

**BEYER : BUYER**  
**HOME INSPECTION SERVICE INC**  
PO Box 1284  
Bridgehampton NY 11932  
631-404-2590  
beyer2buyer@gmail.com  
NYS Lic.# 160000512613

## **Confidential Inspection Report**

**123 Coconuts Dr.,  
Quackenbush NY**

**September 22, 2017**  
**(Inspection # 170999 ASHI # 261567)**



**Prepared for: Rufus T. Firefly**  
**Fennerman Plaza,**  
**Hail Fredonia, USA**

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

# Inspection Table of Contents

Summary	3
GENERAL INFORMATION	6
SITE	7
FOUNDATION	9
ROOF & ATTIC	14
STRUCTURAL	17
HEATING, VENTILATION & AIR CONDITIONING	20
ELECTRICAL SYSTEMS	26
PLUMBING SYSTEM	30
KITCHEN	33
LAUNDRY	34
BATHROOMS	36
BEDROOMS	41
OTHER LIVING SPACES	44
GARAGE	47
POOL/SPA & EQUIPMENT	48
SEAWALLS & DOCKAGE	51

September 11, 2017

Sample

RE: sample



Dear Rufus,

At your request, a visual inspection of the above referenced property was conducted on September 22, 2017 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## POSITIVE OBSERVATIONS

## ITEMS NEEDING ACTION

### GENERAL INFORMATION

#### Client & Site Information:

CLIENT IS ADVISED TO ENSURE THAT ALL PROPER PERMITS HAVE BEEN OBTAINED, AND THAT A CURRENT "C of O" IS IN EFFECT.

### HEATING, VENTILATION & AIR CONDITIONING

#### Air Conditioning- Primary Unit:

#### Condensate Line:

There is a condensate pump installed to remove the water from the furnace cabinet. Not operable. Wasn't plugged in, but didn't go on when plugged in. Requires further review by a qualified HVAC contractor. Water on floor.

#### Heating Plant- Primary Unit:

#### Ducts Condition:

Not connected.

Disconnected ducting.

Not connected.

## PLUMBING SYSTEM

### Plumbing:

#### *Waste Piping Condition:*

There is evidence of a leak in the drain/waste piping system. Services of a qualified licensed plumber may be needed. Drain pipe is not connected to base of shower at left down bath. Requires further review by a qualified plumber.

## ITEMS NEEDING ATTENTION

### FOUNDATION

#### Crawlspace:

##### *Evidence of Water Entry in the crawlspace Noted:*

There is evidence of water entry or damage in the crawlspace level. Some coming through a call space been. Repair as needed.

##### *Crawlspace Ventilation:*

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate. Some have missing screens. Replace as needed.

### BATHROOMS

#### Master Bathroom:

##### *Windows:*

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory. Missing hardware. Notes electric casements.

#### Bathroom #2:

##### *Toilet Condition*

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

#### Bathroom #3:

##### *Toilet Condition*

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

### POOL/SPA & EQUIPMENT

#### Pumping Equipment:

##### *Pump & Motor:*

2012. 1 HP. Not grounded.

## ADDITIONAL RECOMMENDATIONS

### SITE

#### Utility Services:

##### *Underground Fuel Tanks Noted:*

Evidence noted is the presence of the old oil lines going through the wall to previous tank that was buried at right, where the family room now is. Owners stated they had their vacation of abandonment papers.

### FOUNDATION

#### Crawlspace:

##### *Crawlspace Entrance:*

There is another opening under the rear deck that has no door. Animal entry possible.

##### *Moisture on Exposed Crawlspace Walls Noted:*

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and appear to be coming through the foundation vents. Easy fix. Some grading and a window well.

*Evidence of Mold Noted:*

Only on wet piece of insulation that can be thrown away. Wet from the missing shower drain connection.

## STRUCTURAL

Fireplace:

*Firebox Condition:*

There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney. Noted repair attempts. Firewall has been repaired. Check with homeowner for history.

## HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning- Primary Unit:

*Evidence of Maintenance:*

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Heating Plant- Primary Unit:

*General Operation & Cabinet:*

Unit was operational at the time of inspection. General condition appears serviceable. Last service was 11-11-16 by Petro. We suggest continued, routine service, safety checks (clean test and adjustment if necessary) to ensure appliance is operating at or near its maximum efficiency, and if there is a malfunction, it may be detected and properly corrected. Since boiler interiors are not part of this inspection, we advise having the service company check/verify this device for proper performance and integrity. We also suggest contacting the service company for any pertinent service information and history. Yearly scheduled service checks are advised for longer life.

