

# PROPERTY INSPECTION REPORT



**Four Point Home Inspection Inc**  
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**6060 Linne Rd**  
**Inspection Prepared For: Steve and Emilee Switzer**  
**Agent: Jane Karney -**  
**Date of Inspection: 6/11/2024**  
**Year Built: N/A Size: N/A**  
**Weather: Mild/Dry**



# Report Introduction

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

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

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

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



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



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



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



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



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

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

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# Report Summary







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

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

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

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

Roof			
	Page 7 Item: 1	Roof Condition	<p><b>-CAP SHINGLES</b></p> <p>Cap shingles were missing from the roof. Cap shingles are shingles that cover areas where the roof slope changes direction, like at roof peaks and hips. Because of their position high on the roof, cap shingles are especially vulnerable to wind damage. Any missing cap shingles should be replaced by a qualified roofing contractor to avoid damage to the home interior or roof structure from moisture intrusion. If existing fasteners are discovered to be of inadequate length, loss of cap shingles may continue.</p>
	Page 10 Item: 5	Gutters	<p>The gutters were bent or damaged in areas. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.</p>
Exterior Areas			
	Page 11 Item: 3	Trim Condition	<ul style="list-style-type: none"> <li>• Trim loose at the time of the inspection should be re-fastened by a qualified contractor.</li> </ul>
Grounds			
	Page 18 Item: 7	Exterior Lighting	<p>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.</p>
	Page 18 Item: 8	Exterior Outlets/GFCI	<p>One exterior outlet at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection.</p>

Interior Areas			
	Page 33 Item: 1	Smoke/CO2 Detectors	<p><b>-CARBON MONOXIDE DETECTORS</b></p> <p><b>Safety:</b> There is <b>NO</b> carbon monoxide detector in the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.</p>
	Page 34 Item: 7	Window Condition	<p>Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.</p>
Kitchen			
	Page 38 Item: 7	Garbage Disposal	<ul style="list-style-type: none"> <li>• The garbage disposal appeared to be 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 repair or replacement.</li> </ul>
	Page 38 Item: 8	Dishwasher	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Laundry			
	Page 40 Item: 3	Electrical	<p>An electrical receptacle in the laundry room was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.</p>
Bedroom #2			
	Page 54 Item: 11	Window Condition	<p>Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Bedroom indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.</p>



# 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:** Vacant - 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

## 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 scope 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:



#### **-WILDFIRE**

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

The following are general guidelines:

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

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

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

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

#### **-EARTHQUAKE**

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

#### **-WILDLIFE**

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

## 7. Fire Sprinkler Riser/Sprinkler Heads

### Observations:



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



# Roof

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

## 1. Roof Condition

### Inspection Method:



- 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

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

#### -LAYERS

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

#### -UNDERLAYMENT

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.

#### -EXTERIOR ROOF STRUCTURE

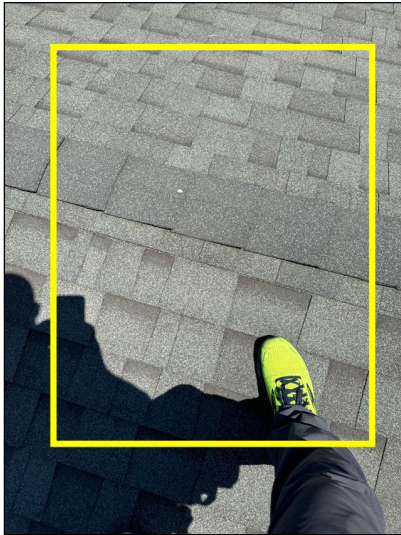
The inspector observed no deficiencies in the condition of the roof structure exterior.

#### -CAP SHINGLES

Cap shingles were missing from the roof. Cap shingles are shingles that cover areas where the roof slope changes direction, like at roof peaks and hips. Because of their position high on the roof, cap shingles are especially vulnerable to wind damage. Any missing cap shingles should be replaced by a qualified roofing contractor to avoid damage to the home interior or roof structure from moisture intrusion. If existing fasteners are discovered to be of inadequate length, loss of cap shingles may continue.



# Roof (continued)



Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof.



Cap shingles were missing from the roof.

## 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.

### **-ROOF PENETRATION FLASHING**

Flashing protecting the point at which one or more exhaust vents penetrated the roof was lifting and should be replaced/repared immediately 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)



Flashing protecting the point at which one or more exhaust vents penetrated the roof was lifting

## 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 had no mastic covering. Recommend sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.



**Maintenance Needed:** Plumbing vent flashings had no mastic covering.

## 4. Combustion Vent

### Observations:



### -COMBUSTION FLASHING CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent flashings for a combustion appliance.

### -VENT CONDITION

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

# Roof (continued)

## 5. Gutters

### Observations



#### -SYSTEM DESCRIPTION

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

#### -GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

#### -GUTTERS

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

**The gutters were bent or damaged in areas. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.**



The gutters were bent or damaged in areas.



