets only)

*Combination Light & Fan(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

*Smoke / Fire Detector:* There is a smoke detector installed in this room. Unit was not operated or inspected.

**FAMILY ROOM:**

*Interior Entry Doors:* N/A.

*Closet Doors:* N/A.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

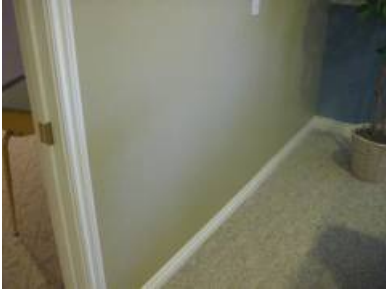
*Closets:* N/A.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Electrical Outlets:* **Caution: Limited number of outlets noted. The number, placement and spacing is not in accordance with the NEC electrical code in place at the time the room was finished. Spacing may not exceed**

12'. Use of extension cords is a common cause of household fires.



*Electrical Wiring (exposed):*

N/A.

*Heat Source:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an return air vent located in this room.

*Smoke / Fire Detector:*

No smoke detector is present/installed.

*Cabinets:*

Functional. Performing function as intended.

*Countertops:*

Functional. Performing function as intended.

**LOWER LEVEL CRAFT ROOM:**

*Interior Entry Doors:*

Functional. Performing function as intended. **Pocket doors rub on the trim work.**

*Closet Doors:*

N/A.

*Windows:*

N/A.

*Interior Walls:*

Functional. Performing function as intended.

*Ceilings:*

Functional. Performing function as intended.

*Floors:*

Functional. Performing function as intended.

*Closets:*

N/A.

*Electrical Switche(s):*

N/A.

*Light Fixture(s):*

Functional. Performing function as intended.

*Electrical Outlets:*

**Caution: Limited number of outlets noted. The number, placement and spacing is not in accordance with the NEC electrical code in place at the time the room was finished. Spacing may not exceed 12'. Use of extension cords is a common cause of household fires.**



*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

*Smoke / Fire Detector:* No smoke detector is present/installed.

*Cabinets:* Functional. Performing function as intended.

*Countertops:* Functional. Performing function as intended.

**EXERCISE ROOM:**

*Interior Entry Doors:* Functional. Performing function as intended.

*Closet Doors:* N/A.

*Windows:* N/A.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

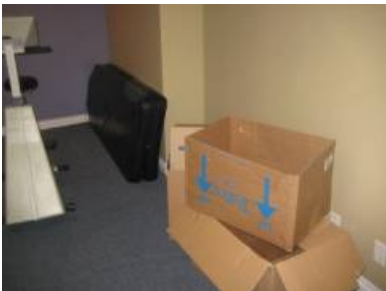
*Floors:* Functional. Performing function as intended. No permanent finished flooring present/installed.

*Closets:* N/A.

*Electrical Switch(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Electrical Outlets:* **Caution: Limited number of outlets noted. The number, placement and spacing is not in accordance with the NEC electrical code in place at the time the room was finished. Spacing may not exceed 12'. Use of extension cords is a common cause of household fires.**



*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

*Smoke / Fire Detector:* There is a smoke detector installed in this room. Unit was not operated or inspected.

*Cabinets:* Functional. Performing function as intended. N/A.

## BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### BEDROOM: #1

*Location:* 1st Floor. Master Bedroom.

*Interior Entry Doors:* Functional. Performing function as intended. Doors rub/stick in jamb, on sill and/or floor.

*Closet Doors:* Functional. Performing function as intended.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

*Closets:* Functional. Performing function as intended. The closet is lighted.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Combination Light & Fan(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Gfci Protection:* GFCI protected outlets noted. GFCI function tests normal.

*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an return air vent located in this room.



*Smoke / Fire Detector:* There is a smoke detector installed in this room. Unit was not operated or inspected.

## BEDROOM: #2

*Location:* 2nd Floor. 1st bedroom to the left of the stairs.

*Interior Entry Doors:* Functional. Performing function as intended.

*Closet Doors:* Functional. Performing function as intended.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

*Closets:* Functional. Performing function as intended. The closet is lighted.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended. (In closets only)

*Combination Light & Fan(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

*Electrical Wiring (exposed):* N/A.

*Heat Source:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an return air vent located in this room.

*Smoke / Fire Detector:* There is a smoke detector installed in this room. Unit was not operated or inspected.

## BEDROOM #3:

*Location:* 2nd Floor. Clockwise from bedroom 2.

*Interior Entry Doors:* Functional. Performing function as intended.

*Closet Doors:* Functional. Performing function as intended.