## ELECTRICAL SYSTEMS

Other Electrical Circuitry:

*Doorbell :*

Alarm system is not part of test. Verify operation and instructions from owner or service company.

## PLUMBING SYSTEM

Plumbing:

*Lawn Sprinkler System:*

This sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Manual operational test or inspection was performed on the sprinkler system. Full verification of this systems performance by the client with the sellers is recommended prior to closing.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Brad Beyer

Beyer : Buyer Home Inspection Services, Inc

## GENERAL INFORMATION

### Client & Site Information:

CLIENT IS ADVISED TO ENSURE THAT ALL PROPER PERMITS HAVE BEEN OBTAINED, AND THAT A CURRENT "C of O" IS IN EFFECT.

*Inspection Date:* September 23, 2017 10:00 AM.

*Client:* Rufus T. Firefly  
Fennerman Plaza  
Hail Fredonia , USA.

*Inspection Site:* 123 Coconuts Dr.  
Quackenbush, NY.

*House Occupied?* Yes.

*People Present:* Homeowner.

*Comments:* Home and grounds show pride of ownership and care. Home has been well maintained.

### Building Characteristics:

*Main Entry Faces:* Southeast.

*Stated Age:* 2002 with 2007 addition and major renovations.

*Building Style & Type:* 1 family.

*Stories:* 2

*Space Below Grade:* Crawl space.

### Climatic Conditions:

*Weather:* Clear.

*Soil Conditions:* Damp.

*Outside Temperature (F):* 70°

### Utility Services:

*Water Source:* Public.

*Sewage Disposal:* Private.

*Utilities Status:* All utilities on.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

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

**Site:**

*Type of lot* Waterfront, Basically flat.

*Approximate Lot Size:* 0.67 acre.

*Site Drainage:* Satisfactory - The lot appears to have adequate drainage to prevent water from ponding. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

*Bushes and Shrubs Condition:* Satisfactory - The shrubs and/or bushes have a good appearance.

*Trees Condition:* Satisfactory - The trees on the site all appear to be alive and in acceptable condition.

*Mailbox Noted:* Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:**

*Driveway Condition:* Good.

*Walkway Condition:* OK.

**Fences & Gates:**

*Fencing Materials:* Pool area is fenced.

*Fence Materials Condition:* Satisfactory - The fencing materials appear to be in satisfactory condition.

*Gates and Latches:* Satisfactory - The gates and latches are performing as intended.

**Retaining Walls:**

*Location of Retaining Wall:* Front of house.



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

*Condition of Wall and Materials Used:* Satisfactory - The retaining wall is in functional condition.

**Utility Services:**

*Water Source:* City.

*Water Meter Location:* Not located.

*Electric Service:* Underground.

*Cable Television Service:* Underground.

*Telephone Service:* Underground.

*Cable Television, Telephone Grounding Wire Verified:* Yes - The cable television and/or the telephone service lines appear to be grounded.

*Fuel Source:* Heating oil is provided by an independent company.





*Underground Fuel Tanks Noted:* Evidence noted is the presence of the old oil lines going through the wall to previous tank that was buried at right, where the family room now is. Owners stated they had their vacation of abandonment papers.



*Sewage Disposal System:* Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. A septic inspection company may be contacted to conduct this type inspection under separate direction and contract.

## Gas Services:

*Gas-fired Equipment Installed:* Pool heater. Range cooktop. Grill.

*Type of Gas Supply:* Liquefied Petroleum Gas - If liquefied petroleum gas is used, be sure to verify ownership of the tank that is on the property and any maintenance requirements for the tank.



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

*Gas Line Primary Piping Material:* Galvanized and copper.

*Piping Installation - Routing* - Satisfactory - Gas supply piping as installed appears adequate. Some areas require propane tanks to be secured.

*Shutoffs - Hangers - Supports:*

*Gas Odors Noted:* No.

## FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify

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

### Foundation:

<i>Type of Foundation:</i>	Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.
<i>Foundation Materials:</i>	Poured in place concrete, 8 inches or more thick.
<i>Visible Portions of Exterior Foundation Walls:</i>	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.
<i>Visible Foundation Wall Cracks at Exterior:</i>	Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.
<i>Evidence of Recent Movement:</i>	No - There is no evidence of any recent movement.
<i>Perimeter Foundation Drainage Surface:</i>	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

### Crawlspace:

<i>Crawlspace Entrance:</i>	Satisfactory - The crawlspace entrance is adequately sized. At rear right. There is another opening under the rear deck that has no door. Animal entry possible.
-----------------------------	--



<i>Location of Crawlspace Entrance:</i>	Exterior.
<i>Crawlspace Ceiling Exposed Percent:</i>	All open, but stuffed with insulation.

*Percent Interior Foundation Wall* Most all.  
*Exposed:*



*Conditions Noted in Exterior Walls, Interior View:* Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

*Repairs In Exterior Walls Noted:* No.

*Sill Plates Percentage Visible:* Intact where visible. Stuffed with insulation.

*Foundation Bolts Noted:* Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

*Moisture on Exposed Crawlspace Walls Noted:* Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and appear to be coming through the foundation vents. Easy fix. Some grading and a window well.



*Evidence of Mold Noted:* Only on wet piece of insulation that can be thrown away. Wet from the missing shower drain connection.



*Evidence of Water Entry in the crawlspace Noted:* There is evidence of water entry or damage in the crawlspace level. Some coming through a call space been. Repair as needed.



*Main Beam:*

The 6 x 10" main beam is a single large dimension wood board.  
The 6 x 10" main beam is intact. Noted support upgrades.



*Framing members sizing.*

The visible portions of the floors are framed with 16-inch centers. 12" TJI Manufactured, engineered, floor joists.



*Sub- Floor Material*

Plywood.

*Crawlspace Ventilation:*

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate. Some have missing screens. Replace as needed.





*Crawlspace Inspected By:*

The crawlspace was inspected by entering and crawling through.

*Crawlspace Floor:*

Concrete.

*Vapor Barrier Installed:*

Yes - There is a vapor barrier installed.

*Posts Condition:*

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.



*Pier Construction Materials:*

Solid wood piers are installed in the crawlspace.  
Concrete piers also noted.



*Condition of Piers:*

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

*Evidence of Insects in* No - There was no evidence of insect infestation noted. This inspection does not cover

*Crawlspace:* the presence or lack of wood destroying insects.

## ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

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

### Roofing:

*Type Roof:*

Gable.



*Roof Covering Materials:*

Architectural grade Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.



*Cover Layers:*

The roof covering on the main structure appears to be the first covering. Difficult to determine without being on the roof.

*Underlayment Noted:*

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

*Condition of Roof Covering Material:* Good - The roof covering material is either new or near new, and it appears to be installed correctly.

*Estimated Life Expectancy* of 20-25+ years. The life expectancy given is the best estimate of the inspector, assuming

*Roof:* proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

*Slope:* High slope is considered to be 7 in 12, or higher.

*Flashing:* Appears intact.

*Means of Roof Inspection:* The surface of the roof was not walked on. The surface of the roof is too steep for the inspector to walk on.



*Valleys:* Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.



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

*Evidence of Leakage:* No -

*Roof Gutter System:* The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts go into an underground system. I was unable to determine where they empty and if they are functional. Elbow and downspout missing at rear.



## Attic & Ventilation:

*Attic Access Location:* Hallway ceiling.

*Attic Accessibility:* There is a pull down ladder installed.

*Method of Inspection:* The attic cavity was inspected by entering the area.

*Attic Cavity Type:*

Room for Storage - The attic cavity has capacity for storage of light boxes or items.

*Roof Framing:*

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition. The rafter spacing is 16 inch on center.

*Roof Framing Condition:*

Satisfactory - The roof framing appears to be in functional condition.

*Roof Bracing:*

The roof framing as installed seems adequate. On a high pitch roof, collar ties are used to help distribute the load factor on the exterior walls and used to stiffen the rafters. The collar ties appear satisfactory.

*Roof Decking:*

The roof decking material is 1/2" plywood sheeting.

*Evidence of Leaks on Interior of Attic:*

There is no evidence of current water leaks into the accessible attic spaces.