The gutters were bent or damaged in areas.



## 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 cement siding ("Hardi-Board" etc.) and wood frame construction.



#### Observations:

#### -GENERAL CONDITION

The Inspector observed no deficiencies in composite siding covering exterior walls at the time of the inspection.

# Exterior Areas (continued)

## 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.

#### -FASCIA

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

## 3. Trim Condition

**Materials:** Exterior trim was constructed of a composite material similar to that used for the siding.



### Observations:

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

• **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.



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

## 4. Exterior Paint

### Observations:

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

## 5. Doors

### Observations:

#### ✓ -GENERAL CONDITION

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

# Exterior Areas (continued)

## 6. Window Condition

**Materials:** The home had double-pane Vinyl windows.

✓ **Observations:**  
**-GENERAL CONDITION**

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



## Crawlspace Foundation

This report describes the foundation, floor, wall, 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 South side of the home.

**The crawlspace inspection is limited to accessible areas only.**



### 2. Foundation Walls

**Observations:**

✓ **-WALLS/SKIRTING MOBILE/MANUFACTURED HOME**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the foundation wall in this crawlspace.

# Crawlspace Foundation (continued)



At the time of the inspection, the Inspector observed no deficiencies in the condition of the foundation wall in this crawlspace.

## 3. Foundation Floor

### Observations:



#### -FLOOR MATERIAL

The crawlspace had a dirt floor.

#### -SOIL COVER

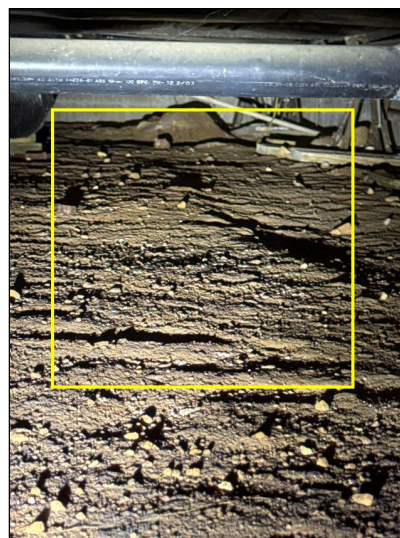
No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

#### -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.



Soil in the crawlspace was visibly damp or wet.



Soil in the crawlspace was visibly damp or wet.

# 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.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the steel screw jacks supporting the structure.

#### -ANCHOR JACKS

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



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

## 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 no deficiencies in the condition of the visible sub floor structure.

# Crawlspace Foundation (continued)

## 6. Foundation Plumbing

### Observations:

#### ✓ -WATER SUPPLY PIPE MATERIAL

3/4" CPVC no insulation.

1/2" CPVC no insulation.

#### -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.

#### -PLUMBING WASTE PIPE MATERIAL

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

#### -PLUMBING WASTE PIPE CONDITION

The Inspector observed no deficiencies in the condition of ABS 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.

## 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.

## 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

**Materials:** Encapsulated fiberglass batts noted.

- ✓ **Depth:** Insulation averages about 10-12 inches in depth

### Observations:

- Insulation level in the crawlspace is typical for homes this age
- Insulation appears adequate.

## 11. Ducting

### Observations:

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





# 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.

## 1. Main Gas Valve Condition

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

### ✓ Observations:

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

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

- The gas gauge at the propane tank indicated that the tank had 70 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

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



Main shut off to the liquid propane tank



The gas gauge at the propane tank indicated that the tank had 70 % remaining.

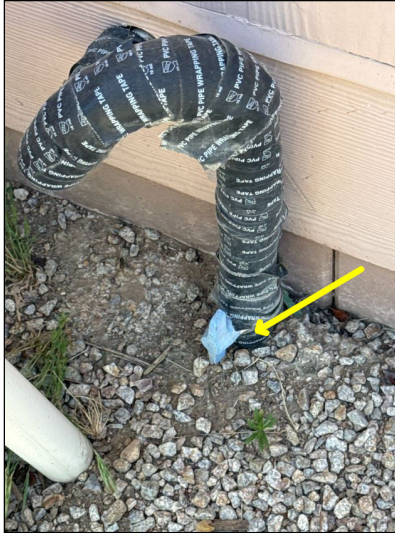
# Grounds (continued)

## 2. Main water shut off valve

**Location:** North 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.



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

## 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.

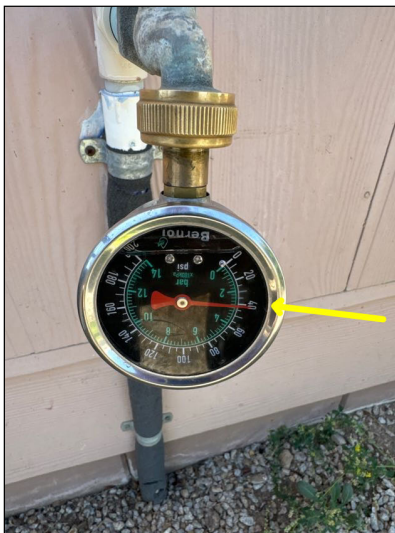
Most n/a due to insulation covering the pipe.

