PROPERTY INSPECTION REPORT

Four Point Home Inspection Inc
179 Niblick Rd #258 Paso Robles CA 93446
805-286-2402
Ken Cox

6060 Linne Rd
Inspection Prepared For: Steve and Emilee Switzer
Agent: Jane Karney -
Date of Inspection: 6/11/2024
Year Built: 1971 Size: 2400
Weather: Mild/Dry

Report Introduction

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

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

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

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

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

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

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

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

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

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

Table Of Contents

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Roof			
	Page 10 Item: 1	Roof Condition	**-SHINGLE DAMAGE** The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.
	Page 14 Item: 4	Combustion Vent	**-VENT CONDITION** No flashing was installed at one or more combustion vents. Roof sealant used to seal penetrations will fail much sooner than metal flashing and will need to be examined annually and re-applied as needed. The Inspector recommends proper flashing be installed by a qualified contractor. A combustion vent was installed in a valley. This condition increases the chances of leakage. This area should be monitored in the future for leaks.
Exterior Areas			
	Page 16 Item: 1	Siding Condition	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed. Bird damage to wood siding covering exterior walls of the home was visible at the time of the inspection. The damage consistent with wood pecker activity. Because birds can be very persistent in this activity before the expiration of your inspection objection deadline, you should consult with a qualified contractor and pest control to discuss options and costs for repairs and bird deterrent strategy.
	Page 20 Item: 2	Soffits & Fascia	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

	Page 22 Item: 3	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed. • Trim loose at the time of the inspection should be re-fastened by a qualified contractor. • Missing trim should be replaced by a qualified contractor.
Crawlspace Foundation			
	Page 30 Item: 3	Foundation Floor	Water pooled in the crawlspace at the time of the inspection may damage the foundation or home structure by encouraging soil movement, affecting the ability of the soil to carry the weight of the structure above, or by causing wood decay. This condition may result from surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater and you should discuss this condition with the seller. The Inspector recommends consulting with a qualified contractor to identify the source of the moisture intrusion and correct the condition.
	Page 32 Item: 4	Girders and Posts	There are rusted or damaged screw jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor. -ANCHOR JACKS There are rusted or damaged anchor jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.
	Page 35 Item: 6	Foundation Plumbing	-PLUMBING WASTE PIPE CONDITION Leaking waste water pipes were visible in the crawlspace at the time of the inspection. The Inspector recommends repair by a qualified plumbing contractor to prevent potential damage from moisture intrusion to the home materials, the home structure and to prevent development of unsanitary conditions. Plastic waste or drain pipes visible in the crawlspace were improperly supported. The Inspector recommends correction by a qualified plumbing contractor.
Grounds			
	Page 40 Item: 7	Exterior Lighting	Exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.
	Page 41 Item: 8	Exterior Outlets/GFCI	One exterior outlet under crawlspace at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection.

	Page 43 Item: 13	Patio/Porch Structure	One or more wood post(s) supporting the patio cover/roof structure had wood decay visible at the time of the inspection. Unless this condition is corrected, it will eventually compromise the ability of the post to support the weight of the structure above. Corrections should be made by a qualified contractor. Dry-rot or fungus damage. Refer to pest report for further details and repair damage as needed.
	Page 45 Item: 14	Decks	**-SUPPORT POSTS** One or more posts supporting the deck had contact with soil at the time of the inspection. Wood in contact with soil will eventually decay, the decayed areas will crush under the weight of the load they support and the deck will lose support in the area of any affected posts. This condition may eventually result in damage to the deck or the development of unsafe structural conditions. The Inspector recommends that all posts supporting the deck be protected from contact with soil. All work should be performed by a qualified contractor. Foundation piers supporting the porch appeared to be unstable at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for stabilization.
Kitchen			
	Page 67 Item: 8	Dishwasher	• The dishwasher was inoperable at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs or replacement.
Laundry			
	Page 70 Item: 6	Dryer Vent	**-TERMINATION** The dryer exhaust duct terminated in the crawlspace. This condition is improper. To avoid excessively high moisture levels that can lead to mold growth and/or damage to materials, the dryer vent should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.
Primary Bathroom #1			
	Page 73 Item: 3	Toilets	In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
Primary Bathroom #2			
	Page 77 Item: 3	Toilets	In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

Inspection Details

1. Standards of Practice

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

2. Home Type

Home Type: Single Family Modular/Mobile Home

3. Occupancy

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

4. Attendance

Observations:

- Buyer Agent present
- Seller present
- Dog
- 10 out of 10 would pet again

10 out of 10 would pet again

Inspection Details (continued)

5. Utilities

Observations:

All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a private well located on the property. Well testing is beyond the score of the general home inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified well testing contractor to gain an understanding of the wells performance and quality.

-SEWER

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

-GAS

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

Inspection Details (continued)

6. Environmental Hazards

Observations:

-ASBESTOS

Based on the original date of construction of the home, the home building materials may contain asbestos. Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. The presence of asbestos may affect the resale value of your property should future buyers insist on asbestos screening and discover it present in construction materials. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

-LEAD PAINT

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.
Over time, paint oxidizes and a powder- containing lead- forms on the painted surface.
On the exterior of the home, rain washes this powder into the soil, where toxins become increasingly concentrated as lead accumulates over time.
At the interior, powder for oxidized paint also accumulates on painted surfaces but can find its way onto and into a variety of other parts of a home, including floor-covering materials and furniture. It can be transferred into the human body when these surfaces/materials are touched and then enter the body through the mouth. Obviously this is a concern with children in a home.
Although not as common, eating paint chips is also a potential exposure source.
Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted. To gain an accurate idea of the extent of any potential lead problem would require a full specialist inspection that would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home. Much information about lead paint is available online. The Inspector did not test for lead paint.

-WILDFIRE

Inspection Details (continued)

Although at the time of the inspection it appeared that fire mitigation had been adequately performed, in the future, you should continue to perform mitigation as needed.
You should consider creating Defensible Space around your home by following Cal Fire Guidelines. Cal Fire Defensible Space

The following are general guidelines:

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

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

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

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

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

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

7. Fire Sprinkler Riser/Sprinkler Heads

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

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-

Roof (continued)

mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

1. Roof Condition

Inspection Method:

• Inspected from walking/mounting roof.

Materials:

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

Observations:

-GENERAL CONDITION

The asphalt composition shingles covering the roof of this home showed moderate deterioration that appeared to be commensurate with the age of the roof. Appeared to be adequately protecting the underlying home structure at the time of the inspection.

Monitor: Asphalt shingles covering some roof slopes exhibited severe deterioration and appeared to be at or near the end of their long-term service lives. Other portions of the roof were in better condition. This condition can be due to exposure to prevailing weather patterns or directional exposure to sunlight, or it may be that shingles on some roof slopes have already been replaced. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for any necessary shingle replacement.

-LAYERS

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

-UNDERLAYMENT

The roof had #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

-UNDERLAYMENT CONDITION

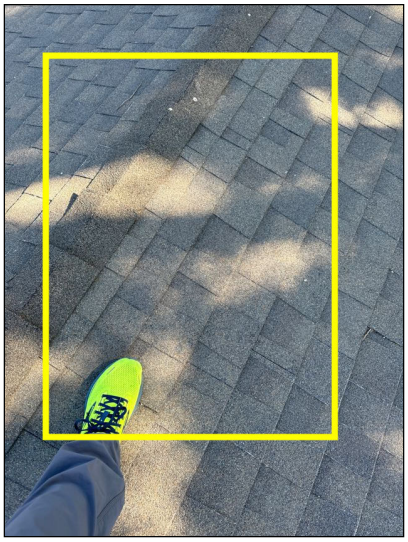
The underlayment was hidden beneath the roof-covering material and most was not inspected. The inspector was able to view edges only at representative areas around the perimeter of the roof. The Inspector observed no deficiencies in the condition of the underlayment visible at the edges at time of the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

-SHINGLE DAMAGE

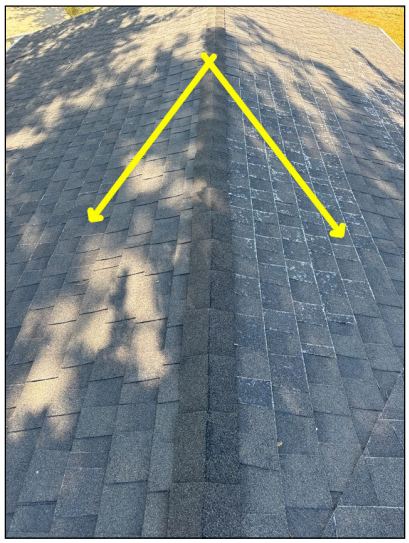
The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

Roof (continued)

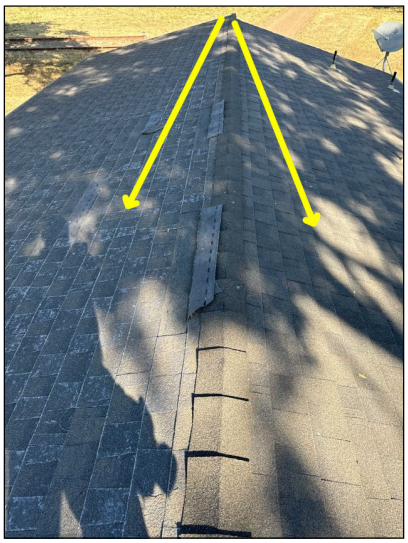
The asphalt composition shingles covering the roof of this home showed moderate deterioration that appeared to be commensurate with the age of the roof.