*Windows:* Functional. Performing function as intended.

*Interior Walls:* Functional. Performing function as intended.

*Ceilings:* Functional. Performing function as intended.

*Floors:* Functional. Performing function as intended.

*Closets:* Functional. Performing function as intended. The closet is lighted.

*Electrical Switche(s):* Functional. Performing function as intended.

*Light Fixture(s):* Functional. Performing function as intended.

*Combination Light & Fan(s):* Functional. Performing function as intended.

*Electrical Outlets:* Functional. Performing function as intended.

Electrical Wiring (exposed): N/A.

Heat Source: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an return air vent located in this room.

Smoke / Fire Detector: There is a smoke detector installed in this room. Unit was not operated or inspected.

**BEDROOM #4:**

Location: Lower level.

Interior Entry Doors: Functional. Performing function as intended.

Closet Doors: Functional. Performing function as intended.

Windows: Functional. Performing function as intended.

Interior Walls: Functional. Performing function as intended.

Ceilings: Functional. Performing function as intended.

Floors: Functional. Performing function as intended.

Closets: Functional. Performing function as intended. The closet is lighted.

Electrical Switche(s): Functional. Performing function as intended.

Light Fixture(s): Functional. Performing function as intended.

Electrical Outlets: Functional. Performing function as intended.

Electrical Wiring (exposed): N/A.

Heat Source: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an return air vent located in this room.

Smoke / Fire Detector: There is a smoke detector installed in this room. Unit was not operated or inspected.

**BASEMENT**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**BASEMENT:**

Access:





*Foundation Walls:*

Functional. Performing function as intended. Concrete. Typical settling cracks noted.

*Moisture:*

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

*Support Posts, Walls, Etc:*

Functional. Performing function as intended. Materials noted: Steel.



*Load Beams:*

Functional. Performing function as intended. Materials noted: The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam.



*Floor Structure:*

Functional. Performing function as intended. Materials Noted: Engineered floor joists noted.

*Sub-flooring:*

Functional. Performing function as intended. Materials Noted: Oriented Strand Board.

*Sump Pump:*

N/A.

*Interior Entry Doors:*

Functional. Performing function as intended. Doors rub/stick in jamb,

on sill and/or floor.

Closet Doors:

N/A.

Windows:

N/A.

Floors:

Functional. Performing function as intended. The floor covering materials noted; Concrete. Typical settling cracks noted.

Floor Drain

Present. May or may not have good drainage.



Electrical Switch(s):

Functional. Performing function as intended.

Light Fixture(s):

Functional. Performing function as intended.

Electrical Outlets:

N/A.

Electrical Wiring (exposed):

Junction box cover(s) are missing.



Smoke / Fire Detector: [There is no smoke detector installed in this room.](#)

(For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.)

Laundry Sink:

N/A.

General Purpose Hose  
Bibs:

N/A.

## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### PRIMARY POWER SOURCE

*Service Voltage:* The incoming electrical service to this structure is 120/240 volts.

*Service/Entrance/Meter:* Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.



### SERVICE PANEL & CIRCUITRY

*Main Power Panel Size:* 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

*Location Of Service Panel:* Basement.



*Is Panel Accessible:* Yes - The electrical panel is in a location that makes it readily accessible.

*Service Cable To Panel Type:* Copper.



*Panel Condition:* Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

*Main Panel Type:* Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse To Wire Compatibility:* Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Tripped Or Turned Off Breakers:* None.

*Gfci Breakers:* None present.

*Afci Breakers:* None.

*Legend Available:* Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

*Panel Cover Removed:* Yes.

*Condition Of Wiring In Panel:* Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

*Feeder And Circuit Wiring Type:* Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

*Circuit Wiring Condition:* Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

*Main Service Ground Verified:* Yes - The main service ground wire was located by the inspector. Copper wire was noted.

*Wire Protection/Routing:* Satisfactory - Visible wiring appears to be installed in an acceptable manner.

**DISTRIBUTION PANEL**

*Sub Panel Location:* N/A.

**PLUMBING**

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

**MAIN LINE:**

*Location:* Main shutoff valve is located in the basement. (Valve was not operated)



*Material:* Galvanized, Plastic.

**SUPPLY LINES:**

*Material:* Copper.

*Condition:* Functional. Performing function as intended.

**WASTE LINES:**

*Material:* Plastic.

*Condition:* Functional. Performing function as intended.

*Main Waste Clean Out:* Present and accessible. (Not opened)



**EXTERIOR PLUMBING:**

*Hose Bibs*

Functional. Performing function as intended.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch



pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**WATER HEATER:**

*Location:* Basement.