## 4. Water Pressure

**Observations:**

✓ • Recommend 40-80 PSI.

• Home water pressure measured 40 pounds per square inch (psi) at the time of the inspection.



Home water pressure measured 40 pounds per square inch (psi) at the time of the inspection.

# Grounds (continued)

## 5. Pressure Regulator

### Observations:



- None.

## 6. Exterior Faucet Condition

**Location:** North 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.**



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



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

## 8. Exterior Outlets/GFCI

### Observations:



#### -EXTERIOR RECEPTACLES

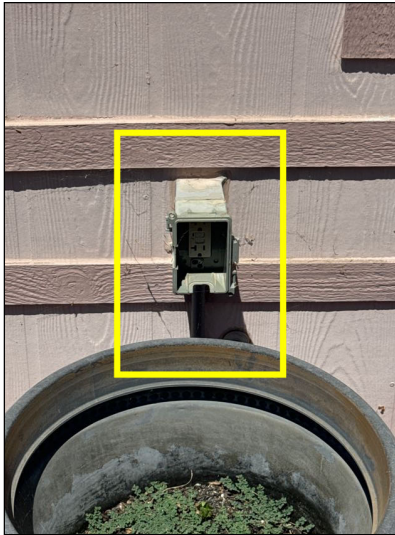
Most exterior electrical receptacles were observed with no deficiencies and enclosed in weather-resistant covers. Exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

#### -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 at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection.**

# Grounds (continued)



Exterior outlets at the home were not protected from weather.

## 9. Grading

Observations:

### ✓ -BUILDING SITE GRADE

The building site was relatively level and flat.

### -GENERAL CONDITION

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

## 10. Driveway and Walkway Condition

Materials: Gravel driveway noted. • Concrete sidewalk 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.

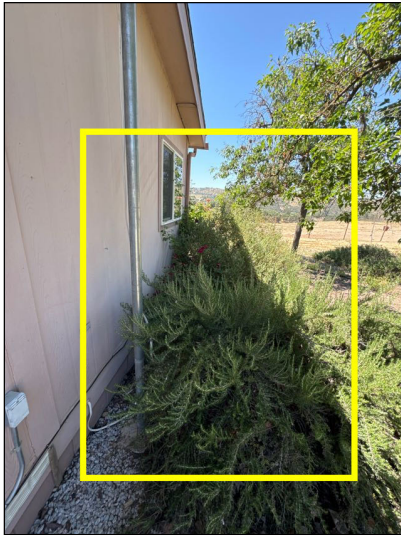
## 11. Vegetation Observations

Observations:



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

# 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. Sprinklers

### Observations:

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



The sprinkler system operates with a control panel located on the exterior of the home.

# Grounds (continued)

## 13. Decks



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

### **-GENERAL CONDITION**

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

### **-MATERIALS**

The basic deck structure was built of engineered wood product.

The basic deck structure was built of wood.

### **-PLANKING MATERIALS**

Deck planking (the walking surface) was composed of a recycled plastic/wood composite material which requires very little maintenance.

### **-PLANKING CONDITION**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck planking (the walking surface).

### **-SUPPORT POSTS**

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

### **-DECK FRAMING**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck framing.

### **-DECK HARDWARE**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck hardware.

### **-GUARDRAIL MATERIAL**

Guardrail assemblies protecting the deck were made of wood.

### **-GUARDRAIL CONDITION**

At the time of the inspection, the Inspector observed few deficiencies in the condition of the deck guardrail assemblies. Notable exceptions will be listed in this report.

Inspection of guardrails typically includes examination of the following:

- attachment to the deck;
- attachment to the home structure;
- general condition; and
- safety deficiencies.

### **-SAFETY DEFICIENCIES**

The deck had walking surface greater than 30 inches above grade which were not protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

# Grounds (continued)



The deck had walking surface greater than 30 inches above grade which were not protected by a guardrail.



The deck had walking surface greater than 30 inches above grade which were not protected by a guardrail.



## 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:** On the exterior North of the home.



**Observations:**

### -PANEL BRAND

The main service panel brand was Cutter-Hammer.