The asphalt composition shingles covering the roof of this home showed moderate deterioration that appeared to be commensurate with the age of the roof.

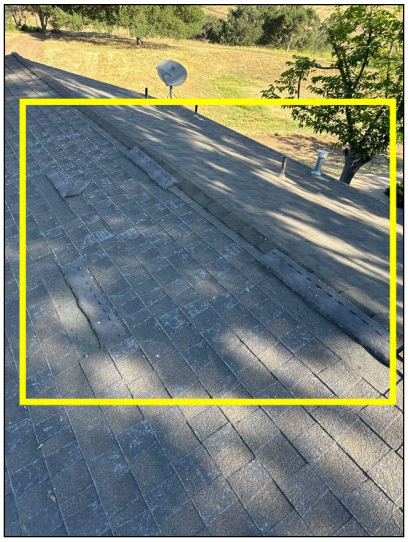


Monitor: Asphalt shingles covering some roof slopes exhibited severe deterioration and appeared to be at or near the end of their long-term service lives.



Monitor: Asphalt shingles covering some roof slopes exhibited severe deterioration and appeared to be at or near the end of their long-term service lives.

Roof (continued)



The roof had loose and/or missing shingles.

2. Flashings

Observations:

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

-GENERAL CONDITION

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

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-VALLEY FLASHING

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

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

-ROOF PENETRATION FLASHING

Flashing protecting the point at which one or more exhaust vents penetrated the roof had exposed nail heads. The inspector recommends sealing all exposed nail heads to help prevent damage from moisture intrusion to the home materials, the roof structure. All work should be performed by a qualified contractor.

Roof (continued)

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

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

Flashing protecting the point at which one or more exhaust vents penetrated the roof had exposed nail heads.

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

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

Maintenance Needed: Plumbing vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.

Roof (continued)

Maintenance Needed: Plumbing vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure.

4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

Maintenance Needed: Combustion vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.

-VENT CONDITION

No flashing was installed at one or more combustion vents. Roof sealant used to seal penetrations will fail much sooner than metal flashing and will need to be examined annually and re-applied as needed. The Inspector recommends proper flashing be installed by a qualified contractor.

A combustion vent was installed in a valley. This condition increases the chances of leakage. This area should be monitored in the future for leaks.

Roof (continued)

Maintenance Needed: Combustion vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure.

A combustion vent was installed in a valley.

5. Gutters

Observations

-SYSTEM DESCRIPTION

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

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

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

-DOWNSPOUTS

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

6. Chimney

Observations

-CHIMNEY CONDITION

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

-FLUE MATERIAL

The chimney was lined with a metal exhaust flue.

-FLUE NOT VISIBLE

A spark arrestor prevented viewing the interior of the chimney flue. Removal of the spark arrestor lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the chimney flue inspected by a qualified specialist.

Roof (continued)

7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations

-SPARK ARRESTOR

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

-RAIN CAP

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

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Siding Condition

Materials: Composition wood siding and wood frame construction.

Observations:

-GENERAL CONDITION

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

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

Bird damage to wood siding covering exterior walls of the home was visible at the time of the inspection. The damage consistent with wood pecker activity. Because birds can be very persistent in this activity before the expiration of your inspection objection deadline, you should consult with a qualified contractor and pest control to discuss options and costs for repairs and bird deterrent strategy.

Moisture damage, wood rot, observed.

Moisture damage, wood rot, observed.

Exterior Areas (continued)

Moisture damage, wood rot, observed.

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Moisture damage, wood rot, observed.

Exterior Areas (continued)

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Moisture damage, wood rot, observed.

Bird damage to wood siding covering exterior walls of the home was visible at the time of the inspection.

Moisture damage, wood rot, observed.

Exterior Areas (continued)

Moisture damage, wood rot, observed.

2. Soffits & Fascia

Observations:

-GENERAL DESCRIPTION

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

-SOFFITS

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

-PESTS

Monitor: Past Swallow nest evident under the soffits. Swallows are protected under the Migratory Bird Treaty Act in the state of California. Under this law, during the nesting season which is February 15th to September 1st, completed nests CANNOT BE KNOCKED DOWN OR TOUCHED without a permit from the Fish and Game Dept. Old nests and nests under construction can be washed down with water or knocked down with a pole. All traces of mud should be removed since swallows are strongly attached to old nests, including nest remnants. The inspector recommends you contact fish and game department or a professional pest company for more information.

-FASCIA

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

Exterior Areas (continued)

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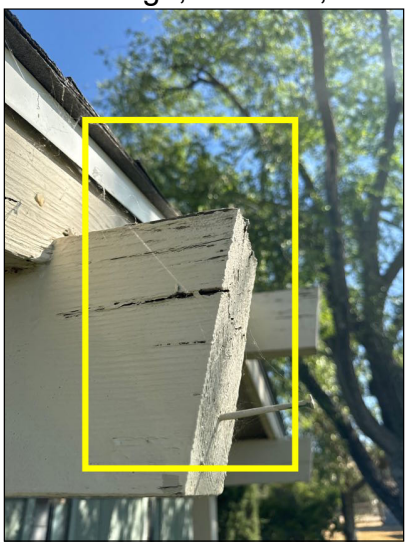

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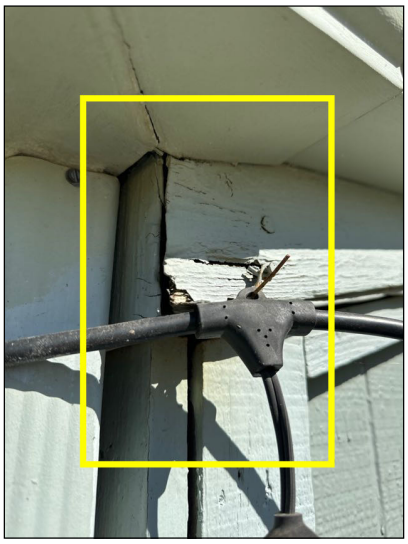
Exterior Areas (continued)

Moisture damage, wood rot, observed.

Monitor: Past Swallow nest evident under the soffits.



Moisture damage, wood rot, observed.

Moisture damage, wood rot, observed.

3. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:

• ***Maintenance Needed:*** Trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

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

• Trim loose at the time of the inspection should be re-fastened by a qualified contractor.

• Missing trim should be replaced by a qualified contractor.

Exterior Areas (continued)

Moisture damage, wood rot, observed.

Maintenance Needed: Trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

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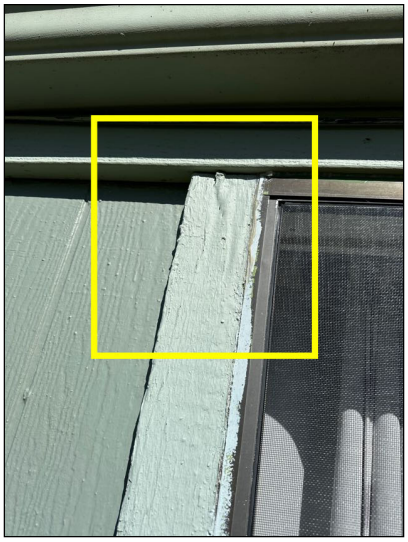
Exterior Areas (continued)



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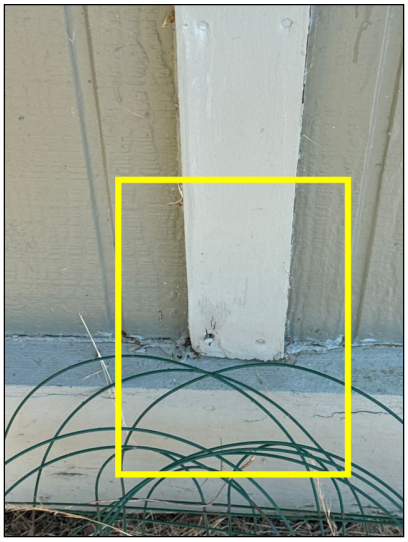

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Moisture damage, wood rot, observed.

Exterior Areas (continued)

Missing trim should be replaced by a qualified contractor.

Moisture damage, wood rot, observed.

Moisture damage, wood rot, observed.

Moisture damage, wood rot, observed.

Exterior Areas (continued)

Trim loose at the time of the inspection should be re-fastened by a qualified contractor.

Trim loose at the time of the inspection should be re-fastened by a qualified contractor.

Moisture damage, wood rot, observed.