*Ventilation Hi/Low:*

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

*Vapor Barrier Installed:*

There is a vapor barrier installed.

*Insulation Clear of Sheathing:*

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

*Insulation Noted:*

The following type of insulation was noted in the attic: Fiberglass. Batts. There is an average of at least 6" of insulation installed.

*Attic ventilation fan:*

Yes - There is an attic ventilation fan installed.





## STRUCTURAL

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

### Structural:

*Type of Construction:*

Frame.



*Exterior Siding Materials:*

Siding materials consist of cedar shingles.

Left side.



*Siding Condition:*

Satisfactory - The siding is in serviceable condition. Minor repairs where some shingles are loose and cracked. Typical with age and area.

<i>Trim Condition:</i>	Satisfactory - The trim is intact and satisfactory. All composite.
<i>Soffit/Eaves:</i>	Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
<i>Fascia &amp; Rake Boards:</i>	Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.
<i>Condition of Painted Surfaces:</i>	Satisfactory - The finish or exposed painted surfaces are satisfactory.
<i>Outside Entry Doors:</i>	Good - The outside entry door is of insulated glass.
<i>Windows Type:</i>	Andersen vinyl clad thermopane double hung for the most.
<i>Window Condition:</i>	Satisfactory - The window framing and glass are in a satisfactory condition.
<i>Window Flashing:</i>	Satisfactory - The installed window flashing above the windows appears to be adequate.
<i>Earth-to-Wood Clearance:</i>	Satisfactory - There appears to be adequate clearance between the earth and the wood.
<i>Type Insulation Noted:</i>	Insulation was noted at the following locations: Attic, Underfloor Areas, Exterior Wall Cavities.
<i>Framing Type:</i>	Platform framing was the chosen style of framing.
<i>Exposed Wall Framing Location:</i>	Attic



<i>Framing members sizing.</i>	The framing is 2" x 6" wood members. The visible portions of the walls are framed with 16-inch centers.
<i>Exposed Wall Framing Members Condition:</i>	Satisfactory - The exposed wall framing members were in satisfactory condition. The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.
<i>Exposed Floor/Ceiling Framing Location:</i>	Crawl space. Attic.
<i>Floor Framing Members Size.</i>	12" Manufactured TJI floor joists.



<i>Exposed Floor/Ceiling Framing Condition:</i>	The floor/ceiling is framed with 16-inch centers. Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.
<i>Wall Covering Material:</i>	The wall covering material is primarily sheetrock. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

<i>Ceiling Covering Material:</i>	The ceiling covering material is primarily sheetrock.. Minor cracks in the ceilings, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.
<i>Evidence of Mold Noted:</i>	No visible stains noted. Not a mold test.
<i>Interior of the Wall Cavity:</i>	The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.
<i>Miscellaneous Comments:</i>	All homes experience an adjustment process, particularly when they are young. Some shrinkage, settlement and compression of buildings are a few of the activities that are expected and, in most cases, are considered normal. It is common to have some thin ceiling/wall intersections and other minor symptoms of settling and shrinkage. This type of activity is more prevalent in the first several years of the life of the home. We cannot predict the future of a homes adjustment process and whether it will be normal or more serious activity.

## Deck, Porch Or Balcony:

*Structure Type:*

Elevated Deck.



<i>Deck/Porch/Balcony Materials:</i>	It appears that C.C.A. treated wood materials were used in the deck construction. This type of treated wood is usually warranted for a 25 to 30 year period against wood rot and insect deterioration.
<i>Condition of Wood Materials:</i>	Satisfactory - The wood materials are in satisfactory condition.
<i>Framing of Deck/Porch:</i>	Satisfactory - The framing of the deck or porch was done in an acceptable manner. Difficult to view fully.
<i>Deck, Porch, or Balcony Flooring Material:</i>	Satisfactory - The "Trex" decking materials appear to be in satisfactory condition. The flooring material is open slat wood. It is designed for the rain to run off in between the deck boards.
<i>Supporting Posts:</i>	Satisfactory - The supporting posts appear to be in satisfactory condition.
<i>Stairs Condition:</i>	Satisfactory - The steps are in useable condition.
<i>Deck or Porch Railings:</i>	Satisfactory - The railings as installed are functional. Composite.

