

RJM Enterprises

Confidential - Property Inspection Report - Confidential



123 Main, Santa Rosa CA, 95400
Inspection prepared for: Mr Smith & Mrs Smith
Agent: Ms Jones - Sell it Realty

Inspection Date: 1/14/2011 Time: 9:30 AM
Age: 32 Size: 1899 sq.ft.
Weather: cloudy

Inspector: Bob Muehlbauer
InterNACHI 09010101
1822 San Ramon Way, Santa Rosa, CA, 95409
Phone: 707-321-1515
Email: rjmenterprises@sbcglobal.net
Website: Asantarosahomeinspector.com

Introductory Notes

We recommend reading this entire report and following through with all recommendations for further evaluation

Purpose & scope of this inspection.

The purpose of this inspection is to provide written, unbiased documentation of the condition of systems and components which, in the opinion of your inspector, are safety hazards, are not functioning properly, or appear to be at the end of their service lives. In describing the condition of items which appeared to be in serviceable condition, we may make courtesy notes regarding lesser imperfections, but you should not assume that we have described all imperfections present. It is the responsibility of the client and/or their assigned professionals to conduct thorough, diligent evaluations of the property before the release of inspection contingencies to discover any conditions or imperfections which fall outside the scope of this inspection. We may also describe some conditions which may eventually have an adverse affect upon the condition of the property. Such information is extended as a courtesy to help you take care of your investment. It should not be construed as a complete listing of items which must be attended to in order to maintain the property.

Following the inspector's advice will usually result in enhanced safety for the occupants of the home or improved performance and extended life of the component in question. In listing these items, your inspector is not offering any opinion as to whom, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your real estate professional, attorney or state licensed building contractor for further advice regarding the conditions listed in this report.

This inspection was conducted in accordance with the Standards of Practice of InterNACHI. Please review your inspection contract and the InterNACHI Standards for a complete description of the scope and limitations of this inspection.

This is a home inspection, not a pest inspection.

Any observations which the inspector might make in this report regarding evidence of pests or wood destroying organisms are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

We suggest reviewing a recent pest control inspection report. We recommend review of a current pest control report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection before close of escrow to determine the presence and extent of pest or wood destroying organism activity.

We do not inspect for building code violations.

The presence or extent of building code violations is not the subject of this inspection, nor is such information included in this report. No warranty is offered on the legal use or uses of the building or property. We recommend obtaining all permits and inspection records for any changes and/or additions which may have been made to the building as well as any known conditions that may have been inadvertently omitted from the disclosure statements. Information with regard to these issues may be available from the appropriate building and/or zoning agency. When researching permit records, we advise against inquiries regarding specific work. We recommend asking for all permit records for this property to decrease the chances of forced compliance for potentially unpermitted work.

Environmental Issues - Biological Growths

This inspection does not include evaluation of organic biological growth including but not limited to mold/toxins, mildew and/or bacteria. Evaluation of these issues are beyond the scope of any home inspection. Moisture related conditions are conducive to mold, mildew and/or bacteria build-up, that have been known to cause adverse health and/or respiratory conditions. Home inspectors are not qualified, certified or equipped to evaluate these conditions. We recommend that a licensed, qualified specialist be obtained for detailed information, if desired.

Other Environmental Concerns Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are neither trained nor licensed to recognize or discuss any such substances or conditions. We may make reference to one or more of these substances or conditions should we observe the common indications which suggest the possibility of such materials or conditions being present. If further evaluation seems prudent, we recommend retaining the services of the appropriate specialist(s).

Location / Direction Conventions Used in this Report

For interior and exterior details, we use either compass headings or "right"; "left"; "front"; or "rear". When we refer to the "right" or "left" side of the house, we are assigning direction as we would if we were standing at the street and facing towards the house. "Front" will refer to the side of the house closest to the street. "Rear" will refer to the side of the house furthest from the street. In the case of houses located on corners, directions are assigned from the street from which the main entry path/driveway leads.

Owner's Manuals.

We recommend obtaining the owner's manuals and warranty information for all of the equipment installed in this building.

Age of Installed Equipment.