The service sub panel brand was Cutter-Hammer.

### -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

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



Main electrical service pedestal to the home.



Sub panel to the home

## 3. Main Breaker Condition

**Observations:**



• The main amp breaker is rated at 100 AMPS.

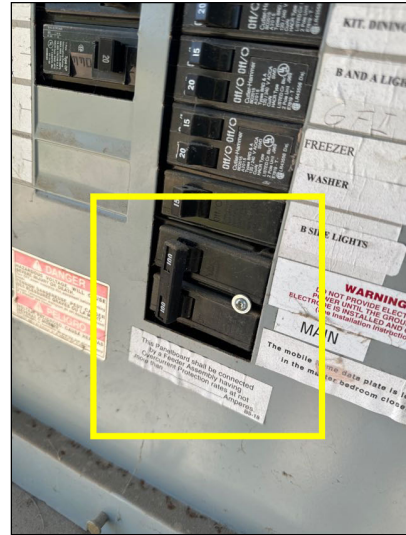
• The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.



# Electrical (continued)



Main electrical shut off at the electrical pedestal.



Main electrical shut off inside the sub panel.

## 4. Panel Wiring

### Observations:



#### -WIRE TYPE

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

#### -GENERAL CONDITION

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

## 5. Breakers

### Observations:



#### -GENERAL CONDITION

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



# Heat/AC

## 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 wall heater is located in the laundry room.

✓ **Heater Type:** The furnace was gas-fired, mid-efficiency, forced-air.

**Observations:**

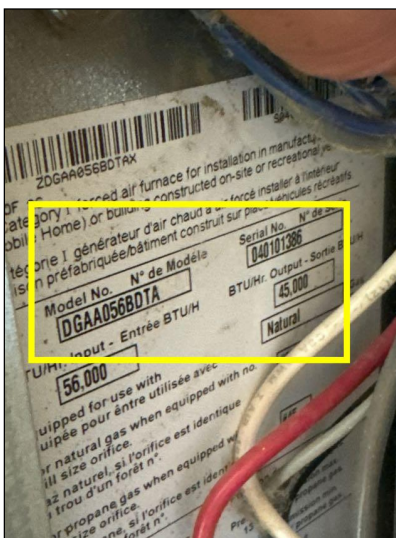
Unit #1

Manufacture: Coleman

Manufacture Date: 2004

**-GENERAL CONDITION**

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



Heater model and serial number

## 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.

## 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.

# Heat/AC (continued)

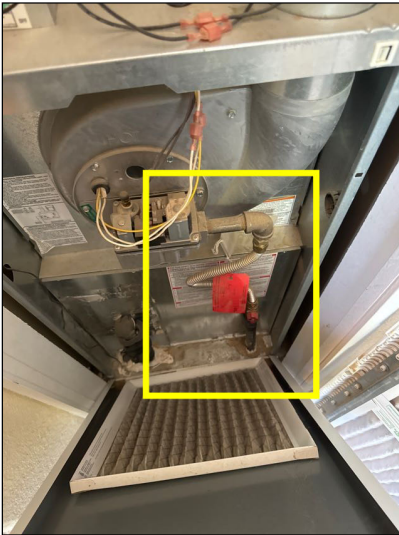
## 7. Gas Valves

### Observations:

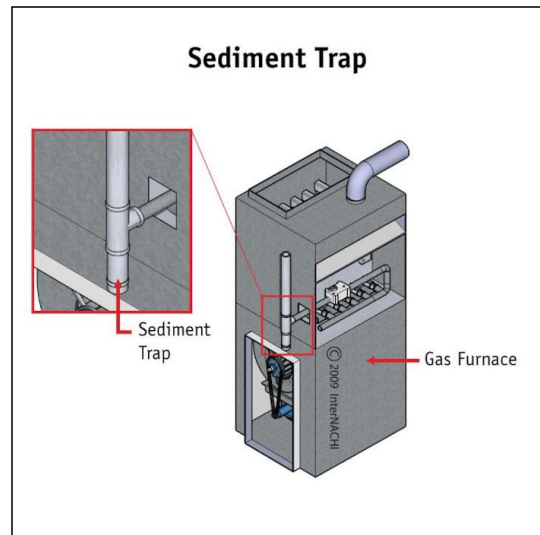


• At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

• **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.



**Improvement:** The gas supply pipe contained no sediment trap.



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

## 8. Air Supply

### Observations:



• **-CONDITION**

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

# Heat/AC (continued)

## 9. Filter Location

**Location:** inside heater cabinet.

✓ **Filter size:** Filter (16x20 size).

**Observations:**

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

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

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

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

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



Filter (16x20 size).