## Fireplace:

<i>Location of Fireplace:</i>	Living room.
<i>Type of Fireplace:</i>	Zero Clearance pre - fab type- There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.
<i>Fireplace Fuel:</i>	Wood - The fireplace is designed to burn wood.
<i>Firebox Condition:</i>	There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney. Noted repair attempts. Firewall has been repaired. Check with homeowner for history.



*Damper Condition:*

Satisfactory - The flue damper appears to be functional and fully adjustable.

*Evidence of Drafting Problems:*

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

*Flue Condition from Firebox:*

Satisfactory - The visible portions of the chimney flue appear to be satisfactory. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.

*Smoke Chamber:*

Satisfactory - The smoke chamber walls are sloped towards the flue.

*Flue Condition From Roof:*

The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

*Exterior Stack Material:*

The exterior fireplace stack material is made of metal enclosed in wood.



*Exterior Stack Condition:*

Satisfactory - The exterior stack is in satisfactory condition.

*Flue Lined:*

Yes - The fireplace flue appears to be lined with metal.

*Chimney Cap or Crown:*

Yes - There is a chimney cap. Chimney cap is made of metal.

*Rain Hat:*

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

*Spark Arrestor:*

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

*Chimney Height and Clearance:*

Yes - The chimney installation appears to meet clearance requirements.

*Source of Combustion Air:*

Outside air is used for combustion. This is the most efficient system.

## HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.



Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

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

### Air Conditioning- Primary Unit:

*Model/ Serial Number/ Size:*

Two 2006. RHEEM, 3 ton. 1 2013, Rheem 3 ton, and one 3 ton, 2001 Weatherking.



*Type and Location:*

Refrigerator/Split System. Electricity-powered. Condenser unit Location- Rear of building. Air handlers in crawl and basement.

*Unit Tested:*

The air conditioner was activated to check the operation of the fan motor and compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, no warranty is made as to the systems adequacy.

*Insulation Wrap on the Suction* Satisfactory.

*Line:*

*Condenser Clear of Obstruction:* Satisfactory.

*Condenser Cabinet Level:* Satisfactory.

*Condensing Coil Condition:* Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

*Service Disconnect:* Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

*Condensate Line:* Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system. There is a condensate pump installed to remove the water from the furnace cabinet.

There is a condensate pump installed to remove the water from the furnace cabinet. Not operable. Wasn't plugged in, but didn't go on when plugged in. Requires further review by a qualified HVAC contractor. Water on floor.

Noted the use of a safety shut off float switch in the condensate pan of the attic unit. This will automatically shut off the A/C unit if the condensate water starts backing up and not draining.



*Evidence of Maintenance:*

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

**Heating Plant- Primary Unit:**

*Heating System Type:*

Hot water and hot air. Hydothermic type, which uses a boiler to heat water, then send it through tubing or piping to heat coils in the air handlers. When the fan blows the air over the coils, it is heated by the hot water in the coils.

*Heating System Location:*

Boiler is in Utility Area in garage. 2 air handlers in attic. Older attic unit shown.

Newer unit in attic.

Crawl space. Older unit.

Crawl Space. Newer unit.



*Fuel Source:*

Oil.



*Equipment Description:*

As a rule, steel boilers do not have the life expectancy of cast iron boilers. Check with the service company for a complete evaluation.  
Mid efficiency furnace, System is a Utica, steel hot water boiler.

*Capacity & Efficiency:*

201,000 BTUs. Middle efficiency.

*Approximate Age:*

This unit was manufactured **about** 2002.

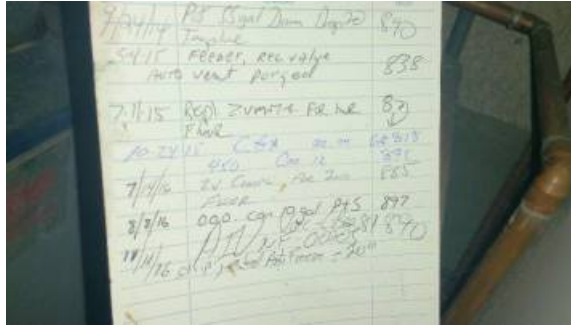
*Flues, Vents, Plenum:*

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is metal.