4. Exterior Paint

Observations:

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

5. Doors

Observations:

-GENERAL CONDITION

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

Exterior Areas (continued)

6. Window Condition

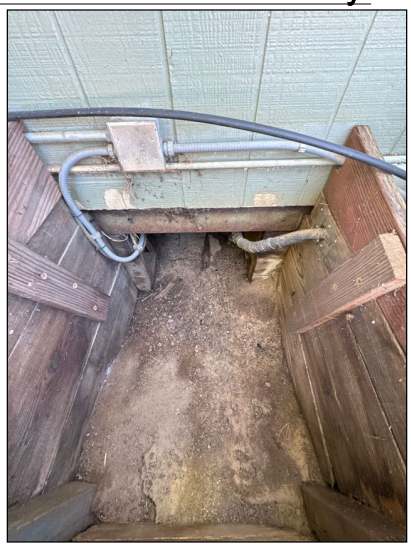
Materials: The home had a few double-pane Vinyl windows.
The home had single pane Aluminum windows.
Observations:
-GENERAL CONDITION
The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

Crawlspace Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Location Access

Materials: The Inspector examined the crawlspace from the inside the crawlspace.
Observations:
• This crawlspace was accessed through a foundation hatch at the North side of the home. **The crawlspace inspection is limited to accessible areas only.**



Crawlspace Foundation (continued)

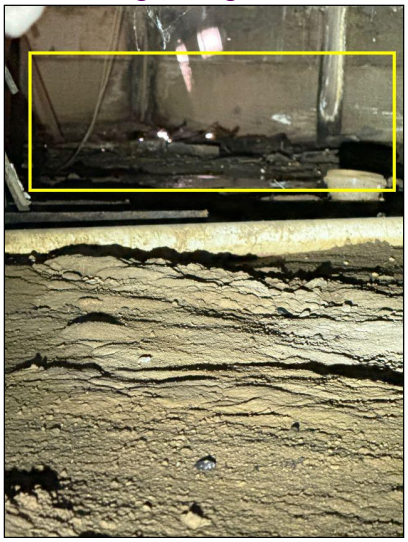
2. Foundation Walls

Observations:

-WALLS/SKIRTING MOBILE/MANUFACTURED HOME

Monitor: Stains visible on the interior surfaces of the foundation walls/skirting in the crawlspace appeared to be the result of past moisture intrusion. Moisture intrusion can result in damage to the home structure or materials and may result in conditions which encourage the growth of microbes. The moisture meter showed no elevated levels of moisture in the foundation wall at the time of the inspection. You should monitor this area for future signs of moisture intrusion in an effort to identify and correct any source of moisture.

The skirting nailer plate has earth to wood contact that can allow unwanted pest and moisture intrusion into the home. Recommend re-grading as necessary to break earth to wood contact.



Monitor: Stains visible on the interior surfaces of the foundation walls/skirting in the crawlspace appeared to be the result of past moisture intrusion.

Crawlspace Foundation (continued)

3. Foundation Floor

Observations:

-FLOOR MATERIAL

The crawlspace had a dirt floor.

-SOIL COVER

No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

-VISIBLE MOISTURE

Soil in the crawlspace was visibly damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls. High moisture levels in soil beneath the foundation can effect its ability to support the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold. The source of the moisture should be identified and the condition corrected by a qualified contractor.

Water pooled in the crawlspace at the time of the inspection may damage the foundation or home structure by encouraging soil movement, affecting the ability of the soil to carry the weight of the structure above, or by causing wood decay. This condition may result from surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater and you should discuss this condition with the seller. The Inspector recommends consulting with a qualified contractor to identify the source of the moisture intrusion and correct the condition.

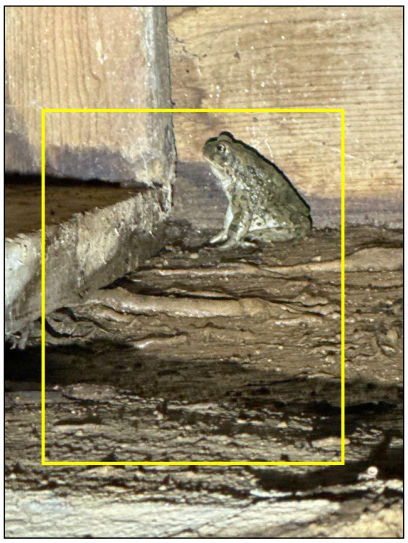
Soil in the crawlspace was visibly damp or wet.

Tree roots growing under the home

Crawlspace Foundation (continued)

Soil in the crawlspace was visibly damp or wet.

Water pooled in the crawlspace at the time of the inspection



Water pooled in the crawlspace at the time of the inspection

Water pooled in the crawlspace at the time of the inspection

Crawlspace Foundation (continued)

4. Girders and Posts

Observations:

-GIRDER MATERIAL

Steel beam frame

-GIRDER CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible steel beam frame structure.

-SCREW JACKS

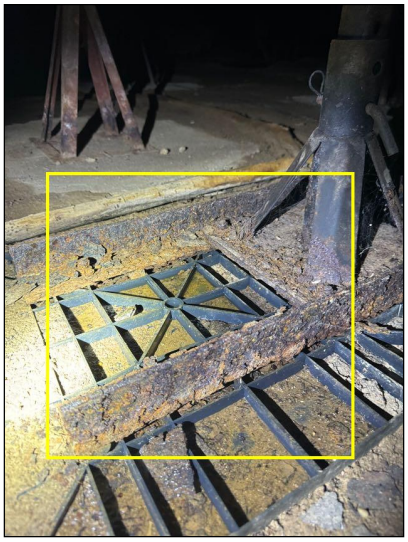
Steel beam girders supporting the floor structure in the crawlspace were supported by adjustable steel posts commonly called "screw jacks" on wood block.

There are rusted or damaged screw jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.

-ANCHOR JACKS

There are rusted or damaged anchor jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.

Steel beam girders supporting the floor structure in the crawlspace were supported by adjustable steel posts commonly called "screw jacks" on wood block.



Steel beam girders supporting the floor structure in the crawlspace were supported by adjustable steel posts commonly called "screw jacks" on wood block.

Crawlspace Foundation (continued)

There are rusted or damaged screw jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.

There are rusted or damaged anchor jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.

There are rusted or damaged anchor jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.

There are rusted or damaged screw jacks supporting the structure. Recommend jacks are replaced and annually inspected by a certified mobile home contractor.

Crawlspace Foundation (continued)

5. Sub Flooring

Observations:

-FLOOR STRUCTURE MATERIALS

The floor structure consisted of particle board subfloor installed over conventional joists resting on the steel beam foundation. Particle board is a poor quality material for floor sheathing with very low resistance to moisture damage. This condition will require diligence in avoiding plumbing leaks.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible sub floor structure. Notable exceptions will be listed in this report.

The sub floor had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage. At the time of the inspection, the moisture meter showed no elevated moisture levels in framing at these areas, indicating that leaking plumbing fixtures have been repaired.

The sub floor had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage.

The floor structure consisted of particle board subfloor installed over conventional joists resting on the steel beam foundation.

Crawlspace Foundation (continued)

6. Foundation Plumbing

Observations:

-WATER SUPPLY PIPE MATERIAL

Monitor: Water supply pipes in the home were galvanized steel. This pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement.

-WATER SUPPLY PIPE CONDITION

The Inspector observed no deficiencies in the condition of water supply plumbing pipes visible in the crawlspace at the time of the inspection.

-GAS SUPPLY PIPE MATERIAL

The home gas distribution pipes were black steel.

-GAS SUPPLY PIPE CONDITION

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

-PLUMBING WASTE PIPE MATERIAL

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

-PLUMBING WASTE PIPE CONDITION

Leaking waste water pipes were visible in the crawlspace at the time of the inspection. The Inspector recommends repair by a qualified plumbing contractor to prevent potential damage from moisture intrusion to the home materials, the home structure and to prevent development of unsanitary conditions.

Plastic waste or drain pipes visible in the crawlspace were improperly supported. The Inspector recommends correction by a qualified plumbing contractor.

Plastic waste or drain pipes visible in the crawlspace were improperly supported.

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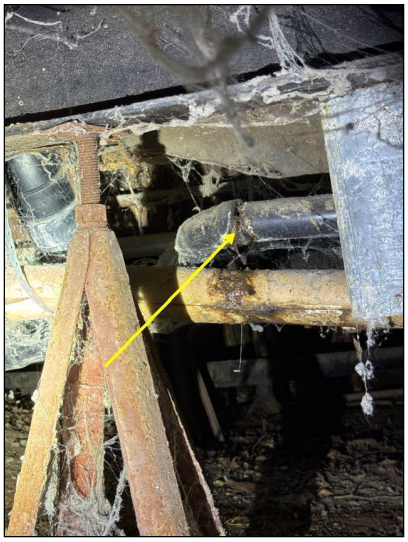
Crawlspace Foundation (continued)



Leaking waste water pipes were visible in the crawlspace at the time of the inspection.

7. Foundation Electrical

Observations:

• At the time of the inspection, the inspector observed no deficiencies in the condition of the homes electrical in the crawlspace.

8. Ventilation

Observations:

• Fixed foundation screened openings noted. Appeared function with no deficiency at the time of the inspection.

• Crawlspace venting appeared to be insufficient at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of floor. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for improving ventilation.

9. Vent Screens

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the crawlspace ventilation screens.

10. Insulation Condition

Observations:

• ***Improvement:*** No insulation was installed in the unheated crawlspace. Insulation of insulation will help reduce heating costs.

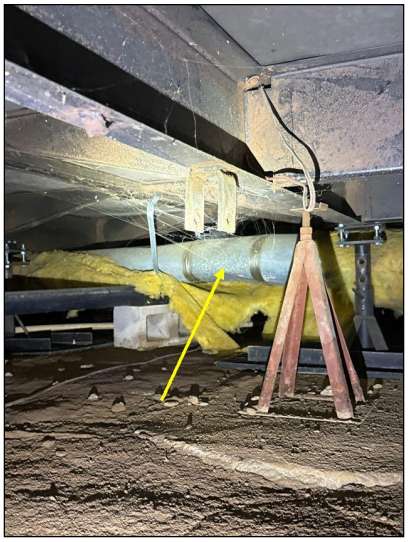
11. Ducting

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible HVAC ducts.

• ***Monitor:*** Ducts were missing insulation in areas. The Inspector recommends complete insulation of ducts to save on energy costs.