*Power Source:* Gas.

*Brand:* Bradford white.

*Model Number:*



*Capacity:* 40 Gallons.

*Approximate Age:* 10 - 15 years.

*Condition:* Functional. Performing function as intended.

*Tpr Valve & Extension.* TPR valve is present but was not operated or tested. Extension pipe off of the TPR is present and terminates within 3" and 6" of the floor.

*Venting.* Functional. Performing function as intended.

**SANITARY PUMP:**

*Venting:* N/A.

**GAS SERVICES**

**GAS SERVICES:**

*Fuel Source:* Natural gas is provided by a regulated service company or utility.

*Gas-fired Equipment Installed:* Furnace. Water heater. 1 Fireplace. Range - oven.

*Location Of Meter:* Rear side of the house.



*Location Of Main Gas Shut-off*



*Type Of Gas Supply:* Natural Gas.

*Gas Appliances In Garage Area?:* None installed in the garage area.

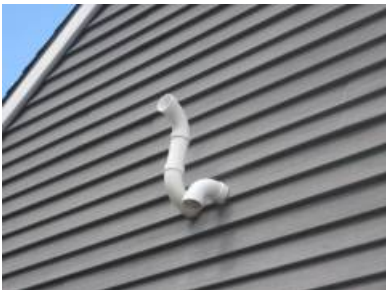
*Gas Line Primary Piping Material:* Other.

*Secondary Supply Piping:* Black Iron Pipe. The connector is an AGA approved material and is so tagged.

*Piping Installation - Routing - Shutoffs - Hangers - Supports:* Satisfactory - Gas supply piping as installed appears adequate.

*Gas Odors Noted:* No.

*Vents Noted*



## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING EQUIPMENT:

*Location*

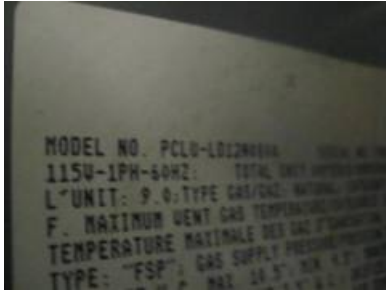
Basement.

*Type*

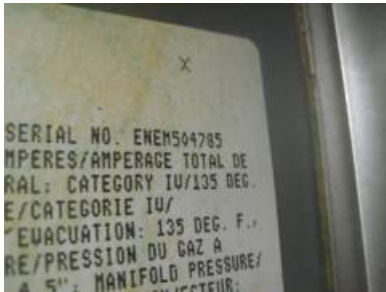
Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.



*Model Number:*



Serial Number:



<i>Fuel Source:</i>	Natural Gas.
<i>Make:</i>	Fraser-Johnston.
<i>Approx. Age:</i>	10 Years.
<i>General Condition</i>	Functional. Performing function as intended.
<i>Thermostat:</i>	Functional. Performing function as intended.
<i>Burners:</i>	Sealed unit (not visible to inspect)
<i>Heat Exchanger:</i>	Closed System - Unable to inspect, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.
<i>Pump / Blower Fan:</i>	Functional. Performing function as intended.
<i>Combustion Air:</i>	

**Unsafe: Vents are blocked, plugged up with rags. This can lead to a carbon monoxide build-up in the home from the water heater and or furnace due to inadequate mack-up air in the Combustion Appliance Zone. This is a serious safety hazard. The extension of the one vent has been removed and no longer terminates with in 12" of the floor.**



*Flues, Vents, Plenum:* Functional. Performing function as intended.

*Air Filters:*

Functional. Performing function as intended. A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.



*Normal Controls:*

Functional. Performing function as intended.

*Operation:*

Unit operates normally and safely.

*Condensation Pump*

n/a.

*Humidifier:*

A Humidifier is present. (Humidifiers are not operated or inspected.)



## AIR CONDITIONING:

*Primary Type:*

Central, Electric.



*Make:*

Lennox.

*Model Number:*



*Fuel Source:* 220 Volt, Electrical disconnect present.  
*Approx. Age:* Manufactured: 2001.  
*Condensate Line:* Functional. Performing function as intended.  
*Refrigerant Line:* Insulation on exterior portion of the line is in need of replacement.



*Operation:* Did not operate air-conditioning due to low ambient air temperature. (Must have at least 60 degrees for the entire 24 hour period preceding the inspection).

**DUCTWORK / DISTRIBUTION:**

*Ducts / Air Supply:* Functional. Performing function as intended.

**AUXILIARY EQUIPMENT:**

*Whole House Attic Fan:* N/A.