*General Operation & Cabinet:*

Unit was operational at the time of inspection. General condition appears serviceable. Last service was 11-11-16 by Petro. We suggest continued, routine service, safety checks (clean test and adjustment if necessary) to ensure appliance is operating at or near its maximum efficiency, and if there is a malfunction, it may be detected and properly corrected. Since boiler interiors are not part of this inspection, we advise having the service company check/verify this device for proper performance and integrity. We also suggest contacting the service company for any pertinent service information and history. Yearly scheduled service checks are advised for longer life.





Burners / Heat Exchangers:

Closed System - Unable to inspect.

Pump / Blower Fan:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Type/Size:

Change routinely.



Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. There is evidence that the ducts have been cleaned as noted by the repairs made in the ducts.

Not connected.

Disconnected ducting.

Not connected.





*Duct Insulation in Unheated Spaces:*

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.



*Does each habitable room have a heat source?* Yes.

*Adequate Returns or Undercut Doors:* Yes.

*Normal Controls:* General condition appears serviceable.

## ELECTRICAL SYSTEMS

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

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to

remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:***Type & Condition:*

Underground, 120/240 Volt, Circuit breakers.

*Main Service Ground Verified:*

Yes - The main service ground wire was located by the inspector. Grounding provided by a driven rod and connection to metallic water pipe.

**Electrical Distribution Panels:***Main Panel Location:*

Garage.

*Panel Accessibility:*

Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Cover Removed:*

Yes.

*Main Circuit Rating:*

300 amp. 2 panels.

*Entrance Cable Size:*

2/0 Aluminum.

*Disconnect:*

Located at the top of main panel.

*Main Panel Devices:*

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

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

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

*Main Panel Observations:* Circuit and wire sizing correct so far as visible, Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.

## Conductors:

*Feeder and Circuit Wiring:* Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Aluminum multi-strand feeder circuit wiring is an acceptable method of delivering large blocks of current to downstream panels and dedicated appliances.

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

## Switches & Fixtures:

*General:* A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

## Electrical Outlets:

*General:* A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition. Stored items prevent access and testing at some outlets and switches.

*Kitchen Interior* The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

*Master Bedroom:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Bedroom #2:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Bedroom #3:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Bedroom #4* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Bedroom #6* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Living Room:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Dining Room:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Family Room:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Office/Bedroom* Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Upper Office:* Satisfactory - The outlets tested in this room are correctly wired and grounded.

## Other Electrical Circuitry:

*Smoke Detectors:* Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). Local fire safety regulations require that all smoke detection devices are present and in proper working order.

*Doorbell :* Alarm system is not part of test. Verify operation and instructions from owner or service company.

Water sensing device.



*Central Vacuum Installed:*

Yes - There is a central vacuum system installed. This system appears to have adequate suction. Hoses and vacuum head are present and functional. Quality of performance is not determined.

## **Electric Service Condition:**

*Utility Services:*

Satisfactory - The underground service appears adequate.



## **Electrical Service:**

*Crawlspace:*

Light provided. Some burnt out bulbs.

*Garage:*

Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

## **Fixtures & Switches:**

*Kitchen Interior*

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

## **Lighting:**

*Master Bathroom:*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Bathroom #2:*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Bathroom #3:*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Bathroom #4*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.



*Bathroom #5*  
*Powder Room*

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.  
 Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

### Ground Fault Interrupt Outlets:

*Master Bathroom:*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Bathroom #2:*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Bathroom #3:*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Bathroom #4*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Bathroom #5*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Powder Room*

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

### Light Switch:

*Master Bathroom:*

Satisfactory - The light switch is satisfactory.

*Bathroom #2:*

Satisfactory - The light switch is satisfactory.

*Bathroom #3:*

Satisfactory - The light switch is satisfactory.

*Bathroom #4*

Satisfactory - The light switch is satisfactory.

*Bathroom #5*

Satisfactory - The light switch is satisfactory.

*Powder Room*

Satisfactory - The light switch is satisfactory.

*Master Bedroom:*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Bedroom #2:*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Bedroom #3:*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Bedroom #4*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Bedroom #6*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Living Room:*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Dining Room:*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Family Room:*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Office/Bedroom*

Satisfactory - The light and light switch were functional at the time of the inspection.

*Upper Office:*

Satisfactory - The light and light switch were functional at the time of the inspection.

### Comments

*Master Bathroom:*

Sauna provided.

## PLUMBING SYSTEM

### Plumbing:

*Water Source:*

City/Municipal.