Crawlspace Foundation (continued)



Monitor: Ducts were missing insulation in areas.

Grounds

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

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

Grounds (continued)

1. Main Gas Valve Condition

Location: The main propane shut-off to the home was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the East of the home.

Observations:

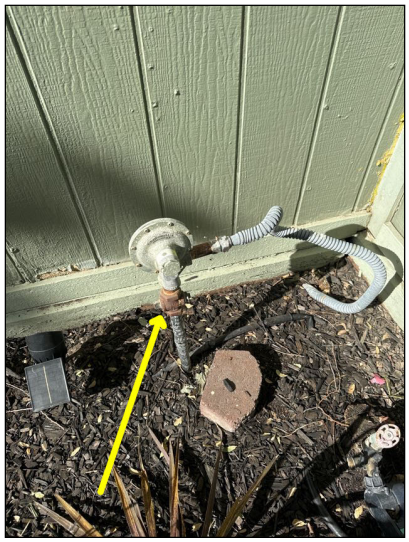
• The gas shut-off where the gas enters the home appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

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

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

• The gas gauge at the propane tank indicated that the tank had 30 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

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



Main gas shut off to the home.

Main shut off to the liquid propane tank

Grounds (continued)

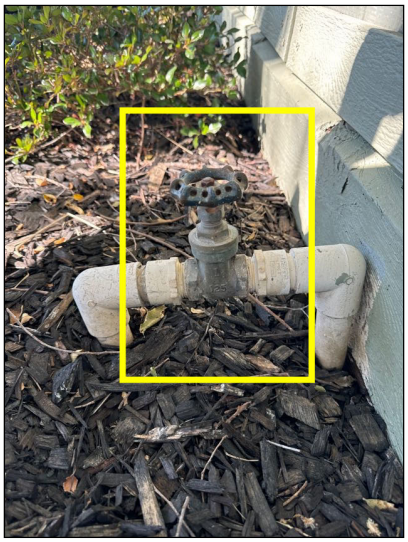
The gas gauge at the propane tank indicated that the tank had 30 % remaining.

2. Main water shut off valve

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

Improvement: Gate valve present as main water shut off, this type of valve has a history of failure with age. Recommend monitor valve for leaks and upgrading to a ball type valve by a Qualified Plumber if leaking is observed.

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



Improvement: Gate valve present as main water shut off, this type of valve has a history of failure with age.

3. Water Supply Condition

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

Grounds (continued)

4. Water Pressure

Observations:
• Recommend 40-80 PSI.
• Home water pressure measured 45 pounds per square inch (psi) at the time of the inspection.

Home water pressure measured 45 pounds per square inch (psi) at the time of the inspection.

5. Pressure Regulator

Observations:
• None.

6. Exterior Faucet Condition

Location: North side of house. • East side of house. • South side of house. • West side of house.
Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

7. Exterior Lighting

Observations: Most exterior lighting was observed with no deficiencies and functional. Exceptions will be listed in this report.
Exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.

Grounds (continued)

Exterior lighting was loose to the wall and could expose electrical components to moisture intrusion.

8. Exterior Outlets/GFCI

Observations:

-EXTERIOR RECEPTACLES

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

-EXTERIOR GFCI RECEPTACLES

Electrical receptacles on the exterior had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

One exterior outlet under crawlspace at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection.

One exterior outlet under crawlspace at the home was not protected from weather.

Grounds (continued)

9. Grading

Observations:

-BUILDING SITE GRADE

The building site had minor slope.

-GENERAL CONDITION

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

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Gravel driveway noted.

Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

-MAINTENANCE

Routine Maintenance: There are minor predictable and common ruts and holes in the gravel driveway. Monitor these areas for further movement and repair as needed.

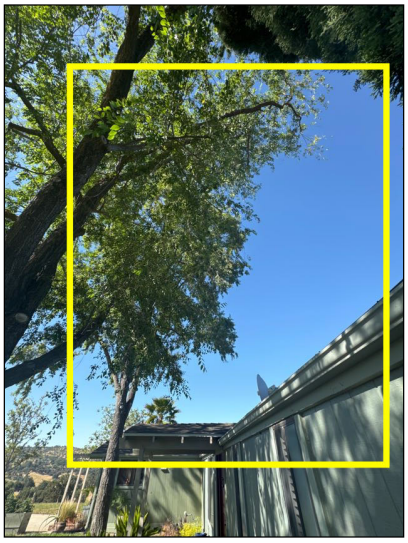
11. Vegetation Observations

Observations:

• ***Monitor***: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

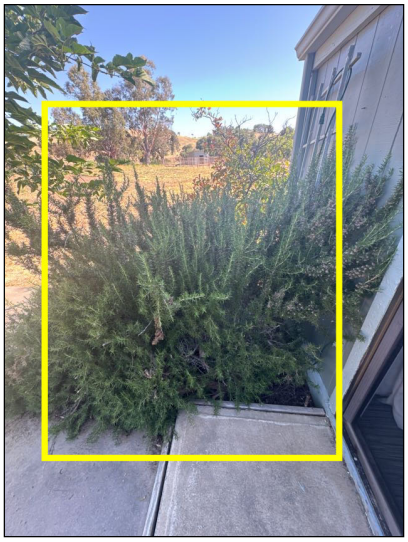
• ***Monitor:*** Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

Monitor: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

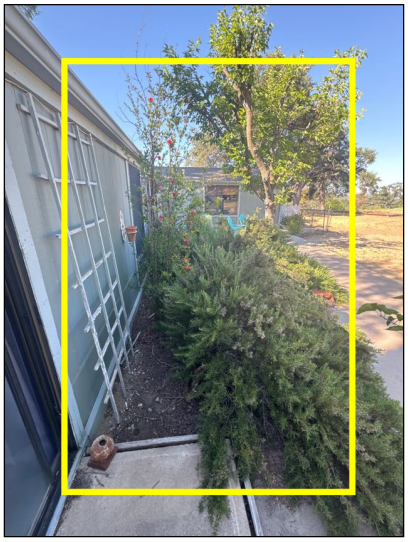


Monitor: Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

Grounds (continued)



Monitor: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.



Monitor: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

12. Patio/Porch Foundation

Observations:

-CONCRETE PORCH SLAB

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

13. Patio/Porch Structure

Observations:

-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

One or more wood post(s) supporting the patio cover/roof structure had wood decay visible at the time of the inspection. Unless this condition is corrected, it will eventually compromise the ability of the post to support the weight of the structure above. Corrections should be made by a qualified contractor.

Dry-rot or fungus damage. Refer to pest report for further details and repair damage as needed.

Grounds (continued)

Dry-rot or fungus damage. Refer to pest report for further details and repair damage as needed.

Dry-rot or fungus damage. Refer to pest report for further details and repair damage as needed.

One or more wood post(s) supporting the patio cover/roof structure had wood decay visible at the time of the inspection. Unless this condition is corrected, it will eventually compromise the ability of the post to support the weight of the structure above. Corrections should be made by a qualified contractor.

Grounds (continued)

14. Decks

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

-MATERIALS

The basic deck structure was built of wood.

-PLANKING MATERIALS

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

-PLANKING CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of the deck planking (the walking surface). Notable exceptions will be listed in this report.

Deck planking (the walking surface) containing areas of advanced decay visible at the time of the inspection should be replaced for safety reasons.

-SUPPORT POSTS

One or more posts supporting the deck had contact with soil at the time of the inspection. Wood in contact with soil will eventually decay, the decayed areas will crush under the weight of the load they support and the deck will lose support in the area of any affected posts. This condition may eventually result in damage to the deck or the development of unsafe structural conditions.

The Inspector recommends that all posts supporting the deck be protected from contact with soil. All work should be performed by a qualified contractor.

Foundation piers supporting the porch appeared to be unstable at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for stabilization.

One or more posts supporting the deck had contact with soil at the time of the inspection.

Foundation piers supporting the porch appeared to be unstable at the time of the inspection.

Grounds (continued)

One or more posts supporting the deck had contact with soil at the time of the inspection.

Electrical

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

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

1. Cable Feed Condition

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

Observations:
-GENERAL CONDITION

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

Electrical (continued)

2. Electrical Panel

Main Location: Exterior of structure. • North side of the house.
Sub Panel Location: in the primary bedroom #2 closet.
Observations:

-CABINET EXPOSURE TYPE

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

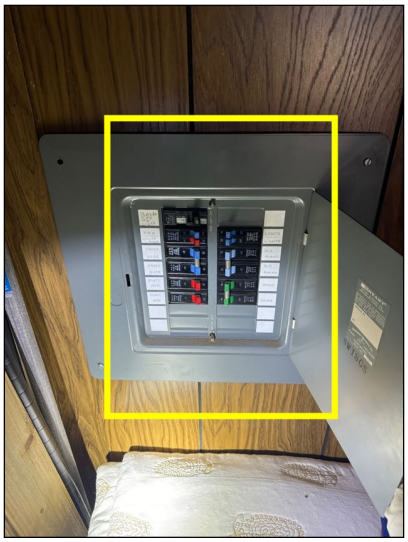
-TYPE of DISCONNECT

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

-BRANCH CIRCUIT DIRECTORY

Safety Improvement: The Circuit Directory label identifying individual electrical circuits was not complete in the service panel, not all breakers are labeled. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.

Main electrical service panel to the home.