We do our best to provide our clients with an approximate age for furnaces, air conditioners and water heaters. We determine the age of equipment by interpreting the serial number on the equipment using the standard date coding technique wherein the first four digits of the serial number represent week and year of manufacture unless otherwise clearly stated on the equipment data plate. We are not responsible for discrepancies which may arise due to specialized, non-standard date coding which may be used by some manufacturers. To positively determine the exact age of this equipment, contact the current owners for information regarding date of installation or contact the equipment manufacturer for further information.

Photographs.

In some instances, we may use photographs as a means to help convey our findings. Photographs are not intended to accentuate those findings nor to diminish the importance of those findings not photographed. Not all conditions are photographed.

Colored Text.

Colored text may be used in parts of this report. Color is used for ease of reference only. Color is not meant to place greater emphasis upon comments with colored text nor to diminish the importance of comments without colored text. Some items of potential interest or concern may not include colored text. Entire report must be read to become aware of and understand all issues included in this report. Red text will be used to identify potential safety and/or structural concerns and will be the only items noted in the summary page of the report. Again, please read the entire report.

Designation of Items Beyond Scope of Inspection

In this report, we may point out that certain components or equipment are beyond the scope of this inspection. We do not do this for each and every possible item which is outside the scope of this service. Items specifically designated as outside the scope of inspection in this report are so designated as a courtesy to help assist your understanding of our inspection process and report.

Older Homes.

Upgrade suggestions made in this report are not exhaustive. Although we may make suggestions for structural and/or safety upgrades, we are not in the business of advising clients on how to update properties to current building codes. We sometimes offer limited, common upgrade suggestions as a courtesy. It is highly likely, especially with older homes, that there may be other areas not listed in this report which could be upgraded and/or would be built to higher standards were the home to be built, remodeled or repaired now.

Water / Energy Conservation.

We do not perform water or energy conservation evaluations as part of this inspection. We may point out some common water and/or energy conservation features to help you notice features which may not be otherwise readily apparent to the average client. We do not note all such features nor guarantee or imply that any water or energy conservation features noted in this report are in compliance with current standards or represent the most efficient installation available.

Definitions.

Serviceable or Functional : Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individual's interpretation of an acceptable state.

All other words and terms in this report shall be defined by the Webster's Collegiate Dictionary, except where otherwise defined in the InterNACHI Standards of Practice. All InterNACHI definitions shall supercede dictionary definitions.

In this report we use the terms "pest report" and "wood destroying organism report" interchangeably.

Repair Prices.

To avoid conflict of interest and to comply with California state law and the InterNACHI Code of Ethics, we do not perform any repair work on property which we inspect. Consequently, we do not offer price estimates for any type of repair work. We recommend contacting an appropriate licensed contractor for price estimates to repair any conditions listed in this report.

Inspection and Site Details

1. Inspection Time

Start: 09:30 AM
End : 11:30 AM

2. Attending Inspection

Client present
Buyer Agent present

3. Residence Type/Style

Single Family Home, Ranch Style

4. Garage/Carport

Attached 2-Car Garage

5. Front of Home Faces

East

6. Bedrooms and Bathrooms

Number of Bedrooms: 2
Number of Bathrooms: 2

7. Occupancy

Vacant - Furnished

8. Temperature

45 degrees

9. Weather Conditions

Cloudy

10. Ground/Soil Surface Condition

Weather leading up to inspection was wet

11. Rain in the Last Three Days

Yes

Exterior

1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Carport Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: N/A

3. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.

4. Steps, Stoop, Porch

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: None

5. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Front entry door:, Vinyl covered wood, Vinyl Slider

, Rear sliding door:, Metal garage side service door

Observations:

- Side entrance door to garage binds in closed position. Difficult to open

6. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Composition/Fiberboard Siding

Observations:

- Exterior cladding appeared in serviceable condition, with no major deficiencies noted. Small amount of waving. Waving of composition; wood or vinyl siding can occur due to expansion and contraction of the materials caused by changes in temperature and humidity.



siding waves

7. Eaves, Soffits, Fascias

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood

Observations:

- Appeared to be in serviceable condition, at time of inspection.
- Recommend attaching, prepping, priming and painting any exposed wood trim

8. Door/Window Frames, Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood • Wood Door trim

9. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

• Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Observations:

- No deficiencies noted on visible areas.
- Exterior caulking is generally in good condition.
- Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.