## 10. Registers

**Observations:**

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

# Heat/AC (continued)

## 11. Thermostat Condition

Location: Hallway

✓ Observations:

**-TYPE**

Digital - non-programmable type.

**-GENERAL CONDITION**

Functional at the time of inspection.



Digital - non-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.

## 13. AC Compress Condition

Location: The compressor is located on the exterior west.

✓ **Unit Size:** 2.5 Tons - (Typical size for a home square footage of 1,500-1,800 square feet)

Observations:

Unit #1

Manufacture: Trane

Manufactured Date: 04/2016

**-GENERAL CONDITION**

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

**-A/C ELECTRICAL DISCONNECT**

The air-conditioner disconnect was located at a sub-panel.

**-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.

# Heat/AC (continued)



AC model and serial number

## 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.

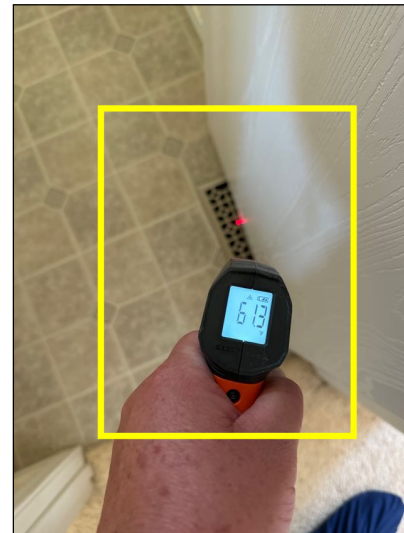
## 15. Temperature Splits

### Observations:

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



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



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



# Water Heater

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

## 1. Water Heater Condition

### Heater Type:



### -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:

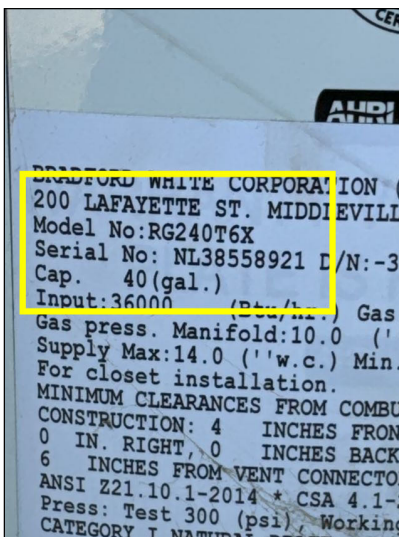
Unit#1

Manufacture:Bradford White

Manufacture Date: 2015

### -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

# Water Heater (continued)

## 2. Number Of Gallons

### Observations:

- 40 gallons

## 3. Plumbing

### Materials: PVC • CPVC

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the visible portions of the of water pipe fittings connected to this water heater.

## 4. TPRV

### Observations:

- 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: CPVC • Plastic

### 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.

## 9. Strapping

### Observations:

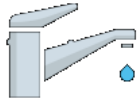
- This water heater was fastened securely with the required two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to prevent any movement of the unit.

## 10. Heater Enclosure

**Observations:** The water heater enclosure is functional.







## Water Softener/Water Filters

**PLUMBING APPLIANCE.** Water-connected or drain-connected devices intended to perform a special function. These devices have their operation or control dependent on one or more energized components, such as motors, controls, or heating elements. Such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

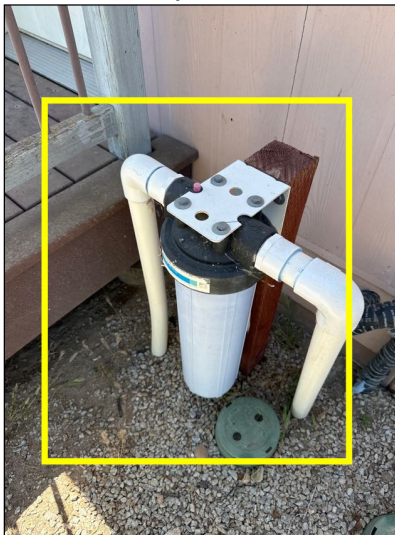
### 1. Softener/Filters

#### Observations:



#### **-WATER FILTER TYPES**

The home contained a canister-type silt filter designed to remove sand/silt from the home water supply. The canister will need to be changed occasionally. You should contact the manufacturer to ask about maintenance requirements.



The home contained a canister-type silt filter designed to remove sand/silt from the home water supply.



## 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 DETECTORS

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

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

### -CARBON MONOXIDE DETECTORS

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

## 2. Electrical



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

# Interior Areas (continued)

## 3. Light Fixture Condition

### Observations:

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

## 4. Doors

### Observations:

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

## 5. Patio Doors

### Observations:

- ✓ **-GENERAL CONDITION - HINGED DOOR**
- The Inspector observed no deficiencies in the interior condition of hinged patio doors.