Sub panel to the home

3. Main Breaker Condition

Observations:

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

Electrical (continued)

Main electrical shut off to the home

4. Panel Wiring

Observations:

-WIRE TYPE

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

-GENERAL CONDITION

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

5. Breakers

Observations:

-GENERAL CONDITION

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

Heat/AC

1. Heating/Cooling System Type

Observations:

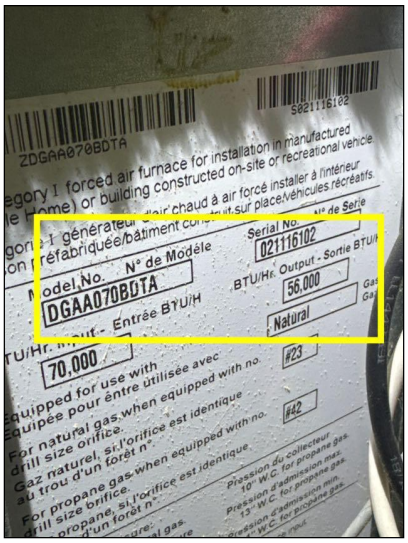
• The heating/cooling is a split system in which the A/C cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils and furnace. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the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

Heat/AC (continued)

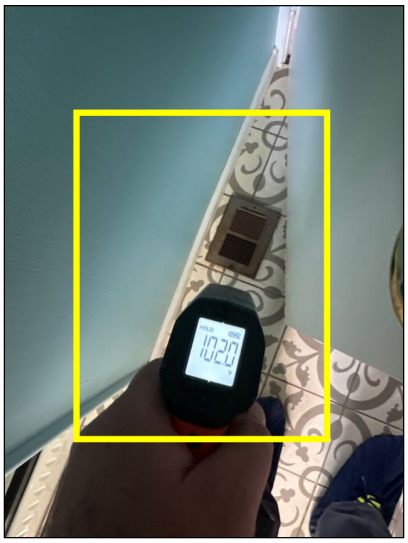
2. Heater Condition

Heater Location: The air handler is located in the hall closet • The air handler is located in the garage
Heater Type: The furnace was gas-fired, mid-efficiency, forced-air.
Observations:
Unit #1
Manufacture:Coleman
Manufacture Date: 2002
-GENERAL CONDITION
This furnace responded adequately to the call for heat and functioned properly.

Unit #2
Manufacture:Coleman
Manufacture Date: 2003
-GENERAL CONDITION
This furnace responded adequately to the call for heat and functioned properly.

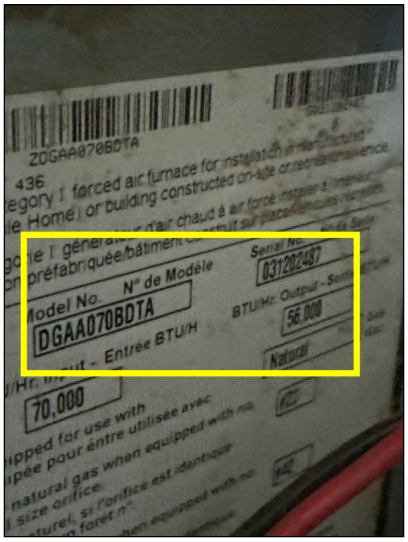


Heater model and serial number Unit 1



The supply air temperature at the registers should be 100 °F - 110 °F + to be considered running efficiently.

Heat/AC (continued)



Heater model and serial number Unit 2

The supply air temperature at the registers should be 100 °F - 110 °F + to be considered running efficiently.

3. Blower

Observations:

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

4. Heater Base

Observations:

• The heater base appears to be functional.

5. Heater Enclosure

Observations:

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

• ***Monitor:*** Stains on the interior of the water heater enclosure visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%), indicating that the source of moisture may have been corrected, or leakage may be intermittent.

Heat/AC (continued)

Monitor: Stains on the interior of the water heater enclosure visible at the time of the inspection appeared to be the result of moisture intrusion. Unit 2

6. Venting

Observations:

-VENTING MATERIALS

Metal single wall chimney vent pipe noted.

-VENTING OBSERVATIONS

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

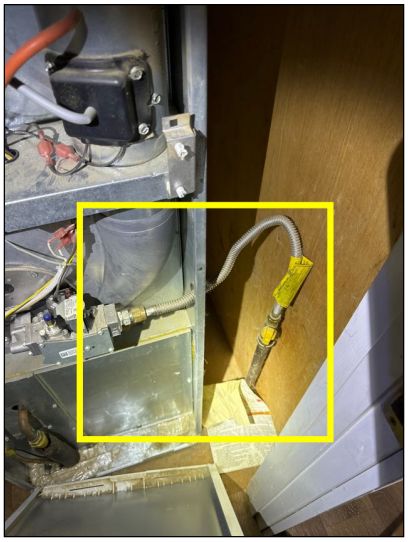
7. Gas Valves

Observations:

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

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

Heat/AC (continued)



Improvement: The gas supply pipe contained no sediment trap.

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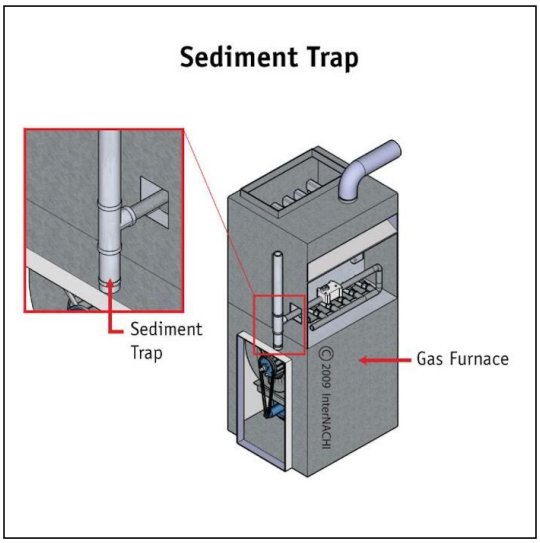


The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve.

8. Air Supply

Observations:

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

Heat/AC (continued)

9. Filter Location

Location: inside heater cabinet.
Filter size: Filter (16x20 size).
Observations:
• The air filter for this furnace was dirty and should be changed.
Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

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

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

Filter (16x20 size).

10. Registers

Observations:
• The air supply registers all appear to be functional.

Heat/AC (continued)

11. Thermostat Condition

Location: Living Room
Observations:
-TYPE
Digital - programmable type.
-GENERAL CONDITION
Functional at the time of inspection.


Digital - programmable type.


Digital - programmable type.

12. Condensate Drain/Overflow Pan

Observations:
-CONDENSATE DRAIN LINE
The condensate discharge line appeared to be acceptable at the time of the inspection.
-CONDENSATE PUMP
Note: There is a condensate pump installed in the crawlspace for unit 1. They are used collect and remove condensate water from HVAC system that cannot be accomplished via gravity, and therefore the water must be pumped up. Pumps are generally installed with an alarm switch that will shut down the AC to prevent the pump's water reservoir from overflowing if the pump stops working.

Heat/AC (continued)

13. AC Compress Condition

Location: The compressor is located on the exterior north.
Unit Size: 3.0 Tons - (Typical size for a home square footage of 1,500-2,000 square feet)
Observations:
Unit #1
Manufacture:York
Manufactured Date: 2003

-GENERAL CONDITION
At the time of the inspection, the system responded to the call for cool air and functioned properly.
Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the unit is the only option. Current units use R410A refrigerant.
-A/C ELECTRICAL DISCONNECT
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.
-PAD and ENCLOSURE
The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

-CONDENSER DAMAGE
Monitor: The air-conditioner condenser unit had visible moderate of debris inside the cabinet. This condition will moderately reduce its efficiency and effectiveness by compromising its ability to dissipate heat. Recommend maintenance by a qualified contractor on an annual biases.

Improvement: The inspectors recommends that an approved condenser cap be added to the A/C unit to protect the unit from collecting debris. Any approved cap should be added by a qualified contractor. Pictured below is one example of an approved cap **www.koolkap.com**
Unit #2
Manufacture:Coleman
Manufactured Date: 1985

-GENERAL CONDITION
At the time of the inspection, the system responded to the call for cool air and functioned properly.
Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the unit is the only option. Current units use R410A refrigerant.
-A/C ELECTRICAL DISCONNECT
Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.
-PAD and ENCLOSURE
The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

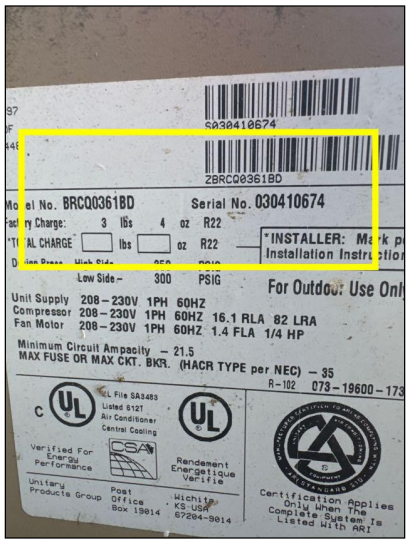
Heat/AC (continued)

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

-CONDENSER DAMAGE

Monitor: The air-conditioner condenser unit had visible moderate of debris inside the cabinet. This condition will moderately reduce its efficiency and effectiveness by compromising its ability to dissipate heat. Recommend maintenance by a qualified contractor on an annual biases.