10. Patio, Flatwork

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Rear patio:, Concrete

Observations:

- No deficiencies noted
- Common cracks/Seal as needed.

11. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None

Observations:

- Not Present.

12. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None

Observations:

- None.

13. Grading, Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Ground generally graded away from house

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

14. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: No vegetation affecting the structure or foundation.

Observations:

- No discrepancies noted.

15. Retaining Walls Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: None

16. Limitations of Exterior Inspection

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Roofing

1. Roof Style and Pitch

Hip • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Walked on Roof Surface

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Fiberglass-based asphalt shingles

Age: Less than 2 years

Observations:

- Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.
- FYI: Fiberglass composition (asphalt) shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to such variables such as color, building orientation, and amount of sunlight received as well as adequate attic ventilation.
- FYI: Once a roof reaches the ten (10) year mark, it is a good idea to have the roof inspected for any signs of aging every three years. A roof that has some routine maintenance in its second half of life will outperform those that are not maintained.
- These shingles appear to be in the first third of their life cycle.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: ABS piping for plumbing vent stack(s)

Observations:

- Plumbing vent stack flashing boot(s) appeared functional.
- Plumbing vent(s) functional and properly flashed.

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry -- for wood burning fireplace with terracotta flue

Observations:

- Appeared functional with no deficiencies noted, at time of inspection.
- Typical cracking observed at crown. Seal as needed.

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Galvanized/Aluminum, A gutter cover material installed in some areas

Observations:

- The roof drainage system appeared in serviceable condition, at time of inspection.
 - Not all gutters protected from debris with a gutter cover product.
 - Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation. See illustration.
- Location:



divert water away from foundation



divert water away from foundation



gutter guards in place



remove debris, no gutter guards

8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: plastic-lensed, raised-curb-type

Observations:

- Appear functional
- Skylights can leak. Monitor the flashings and ceilings and seal as needed.

9. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Structural Components

1. Foundation Type

A raised perimeter with pier and beam supports -- Crawlspace • Slab on Grade

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Poured Concrete** • A raised perimeter with pier and beam supports -- Crawlspace
 Observations:
 • Evidence of past water penetration observed.

3. Foundation Floor

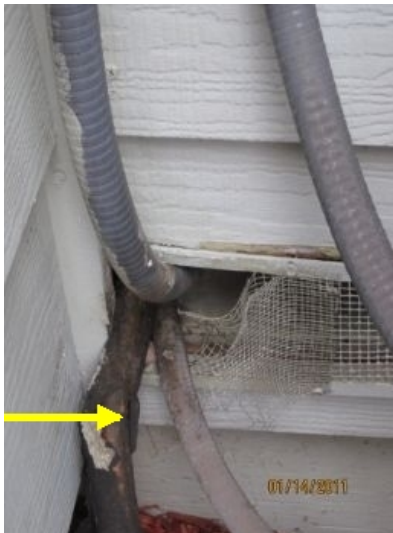
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Concrete slab** • **Crawl Space: dirt floor**
 Observations:
 • All concrete floor slabs experience some degree of cracking due to shrinkage in the drying 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.

4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Method of Inspection: **From entry** • **Unsafe conditions:** • **Standing water** • **Obstructed** • **Limited access**
 Insulation & Ventilation: **Under floor insulation type: fiberglass batts**
 Observations:
 • The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified contractor should repair as needed.
 • Crawlspace vent screens need repair or replacement



replace broken screens and repair insulation around AC line

5. Columns, Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Wood posts and wood beams.** • **Concrete piers**
 Observations:
 • No deficiencies noted at the visible areas.

6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Dimensional lumber wood Joists:** • **2 X 6** • **Plywood sheathing sub floor**
 Observations:
 • Not visible to inspect due to finishing materials and insulation.

7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood frame: 2 X 4 dimensional lumber

Observations:

- Limited view due to finishing materials.
- See Limitations

8. Ceiling, Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Dimensional lumber wood ceiling joists • Engineered wood roof truss framing • Garage Ceiling and Roof structure: • Same as the house • Plywood Sheathing

Observations:

- Limited review due to finished ceilings.
- Limited view of ceiling framing due to insulation.
- No deficiencies observed at the visible portions of the roof structure.