## 6. Screen Doors

### Observations:

- ✓ Hinged door screen is present.
- The Inspector observed no deficiencies in the condition of the screen doors.

## 7. Window Condition

**Materials:** Vinyl framed sliding window noted.



### Observations:

#### **-GENERAL CONDITION**

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

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



Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Living Room indicated a loss of thermal integrity.

# Interior Areas (continued)

## 8. Floor Condition

**Flooring Types:** Carpet is noted.



**Observations:** *Monitor:* This living room had areas of moderate carpet damage. The Inspector recommends service by a qualified contractor.



*Monitor:* This living room had areas of moderate carpet damage.



*Monitor:* This living room had areas of moderate carpet damage.

## 9. Wall Condition

**Materials:** Drywall walls noted.



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

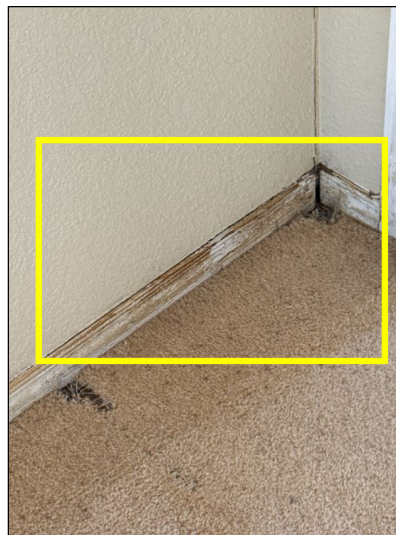
*Monitor:* Normal settlement cracking was visible in interior walls of the home at the time of the inspection. This cracking appeared to be consistent with that caused by normal settlement. Settlement typically takes place in the first few years after original construction, and then stops. Cracks can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

*Monitor:* Stains on the interior wall was 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 in drywall is considered between 5-12%), indicating that the source of moisture may have been corrected, or leakage may be intermittent.

# Interior Areas (continued)



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



**Monitor:** Stains on the interior wall was visible at the time of the inspection appeared to be the result of moisture intrusion.

## 10. Ceiling Condition

**Materials:** Drywall ceilings noted.



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

## 11. Ceiling Fans

**Observations:**



- None.

## 12. Closets/Cabinets

**Observations:** None.

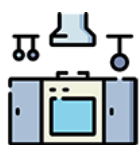


## 13. Door Bell

**Observations:**



- Wireless door bell unit noted. Remember to change the batteries approximately every six months to insure working status.



# Kitchen

Inspection of kitchens typically includes the following:

### ROOM

- wall, ceiling and floor
- windows, skylights and doors

### APPLIANCES

# Kitchen (continued)

- 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:** Plastic laminate tops noted.

#### Observations:

#### -GENERAL COUNTERTOPS

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

### 3. Electrical

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

### 4. GFCI

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

### 5. Light Fixture Condition

#### Observations:

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

# Kitchen (continued)

## 6. Sinks

### Observations:

#### ✓ -KITCHEN SINK CONDITION

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

#### -KITCHEN SINK FAUCET

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

#### -KITCHEN SINK 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:

- The garbage disposal appeared to be 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 repair or replacement.



The garbage disposal appeared to be inoperable at the time of the inspection.

## 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.

# Kitchen (continued)

## 10. Vent Condition

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

✓ **Observations:**

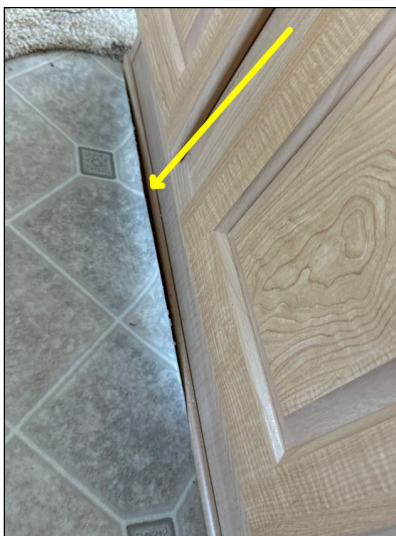
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

## 11. Floor Condition

**Materials:** Sheet vinyl flooring is noted.

🔍 **Observations:**

- Vinyl floors in the kitchen had areas of visible damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.



Vinyl floors in the kitchen had areas of visible damage.