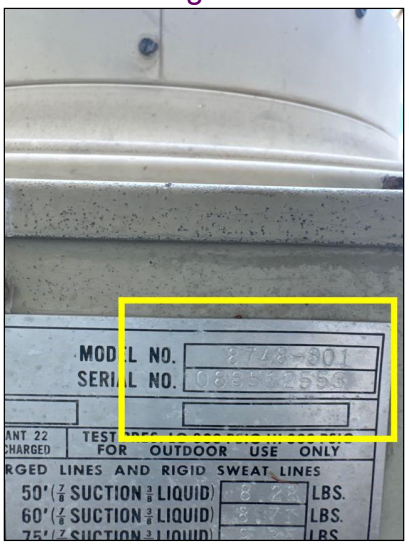
Improvement: The inspectors recommends that an approved condenser cap be added to the A/C unit to protect the unit from collecting debris. Any approved cap should be added by a qualified contractor. Pictured below is one example of an approved cap www.koolkap.com



AC model and serial number Unit 1

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant

Monitor: The air-conditioner condenser unit had visible moderate of debris inside the cabinet.



AC model and serial number Unit 2

Heat/AC (continued)

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant

Monitor: The air-conditioner condenser unit had visible moderate of debris inside the cabinet.

Improvement: The inspectors recommends that an approved condenser cap be added to the A/C unit to protect the unit from collecting debris.

14. Refrigerant Lines

Observations:

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

15. Temperature Splits

Observations:

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

Heat/AC (continued)

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

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Water Heater

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

Water Heater (continued)

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

1. Water Heater Condition

Heater Type:

-GAS-FIRED WATER HEATER

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

Location: The heater is located in the exterior closet.

Observations:

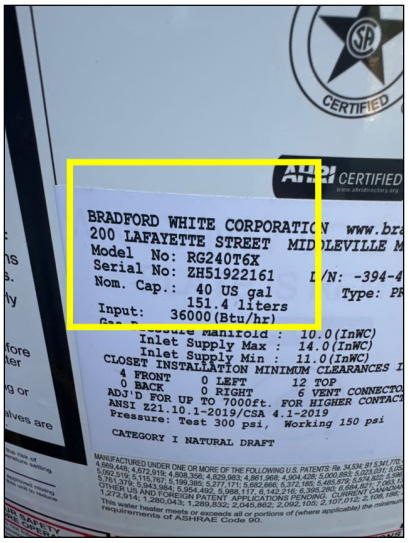
Unit#1

Manufacture:Bradford White

Manufacture Date: 2023

-GENERAL CONDITION/OPERATION

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



Water heater model and serial number

2. Number Of Gallons

Observations:

- 40 gallons

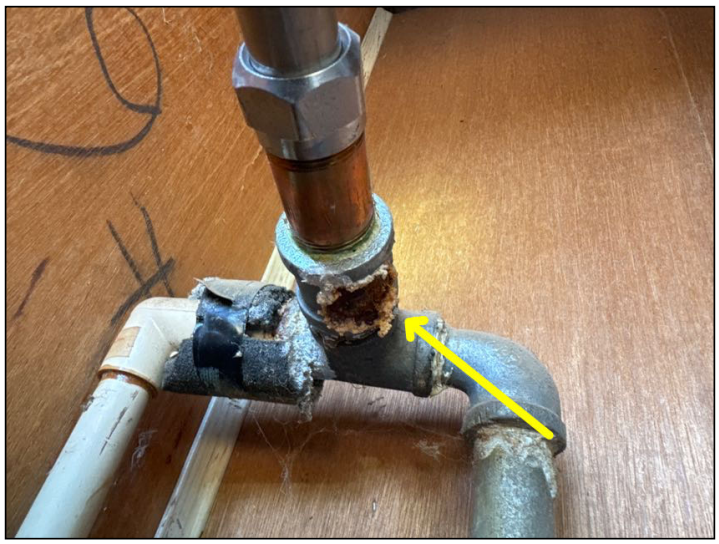
3. Plumbing

Materials: Galvanized

Observations:

- ***Monitor:*** Corrosion observed, no leaks detected at the time of inspection. Supply pipe exhibited a level of corrosion exceeding what would normally be expected, corrosion will shorten the expected long-term service life of the pipe. Have a qualified plumbing contractor correct as appropriate.

Water Heater (continued)



Monitor: Corrosion observed, no leaks detected at the time of inspection.

4. TPRV

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

5. TPR Discharge Line Condition

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

6. Gas Valve/Supply

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

7. Combustion Vent/Air Supply

Observations:
-COMBUSTION VENT CONDITION
The combustion exhaust vent for this gas-fired water heater had no major system safety or function concerns noted at time of inspection.
-COMBUSTION EXHAUST
Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

8. Overflow Drip Pan

Observations: ***Improvement:*** Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

Water Heater (continued)

9. Strapping

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

10. Heater Enclosure

Observations: ***Monitor:*** Stains on the interior of the water heater enclosure visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%), indicating that the source of moisture may have been corrected, or leakage may be intermittent.

Monitor: Stains on the interior of the water heater enclosure visible at the time of the inspection appeared to be the result of moisture intrusion.

The moisture meter showed no elevated levels of moisture present in the stained areas (Normal moisture is considered between 5-12%)

Attic

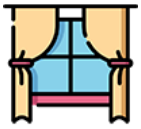
Inspection of the attic typically includes visual examination the following:
- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);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

Attic (continued)

1. Access Observation

Location: No attic present.

Observations:
-NO ACCESS HATCH
The home had a low-slope roof which had no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke/CO2 Detectors

Observations:
-SMOKE /CARBON MONOXIDE DUAL DETECTOR
Smoke and carbon monoxide dual detector placement appeared to be adequate and operated during the inspection.

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

2. Electrical

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

3. Light Fixture Condition

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

4. Doors

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

Interior Areas (continued)

5. Patio Doors

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

6. Screen Doors

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

7. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
-SILL MOISTURE DAMAGE
Windows sills in the home exhibited minor damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be maintained to avoid continuing damage.

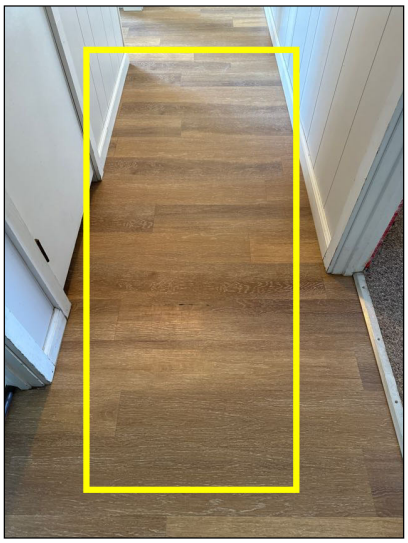
Windows sills in the home exhibited minor damage that appeared to be from moisture intrusion.

Interior Areas (continued)

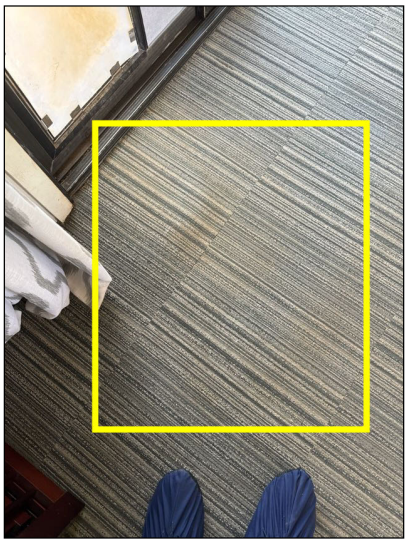
8. Floor Condition

Flooring Types: Carpet is noted. • Plank vinyl tile flooring is noted.
Observations: The Inspector observed few deficiencies in the condition of floors in the home. Notable exceptions are listed.

Monitor: The home had area(s) of uneven floor that may be caused by settlement or damaged sub flooring. (Not a structural concern)
This type of squeaking or movement can have several causes:
• poor sub floor attachment
• post-construction settling. This also is not an unusual condition and usually ceases after the first few years after original construction as the soil beneath the slab becomes stable.
• heaving of the soil due to the presence of expansive soils.
Determining the cause of squeaking or movement lies beyond the scope of the General Home Inspection.



Monitor: The home had area(s) of uneven floor that may be caused by settlement or damaged sub flooring.



Monitor: The home had area(s) of uneven floor that may be caused by settlement or damaged sub flooring.

9. Wall Condition

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

10. Ceiling Condition

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

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

Interior Areas (continued)

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

11. Ceiling Fans

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

12. Closets/Cabinets

Observations:
-CLOSETS
The closet is in serviceable condition.

13. Fireplace

Location: Living Room
Type: Free standing style wood burning stove noted.
Observations: **-WOOD BURNING FIREPLACE CONDITION**
At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the . It was not operated.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

Kitchen

Inspection of kitchens typically includes the following:
ROOM
- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES
- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS
- exterior and interior
- door and drawer

SINK
- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL
- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

1. Cabinets

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

2. Counter Condition

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

3. Electrical

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

4. GFCI

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

Kitchen (continued)

5. Light Fixture Condition

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

6. Sinks

Observations:
-KITCHEN SINK CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.
-KITCHEN SINK FAUCET
The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.
-KITCHEN SINK SUPPLY PIPES
The supply pipes to the kitchen sink appeared to be in serviceable condition at the time of the inspection.
-KITCHEN SINK DRAIN
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of drain in the kitchen.
The kitchen sink had functional flow and functional drainage at the time of the inspection.

7. Garbage Disposal

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

8. Dishwasher

Observations:
• The dishwasher was inoperable at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs or replacement.