*Plumbing Service Piping Size* to 1" water service line from the meter to the main cutoff.

*Structure:*

*Public Service Piping Material:*

The main service line to the structure is copper.

*Main Water Line Cutoff Location:*

In the crawl, front right corner.



*Visible Mineral Deposits* or Not abnormal.  
*Encrustations:*

*Interior Supply Piping Size:* The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.  
*Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper. There are also some interior plastic water lines installed.

*Water Pressure:* Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

*Exterior Hose Bibs Functional:* Satisfactory - The exterior hose bib(s) appeared to function normally. The external hose bibs are frostproof. Do not leave garden hoses connected to hose bibs when freezing temperatures are possible. Damage to the valve or piping could result.

*Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified. Water was run in all faucets for 30 minutes.

*Leaks in the Supply Piping Noted:* No.

*Sewage Disposal Type:* Septic System Septic tanks, cesspools, leach fields and other private sewage systems are not within the scope of this report. We are unable to determine the capacity level, materials, condition or exact location. We advise client to inquire if and when there has been any service performed, and to consult a specialist if concerned. This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.

*Waste Line Materials* The predominant waste line material is plastic PVC to cast iron, out the front left.



*Waste Piping Condition:* There is evidence of a leak in the drain/waste piping system. Services of a qualified licensed plumber may be needed. Drain pipe is not connected to base of shower at left down bath. Requires further review by a qualified plumber.



*Vent Piping Material*

The vent material, as it passes through the roof, is plastic.

*Vent Piping Condition:*

Satisfactory - The visible plumbing vent piping appears functional.

*Supply/Waste Piping Supports:*

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

*Functional Drainage:*

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

*Objectionable Odors Noted:*

No.

*Location of Waste Line Cleanouts:*

Crawl.

*Lawn Sprinkler System:*

This sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Manual operational test or inspection was performed on the sprinkler system. Full verification of this systems performance by the client with the sellers is recommended prior to closing.

Irrigation shut off valve.



## Water Heater:

*Location:*

Utility in garage.

*Model/ Serial Number/ Size:*

System is 2006 SuperStor. indirect fired hot water maker, Unit Type: Uses the boiler as a primary heat source. These "hot water makers" or booster tanks run directly off the boiler as a separate zone with a circulator. This type of system is cost efficient and supplies ample hot water, as a rule. These units are usually equipped with a thermostat for desired water temperature.

*Tank Capacity:*

119 gallons.



*Fuel Source for Water Heater:* Works off boiler.

*Electric Service to Water Heater:* Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

*Exposed Water Heater Condition:* Good - Rust free and clean. Should provide years of service.



*Water Piping Condition:* Satisfactory - The incoming and output piping is installed correctly.

*Water Heater Fill Valve Installed:* Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

*Temperature Controls:* Satisfactory - The thermostat and temperature controls appear to function normally.

*Drain Valve:* Yes - There is a drain valve installed on the lower side of the water heater.

*Temperature & Pressure Relief Valve:* Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

*Safety Overflow Pipe:* Satisfactory - The overflow pipe is correctly installed.

*Insulated Hot Water Piping:* Some.

## KITCHEN

### Kitchen Interior

*Location:* Main level rear of house.



*Windows:* Satisfactory - The windows and associated hardware in the kitchen are satisfactory.

*Walls:* Satisfactory - The walls in the kitchen appear to be satisfactory.

*Ceilings:* General condition appears serviceable.

*Floors:* General condition appears serviceable, The floor covering material is hardwood.

*Countertops:* Satisfactory - The countertops in the kitchen are satisfactory. Tile.

*Cabinets, Drawers, and Doors:* Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

*Closets:* Pantry.

*Phone / Computer Access Or Jack:* There is a telephone jack installed in this room. It may or may not be functional.

### Kitchen Plumbing:

*Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

*Sink and Drain Lines:*

Satisfactory - The sink and drainage lines appear to be satisfactory.

**Kitchen Appliances:***Food Waste Disposal:*

System is Insinkerator. Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

*Dishwasher:*

Satisfactory - The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. System is Fisher & Paykel and "GE".

*Range Hood:*

The exhaust hood is a filter and recirculating type built into microwave that will not expel hot air from the kitchen. Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

*Range/Oven Fuel Source:*

Liquefied Propane cook top.