## 12. Wall Condition

**Materials:** Drywall walls noted.

✓ **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:**

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

## 14. Window Condition

**Materials:** Vinyl framed sliding window noted.

✓ **Observations:**

**-GENERAL CONDITION**

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





# 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:** North Laundry room

## 2. Washing Machine Supply

**Observations:**

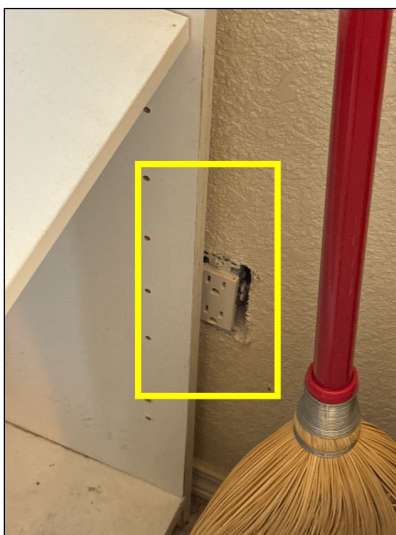
- ✓ • At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of washing machine supply plumbing in the laundry room.

## 3. Electrical

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

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


**An electrical receptacle in the laundry room was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.**



An electrical receptacle in the laundry room was missing a cover plate.


# Laundry (continued)

## 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.


## 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:** Sheet vinyl flooring is noted.

### Observations:

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

# Laundry (continued)

## 11. Wall Condition

**Materials:** Drywall walls noted.



**Observations:**

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

## 12. Ceiling Condition

**Materials:** Drywall ceilings noted.



**Observations:**

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

## 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

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

# Primary Bathroom (continued)

## 2. Sinks

### Observations:

#### -SINK CONDITION

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

#### -FAUCET

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

#### -SUPPLY PIPES

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

#### -DRAIN

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

## 3. Toilets

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

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

## 4. Showers

### Observations:

#### -SHOWER BASE

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

#### -FLOW/DRAINAGE

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

#### -SHOWER FAUCET

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

#### -SHOWER DOORS

A safety glass enclosure is noted.

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

## 5. Shower Wall

**Materials:** Fiberglass surround noted.

### Observations:

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

## 6. Bath Tubs

### Observations:

#### -GENERAL CONDITION

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

#### -FAUCET

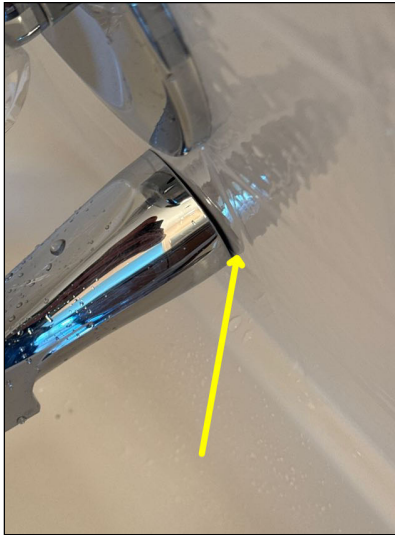
The tub faucet appeared to be in serviceable condition at the time of the inspection.

**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 was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.

# Primary Bathroom (continued)



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.



## 10. Exhaust Fan

**Observations:**

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



## 11. Doors

**Observations:**

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



## 12. Window Condition

**Materials:** Vinyl framed sliding window noted.

**Observations:**

**-GENERAL CONDITION**

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



# Primary Bathroom (continued)

## 13. Floor Condition

**Materials:** Sheet vinyl flooring is noted.



**Observations:**

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

## 14. Wall Condition

**Materials:** Drywall walls noted.



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

## 15. Ceiling Condition

**Materials:** Drywall ceilings noted.



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

## 16. Counter condition

**Materials:** Plastic laminate 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.



## Bathroom #1

### 1. Locations

**Locations:** Main Floor Bathroom

# Bathroom #1 (continued)

## 2. Sinks

### Observations:



#### -SINK CONDITION

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

#### -FAUCET

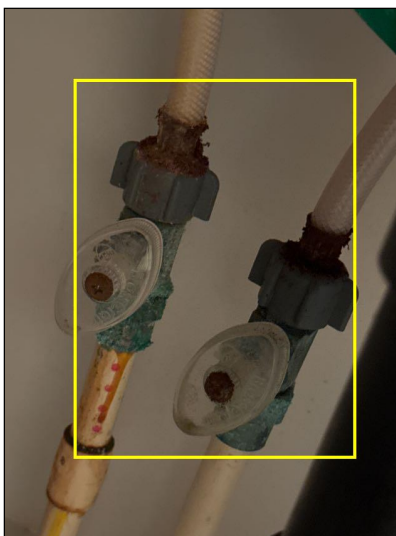
The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

#### -SUPPLY PIPES

Heavily corroded drain pipe beneath the bathroom sink are liable to leak soon. The Inspector recommends replacement by a qualified contractor to prevent future damage to the cabinet floor and possibly the home wall/floor structures.

#### -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.



Heavily corroded drain pipe beneath the bathroom sink are liable to leak soon.