9. Range/Oven/Cooktop Condition

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

10. Vent Condition

Hood Type: The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.
• ***Safety Improvement:*** The exhaust fan is only re-circulating so no exhaust duct is vented to the exterior. To prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range, the Inspector recommends that an exhaust duct be installed to exhaust moisture and odor created during cooking to the home exterior.

Kitchen (continued)

Safety Improvement: The exhaust fan is only re-circulating so no exhaust duct is vented to the exterior.

11. Floor Condition

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

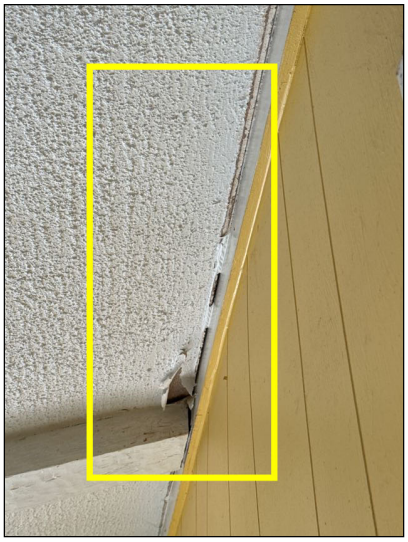
12. Wall Condition

Materials: Walls are clad in paneling.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

13. Ceiling Condition

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

Kitchen (continued)



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

14. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

Laundry

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

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

1. Locations

Locations: South Laundry room

2. Washing Machine Supply

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

Laundry (continued)

3. Electrical

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

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

4. GFCI

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

5. Light Fixture Condition

Observations:

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

6. Dryer Vent

Observations:

-VENT CONDITION

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

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

-TERMINATION

The dryer exhaust duct terminated in the crawlspace. This condition is improper. To avoid excessively high moisture levels that can lead to mold growth and/or damage to materials, the dryer vent should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.

Laundry (continued)

The dryer exhaust duct terminated in the crawlspace.

7. Gas Valves

Observations:

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

8. Exhaust Fan

Observations:

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

9. Cabinets/Counters

Observations: **-CABINET CONDITION**

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

10. Floor Condition

Materials: Vinyl squares (tiles) are noted

Observations:

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

11. Wall Condition

Materials: Walls are clad in paneling.

Observations:

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

Laundry (continued)

12. Ceiling Condition

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

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

The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

13. Doors

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

14. Window Condition

Materials: Aluminum framed single hung window on exterior exit door.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows in this laundry room.

Primary Bathroom #1

1. Locations

Locations: Primary Bathroom #1

2. Sinks

Observations:

-SINK CONDITION

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

-FAUCET

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

A plumbing fixture in the bathroom sink exhibited inadequate flow. The Inspector recommends that this condition be investigated by a qualified plumbing contractor to determine the potential costs for correction.

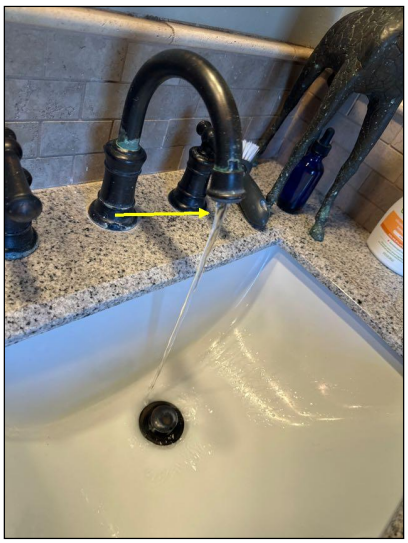
-SUPPLY PIPES

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

-DRAIN

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

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



A plumbing fixture in the bathroom sink exhibited inadequate flow.

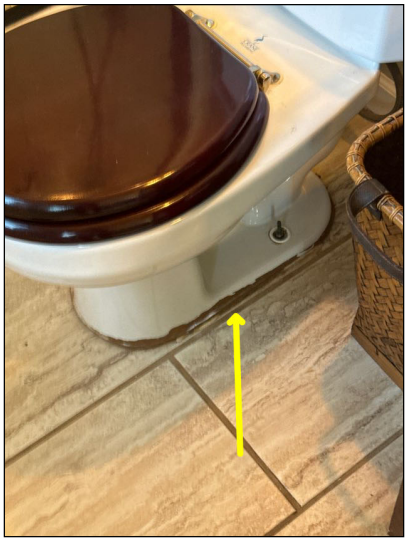
3. Toilets

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

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

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

Primary Bathroom #1 (continued)



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

4. Showers

Observations:

-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A tempered glass enclosure is noted.

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

5. Shower Wall

Materials: Fiberglass surround noted.

Observations:

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

6. Bath Tubs

Observations: None.

7. Electrical

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

Primary Bathroom #1 (continued)

8. GFCI

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

9. Light Fixture Condition

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

10. Exhaust Fan

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

11. Doors

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

12. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows in this bathroom.

13. Floor Condition

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

14. Wall Condition

Materials: Walls are clad in paneling.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

Primary Bathroom #1 (continued)

15. Ceiling Condition

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

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

16. Counter condition

Materials: Granite tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

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

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

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

Primary Bathroom #2

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Primary Bathroom #2

2. Sinks

Observations:

-SINK CONDITION

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

-FAUCET

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

-SUPPLY PIPES

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

-DRAIN

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

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

3. Toilets

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

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

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

Primary Bathroom #2 (continued)

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

4. Showers

Observations:

-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

Curtain present at the shower enclosure.

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

5. Shower Wall

Materials: Ceramic tile noted.

Observations:

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

6. Bath Tubs

Observations:

-GENERAL CONDITION

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

-FAUCET

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

-TUB DRAIN

The tub had functional flow and functional drainage.

7. Electrical

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

Primary Bathroom #2 (continued)

8. GFCI

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

9. Light Fixture Condition

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

10. Exhaust Fan

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

11. Doors

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

12. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

13. Floor Condition

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

14. Wall Condition

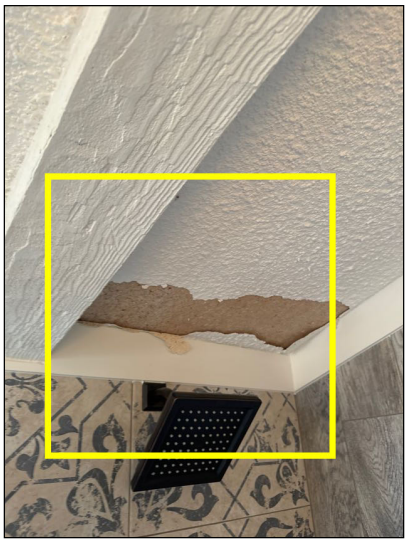
Materials: Drywall walls noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

Primary Bathroom #2 (continued)

15. Ceiling Condition

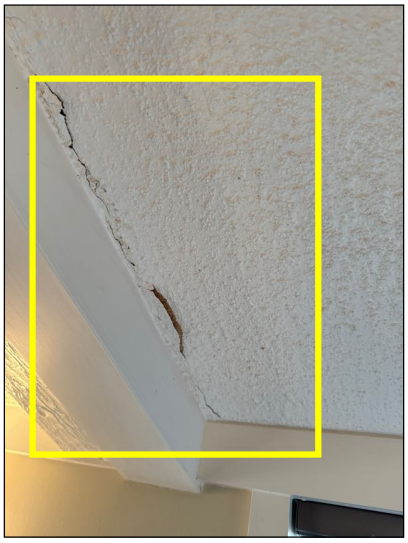
Materials: Drywall ceilings noted.

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



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

The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)



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

The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

Primary Bathroom #2 (continued)

16. Counter condition

Materials: Solid Surface tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

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

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• No Central heating and cooling noted in this room at the time of the inspection.

Bathroom #1

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:
-SINK CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.
-FAUCET
The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.
-SUPPLY PIPES
The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.
-DRAIN
The bathroom sink drain appeared to be in serviceable condition at the time of the inspection.
The bathroom sink had functional flow and functional drainage at the time of the inspection.

Bathroom #1 (continued)

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner. Toilet flow rate is 1.28 gallons per minute "GPM" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:

-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A tempered glass enclosure is noted.

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

5. Shower Wall

Materials: Fiberglass surround noted.

Observations:

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

6. Bath Tubs

Observations: None.

7. Electrical

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

8. GFCI

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

9. Light Fixture Condition

Observations:

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

Bathroom #1 (continued)

10. Exhaust Fan

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

11. Doors

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

12. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

13. Floor Condition

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

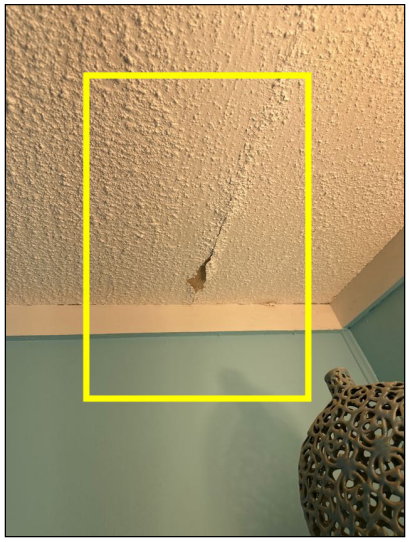
14. Wall Condition

Materials: Walls are clad in paneling.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

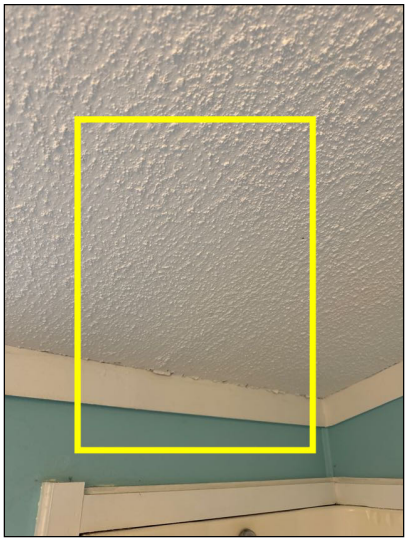
15. Ceiling Condition

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

Bathroom #1 (continued)



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



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

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

16. Counter condition

Materials: Solid Surface tops noted.