9. Limitations of Structural Components Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Furniture, storage, and/or personal items restricted access to some structural components.

Attic and Insulation

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attic Inspection Method: Viewed From Hatch - Attic area too short to to walk in
 Type of Access: Scuttle Hole located in: • Hallway closet

Observations:

- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses.

2. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Passive ventilation • Under eave soffit inlet vents

Observations:

- vents appear functional
- Existing attic ventilation appears adequate.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Fiberglass, batts

Depth/R-Value: 1-6 inches

Observations:

- Insulation level in the attic is typical for homes this age

4. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: ABS plumbing vents

Observations:

- 2 bathroom exhaust vents terminate in attic. See Bathroom section

5. Garage/Carport Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Access: Pull Down Ladder located in: • Garage

Observations:

- Shuttle door is not fire rated
- Fire wall in garage does not extend from ceiling to roof peak.

6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Any estimates of insulation R values or depths are rough average values.
- Power ventilator(s) was not tested due to cold temperature in attic. The thermostat on these ventilators are normally set for fan to come on at approx. 100-120 degrees F.

Heating and Air Conditioning

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Analog, non-programmable type., Main level/hallway

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.



recommend upgrading thermostat

2. Heating System

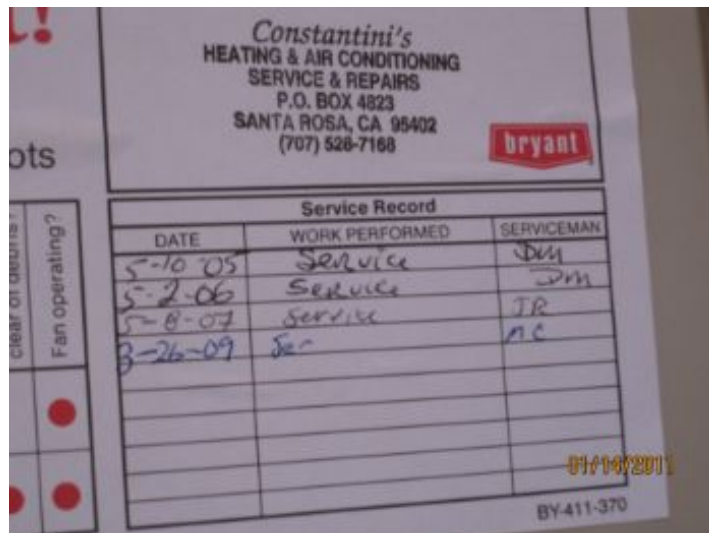
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Forced air natural gas furnace - located in laundry room closet • Bryant

Age and Heating Capacity: 18 • Approx 80,000 BTU capacity

Observations:

- No deficiencies observed.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.



last service 3/26/09

3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating: Natural Gas -- Gas meter located at: • Exterior, South side of house
 For Cooling: Electric - 220/240 volt A/C
 Observations:
 • No deficiencies noted.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: A safety shutoff switch installed at furnace service door panel
 Observations:
 • No deficiencies noted. Switch operated.

5. Distribution Systems

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Insulated round sheetmetal, and flex-type ductwork system. Floor registers.
 Observations:
 • Limited visual inspection. Unable to inspect all ductwork. Ductwork travels through crawlspace. Some ductwork touching the ground. Recommend securing with straps to floor joists.
 • Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
 • Small register in seating room has insufficient air flow. Check connection of ductwork.

6. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies noted.

7. Venting, Flue(s), Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal double wall vent pipe passing through drywall ceiling
 Observations:
 • The visible portions of the vent pipes appeared functional.

8. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Compressor/Condenser unit: • Carrier brand
 Compressor Age and Cooling Capacity: Unable to determine
 Observations:
 • Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
 • A/C Unit not operated in the cooling mode (see Limitations). The ability of the cooling system to perform its normally intended function and operation could not be determined.

9. Fuse/Circuit Breaker Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Placard Max: 30 Amps
 Observations:
 • Proper size circuit breaker protection installed at main electrical panel and exterior shutoff.

10. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies noted in the condensate collection and removal system.

11. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Media disposable, Fiberglass disposable filter(s)

Observations:

• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

12. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None.

13. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.
 • The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

14. Gas Fireplace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None.

15. Limitations of Heating and Air Conditioning Inspection

- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
- The test of the central air conditioner (A/C), the electrical power to the unit AND the outside air temperature must be above 65 degrees Fahrenheit for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.

Electrical

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Underground service lateral, South, Outside wall of residence
 Observations:
 • No deficiencies noted. Most not visible.

2. Service Entrance Conductors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper, 100 Amps
 Observations:
 • No deficiencies noted at visible sections.

3. Service Rating

100 amps • Voltage: 120/240 volts

4. Main Disconnect

Description: One 100 Amp breaker on Main Service panel.

5. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Sylvania • Outside south wall of house
 Observations:
 • The main panel appears to have some room for future upgrades or additions to the system.
 • The wiring within the panel appeared satisfactory.
 • One black wire used for neutral connection at bus bar. Unable To Determine use. Have electrician inspect.



black wire on neutral bus bar

6. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None.

7. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper • See Limitations • Outside the residence
 Observations:
 • No discrepancies on visible sections.

8. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Breakers

Observations:

- No deficiencies noted.

9. Wiring Methods

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper • Wiring type: non-metallic sheathed cable "Romex" • Wiring conductors: Copper • Wiring conductors: Copper and multi strand Aluminum (OK on 220/240 volt circuits)

Observations:

- Visible wiring appeared functional, at time of inspection.
- Main Panel appears to have adequate room for additional circuits.

10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Grounded

Observations:

- A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.
- Improper 3 way switch operation for exterior light at rear sliding door. Did not operate.
- bulbs out
- Exterior outlet at front of house should have a waterproof cover and/or have a GFCI installed.
- *****CEILING FANS*****
- Ceiling fans operated normally when tested.



watertight cover needed for outlet

11. GFCI

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets: Bathrooms, Kitchen

Observations:

- Test GFCIs monthly to ensure proper operation.
- Operated when tested.

12. AFCI

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Definition: Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

Locations & Resets: No AFCI's Present. Not Required

13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: One in each bedroom

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: There are no CO detectors in this home

15. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.

Plumbing

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

Materials: Copper

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: East wall of house

Observations:

- Pressure reduction valve noted outside of entrance to the house

4. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bibs

Interior Shutoffs: None installed

Observations:

- Operated properly when tested

5. Water Supply, Distribution Systems

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be inspected.

6. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Hot/cold reversed plumbing observed at kitchen faucet.

7. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies observed.
- Kitchen has a Stainless steel - under mounted sink

8. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed. Newer installations throughout house.
- Components appeared satisfactory with no leaks, at time of inspection.

9. Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water pressure and flow was functional at the time of inspection.
- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

10. Waste, Drain, Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Waste System Type: Public sewage disposal system

Description: ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

- Limited inspection of waste lines due to confined space or hazardous condition in crawlspace.

11. Water Heater(s)

Description: Manufacturer:, A.O. Smith, Conventional storage tank, Gas, Location: Garage utility closet
 Capacity: 40 Gallons

12. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: Older than 20 years • FYI: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- Water heater is past the end of its typical service life. Highly recommend replacement.



water heater reaching end of life span (1987)

13. Water Heater Vent System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: Metal double wall vent pipe.

Observations:

- Minimum water heater double-wall vent pipe clearance from combustable material is 1".
- **SAFETY CONCERN:** Gas burning water heater vent pipe has less than required minimum distance from combustable materials. This is a fire hazard. Licensed contractor repair as needed.



vent pipe clearance around combustable materials should be a least 1 inch

14. Fuel Storage, Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at outside meter

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

15. Drainage Sump, Pump(s), Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: No sump basin/pump observed.

16. Private Sewage Disposal (Septic) System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location of Drain Field:

- None

17. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Sprinkler System • See Limitations

Observations: Sprinkler systems are beyond the scope of this inspection.

18. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Bathrooms

1. Bathroom # Designation - for the purposes of this report

Master
Guest

2. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Tub in Master Bath. • Cast Iron

Observations:

- Appeared satisfactory and functional, at time of inspection.

3. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Master bath shower: • Surround is ceramic tile • Shower in guest bath: • Surround is ceramic tile

Observations:

- Appeared functional, at the time of inspection - except where noted.
- Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.
- Failure to keep shower walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

4. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. Appeared functional, at time of inspection - except as noted. NOTE: Older toilet in guest bath. Internal components in tank are reaching the end of their useful service life.



older toilet in guest bath

5. Bidet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: None

6. Bathroom Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Appeared functional, at time of inspection.
- Operated when tested.
- Bathroom fans do not exhaust properly to exterior of home.

7. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Interior

1. Bedroom # Designation - for the purposes of this report

Main level - North side - Master Bedroom and Guest Bedroom.

2. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested.

3. Wall and Ceiling Finishes

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

4. Floor Finishes

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood type • Carpet • Ceramic tile in bathrooms

Observations:

- No deficiencies noted - with normal wear and age. Newer floor surfaces.

5. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Vinyl, Sliders, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- In accordance with NACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- The windows that were tested, are functional.
- FYI: Vinyl windows will expand and contract with temperature changes. Window tracks can be lubricated with "dry" lubricants such as silicone spray lubricant. This will help with binding that may occur with temperature changes.

6. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Hollow core wood doors

Observations:

- No discrepancies.
- Tested doors appeared functional, at time of inspection.

7. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional, no deficiencies noted.

8. Stairways, Steps, Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

9. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Solid Surface

Observations:

- No discrepancies noted, newer installation.

10. Cabinets, Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Wood laminate • Solid Wood doors • Cultured surface vanities

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Some cabinet doors need magnets or hardware to stay shut. Repair as needed.

11. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: One 16' upgraded insulated steel door

Observations:

- No deficiencies observed.

12. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: One automatic opener ., CHAMBERLAIN, 1/2 Horsepower

Observations:

- Appeared functional using normal controls, at time of inspection.

13. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..
- The automatic garage door opener(s) reversed direction when met with resistance.

14. Garage Floor, Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Concrete

Observations:

- Sill plates behind finished surfaces could not be viewed.
- Visible portions of the garage floor appeared sound with minimal cracks, at time of inspection.

15. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Material: Present • Metal

Observations:

- Operated When Tested. Check future operation of self closing door to be certain that the self closing mechanism causes the door to latch closed.

16. Garage Firewall, Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Appeared satisfactory, at time of inspection. Except as noted. Note: Presence of FireX drywall could not be determined due to drywall having been paint.

17. Limitations of Interior Inspection

- This house was unoccupied however, it was furnished. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.

Appliances

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Kenmore. Newer unit

Observations:

- Operated through one rinse cycle and appeared to be in working order at time of inspection.

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: InSinkErator

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Jenn-Air

Observations:

- All heating elements operated when tested.
- Oven(s) operated when tested.

4. Kitchen Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Nu-Tone

Observations:

- Functioned and operated normally when tested.
- Vented to exterior

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: newer • Whirlpool

Observations:

- Operated when tested.

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Kenmore • Newer Unit

Observations:

- Appeared functional, at time of inspection.

7. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None

8. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None installed.

9. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None installed.

Observations:

- Three prong 220 Volt electrical outlet installed. Gas bib also installed. Option for gas or electric dryer.

10. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Damaged exterior vent cover.
- Properly vented to exterior.



broken cover

11. Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Attic and Insulation

Page 11 Item: 4	Vent Piping Through Attic	<ul style="list-style-type: none"> • 2 bathroom exhaust vents terminate in attic. See Bathroom section
Page 11 Item: 5	Garage/Carport Attic	<ul style="list-style-type: none"> • Shuttle door is not fire rated • Fire wall in garage does not extend from ceiling to roof peak.

Electrical

Page 15 Item: 5	Main Service Panel(s)	<ul style="list-style-type: none"> • One black wire used for neutral connection at bus bar. Unable To Determine use. Have electrician inspect.
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Plumbing

Page 20 Item: 13	Water Heater Vent System	<ul style="list-style-type: none"> • SAFETY CONCERN: Gas burning water heater vent pipe has less than required minimum distance from combustible materials. This is a fire hazard. Licensed contractor repair as needed.
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