## 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)

## 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.

# Bathroom #1 (continued)

## 5. Shower Wall

**Materials:** Fiberglass surround noted.



**Observations:**

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

## 6. Bath Tubs

**Observations:**



**-GENERAL CONDITION**

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

**-FAUCET**

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

**-TUB DRAIN**

The tub had functional flow and functional drainage.

## 7. Electrical



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

## 8. GFCI



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

## 9. Light Fixture Condition



**Observations:**

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

## 10. Exhaust Fan



**Observations:**

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

## 11. Doors



**Observations:**

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

## 12. Window Condition



**Materials:** Vinyl framed sliding window noted.

**Observations:**

**-GENERAL CONDITION**

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



# Bathroom #1 (continued)

## 13. Floor Condition

**Materials:** Sheet vinyl flooring is noted.



**Observations:**

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

## 14. Wall Condition

**Materials:** Drywall walls noted.



**Observations:**

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

## 15. Ceiling Condition

**Materials:** Drywall ceilings noted.



**Observations:**

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

## 16. Counter condition

**Materials:** Plastic laminate 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 Bedroom

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.

# Primary Bedroom (continued)

## 1. Locations

Locations: Primary

## 2. Electrical



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

## 3. Smoke Detectors



**Observations:**

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

## 4. Floor Condition



**Flooring Types:** Carpet is noted.

**Observations:**

- **Monitor:** The carpet in this bedroom needed to be re-stretched. All work should be performed by a qualified contractor.

## 5. Wall Condition



**Materials:** Drywall walls noted.

**Observations:**

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

## 6. Ceiling Condition



**Materials:** Drywall ceilings noted.

**Observations:**

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

## 7. Ceiling Fans



**Observations:**

- 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 (continued)

## 11. Window Condition

**Materials:** Vinyl framed sliding window noted.



**Observations:**

**-GENERAL CONDITION**

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



## Bedroom #1

### 1. Locations

**Locations:** South East

### 2. Electrical



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

### 3. Smoke Detectors

**Observations:**



• **The smoke detectors did not operate during the inspection. Batteries may need to be replaced. The Inspector recommends that you have this done and test again for functionality.**

### 4. Floor Condition

**Flooring Types:** Carpet is noted.



**Observations:**

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

### 5. Wall Condition

**Materials:** Drywall walls noted.



**Observations:**

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the walls in this bedroom. Notable exceptions are listed.

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

• **Monitor:** Stains on the interior wall was 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 in drywall is considered between 5-12%), indicating that the source of moisture may have been corrected, or leakage may be intermittent.

# Bedroom #1 (continued)



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



**Monitor:** Stains on the interior wall was visible at the time of the inspection appeared to be the result of moisture intrusion.

## 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:**



- **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.

# Bedroom #1 (continued)

## 11. Window Condition

Observations: None.



## 12. Patio Doors

Observations:



• **-GENERAL CONDITION -SLIDER DOOR**

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

## 13. Screen Doors

Observations:



• Sliding door screen present.

• The Inspector observed no deficiencies in the condition of the screen doors.



# Bedroom #2

## 1. Locations

Locations: North East

## 2. Electrical

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



## 3. Smoke Detectors

Observations:



• **The smoke detectors did not operate during the inspection. Batteries may need to be replaced. The Inspector recommends that you have this done and test again for functionality.**

## 4. Floor Condition

Flooring Types: Carpet is noted.



Observations:

• **Monitor:** Carpet in this bedroom had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

## 5. Wall Condition

Materials: Drywall walls noted.



Observations:

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

# Bedroom #2 (continued)

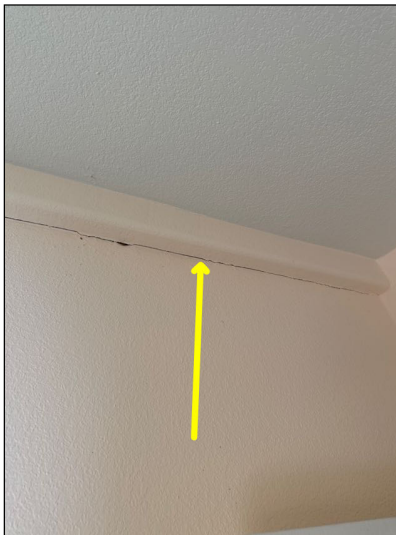
## 6. Ceiling Condition

**Materials:** Drywall ceilings noted.



**Observations:**

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



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

## 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.

# Bedroom #2 (continued)

## 11. Window Condition

**Materials:** Vinyl framed sliding window noted.



**Observations:**

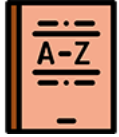
### -GENERAL CONDITION

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

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



Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the Bedroom indicated a loss of thermal integrity



# 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.