Observations:

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

17. Cabinets

Observations:

-GENERAL CONDITION

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

Bathroom #1 (continued)

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

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

Bathroom #2

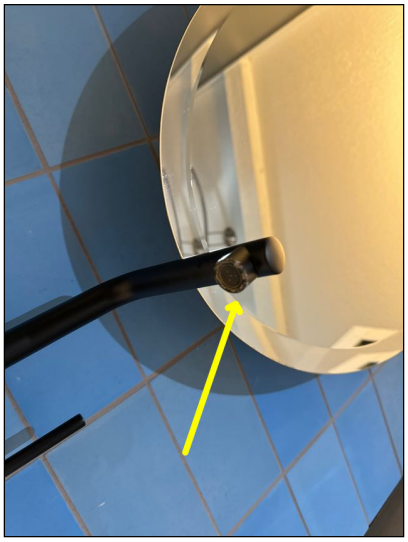
1. Locations

Locations: Main floor bath #2

2. Sinks

Observations:
-SINK CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.
-FAUCET
The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.
At the faucet of this bathroom sink, the aerator screen was dirty and impeded the flow of water.
-SUPPLY PIPES
The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.
-DRAIN
The bathroom sink drain appeared to be in serviceable condition at the time of the inspection.
The bathroom sink had functional flow and functional drainage at the time of the inspection.

Bathroom #2 (continued)



At the faucet of this bathroom sink, the aerator screen was dirty and impeded the flow of water.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner. Toilet flow rate is 1.28 gallons per minute "GPM" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:

-SHOWER BASE

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

-FLOW/DRAINAGE

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

-SHOWER FAUCET

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

-SHOWER DOORS

A safety glass enclosure is noted.

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

5. Shower Wall

Materials: Fiberglass surround noted.

Observations:

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

Bathroom #2 (continued)

6. Bath Tubs

Observations:

-GENERAL CONDITION

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

-FAUCET

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

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

-TUB DRAIN

The tub had functional flow and functional drainage.

The tub had functional drainage.

The tub faucet in this bathroom not flush to wall.

7. Electrical

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

8. GFCI

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

9. Light Fixture Condition

Observations:

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

Bathroom #2 (continued)

10. Exhaust Fan

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

11. Doors

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

12. Window Condition

Materials: Vinyl framed single hung window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows in this bathroom.

13. Floor Condition

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

14. Wall Condition

Materials: Walls are clad in paneling.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

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

16. Counter condition

Materials: Solid Surface tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

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

Bathroom #2 (continued)

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

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

Primary Bedroom #1

1. Locations

Locations: Primary

2. Electrical

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

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

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

5. Wall Condition

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

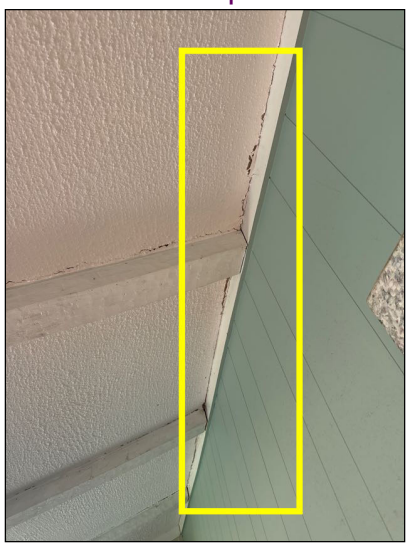
Primary Bedroom #1 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

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



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

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

7. Ceiling Fans

Observations:

• None present.

8. Light Fixture Condition

Observations:

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

9. Closets

Observations:

• The closet is in serviceable condition.

10. Doors

Observations:

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

Primary Bedroom #1 (continued)

11. Window Condition

Materials: Vinyl framed casement window noted.
Observations:
-GENERAL CONDITION
The Inspector observed few deficiencies in the interior condition and operation of windows in this bedroom. Notable exceptions are listed.
-SILL MOISTURE DAMAGE
Windows sills in the home exhibited minor damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be maintained to avoid continuing damage.

Windows sills in the home exhibited minor damage that appeared to be from moisture intrusion.

Windows sills in the home exhibited minor damage that appeared to be from moisture intrusion.

Primary Bedroom #2

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Primary

2. Electrical

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

Primary Bedroom #2 (continued)

3. Smoke Detectors

Observations:

• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom.

• ***Monitor:*** The home had area(s) of uneven floor that may be caused by settlement or damaged sub flooring. (Not a structural concern)

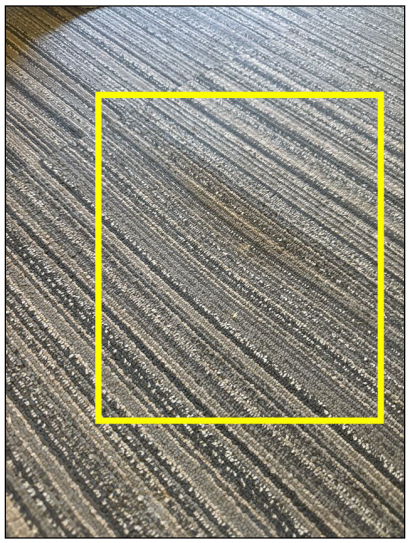
This type of squeaking or movement can have several causes:

• poor sub floor attachment

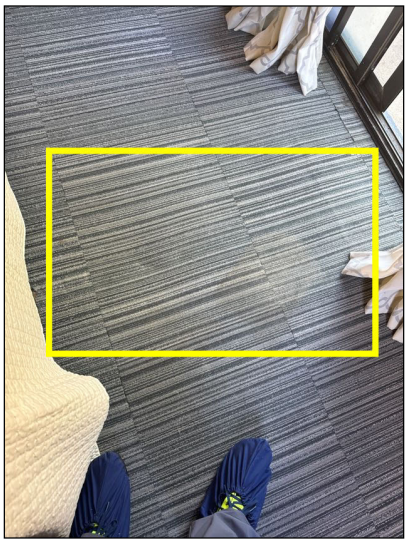
• post-construction settling. This also is not an unusual condition and usually ceases after the first few years after original construction as the soil beneath the slab becomes stable.

• heaving of the soil due to the presence of expansive soils.

Determining the cause of squeaking or movement lies beyond the scope of the General Home Inspection.



Monitor: The home had area(s) of uneven floor that may be caused by settlement or damaged sub flooring.



Monitor: The home had area(s) of uneven floor that may be caused by settlement or damaged sub flooring.

5. Wall Condition

Materials: Walls are clad in paneling.

Observations:

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

Primary Bedroom #2 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

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

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

7. Ceiling Fans

Observations:

• None present.

8. Light Fixture Condition

Observations:

• ***Note:*** Half-hot outlets noted at the time of inspection, this bedroom will require a light plug in for switch to operate. A half-hot (or switched) outlet is an outlet that has one half permanently "on" or ready to provide electricity while the other half can be turned off and on via an ordinary wall switch.

9. Closets

Observations:

• The closet is in serviceable condition.

10. Doors

Observations:

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

Primary Bedroom #2 (continued)

11. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

12. Patio Doors

Observations:
• **-GENERAL CONDITION -SLIDER DOOR**
• Sliding glass doors in the home were generally old, worn, and did not operate well. Replacement parts may be difficult to locate. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

13. Screen Doors

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

Bedroom #1

1. Locations

Locations: North West

2. Electrical

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

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

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

Bedroom #1 (continued)

5. Wall Condition

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

6. Ceiling Condition

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

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

7. Ceiling Fans

Observations:
• None present.

8. Light Fixture Condition

Observations:
• ***Note:*** Half-hot outlets noted at the time of inspection, this bedroom will require a light plug in for switch to operate. A half-hot (or switched) outlet is an outlet that has one half permanently "on" or ready to provide electricity while the other half can be turned off and on via an ordinary wall switch.

Bedroom #1 (continued)

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

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

11. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
-SILL MOISTURE DAMAGE
Windows sills in the home exhibited moderate damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be re-applied as necessary to avoid continuing damage. All work should be performed by a qualified contractor.

Windows sills in the home exhibited moderate damage that appeared to be from moisture intrusion.

Bedroom #2

1. Locations

Locations: North East

Bedroom #2 (continued)

2. Electrical

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

3. Smoke Detectors

Observations:

• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Plank vinyl tile flooring is noted.

Observations:

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

5. Wall Condition

Materials: Walls are clad in paneling.

Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

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

7. Ceiling Fans

Observations:

• None present.

8. Light Fixture Condition

Observations:

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

9. Closets

Observations:

• The closet is in serviceable condition.

10. Doors

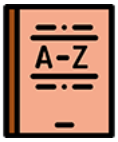
Observations:

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

Bedroom #2 (continued)

11. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.