*Range/Oven:*

System is KitchenAid. Satisfactory - The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested. Gas - The gas cooking elements have a spark type igniter. This eliminates the need for a standing pilot light. All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested. The oven is a self-cleaning type. Inspection of this feature requires several hours, and it is not a part of this inspection.

*Microwave Oven:*

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

*Refrigerator:*

System is LG. Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures.

*Water For Refrigerator:*

There is a water valve noted in the area of the refrigerator.

*Heat Source:*

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent. Thermostat.

## LAUNDRY

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

**Laundry:***Location:*

Hall closet down.



*Washer & Dryer*

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

*Washer Hookup:*

Unable to view behind unit.

*Dryer Hookup:*

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

Intact in attic, and now in crawl. Was loose before, and allowed lint buildup. Reconnected now. Clean up lint.



*Area Ventilation:*

Satisfactory - The area ventilation seems adequate.

*Laundry Basin:*

No.

*Location:*

Upper hall.



*Washer & Dryer*

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

*Washer Hookup:*

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

*Dryer Hookup:*

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

*Area Ventilation:*

Satisfactory - The area ventilation seems adequate.

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

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

### Master Bathroom:

*Vanity Cabinet:*

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



*Basin and Drain Fixture:*

Satisfactory - The basin and drainage fixture appears to be satisfactory.

*Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

*Toilet Condition*

Satisfactory - The toilet appears to be functional.

*Tub:*

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly. Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

*Tub Mixing Valve & Stopper:*

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

*Shower/Shower Head and Mixing Valves:*

Satisfactory - The shower, shower head, and mixing valves are all performing as required. Steam unit.

*Shower Pan:*

The lead and terrazzo shower pan does not appear to leak at this time, Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

*Tub & Shower Walls:*

Satisfactory - The walls appear to be in satisfactory condition.

*Tub/Shower Drain:*

Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Glass Tub/Shower Door:*

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

*Caulking/Water Contact Areas:*

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

*Heat Source:*

Satisfactory - There is a heat source in this room.

*Entry Door:*

Satisfactory - The entry door is functional.

*Walls:*

Satisfactory - The walls in this bathroom are satisfactory.

*Windows:*

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory. Missing hardware. Notes electric casements.



*Ceiling:*

Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:*

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is marble.

*Ventilation Fans:*

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

## **Bathroom #2:**

*Vanity Cabinet:*

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory. Right side.



*Basin and Drain Fixture:*

Satisfactory - The basin and drainage fixture appears to be satisfactory.

*Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

*Toilet Condition*

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

*Tub:*

No.

*Shower/Shower Head and Mixing Valves:*

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

*Shower Pan:*

The lead and terrazzo shower pan does not appear to leak at this time, Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

*Tub & Shower Walls:*

Satisfactory - The walls appear to be in satisfactory condition.

*Tub/Shower Drain:*

Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Glass Tub/Shower Door:*

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

*Caulking/Water Contact Areas:*

Satisfactory - The caulking in the water contact areas appears to be satisfactory. We suggest, as part of normal maintenance, in all bathrooms, all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extension moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

*Heat Source:*

Satisfactory - There is a heat source in this room.

*Entry Door:* Satisfactory - The entry door is functional.

*Walls:* Satisfactory - The walls in this bathroom are satisfactory.

*Windows:* None - There is no window in this bathroom.

*Ceiling:* Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:* Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

*Ventilation Fans:* The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It would be better to vent the bathroom to the outside rather than the attic.

**Bathroom #3:**

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory. Upper hall right.



*Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.

*Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

*Toilet Condition* The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

*Tub:* Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

*Tub Mixing Valve & Stopper:* Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

*Shower/Shower Head and Mixing Valves:* Satisfactory - The shower, shower head, and mixing valves are all performing as required.

*Tub & Shower Walls:* Satisfactory - The walls appear to be in satisfactory condition.

*Tub/Shower Drain:* Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Glass Tub/Shower Door:* No, There is a shower curtain installed.

*Caulking/Water Contact Areas:* Satisfactory - The caulking in the water contact areas appears to be satisfactory.

*Heat Source:* Satisfactory - There is a heat source in this room.

*Entry Door:* Satisfactory - The entry door is functional.

*Walls:* Satisfactory - The walls in this bathroom are satisfactory.

*Windows:* None - There is no window in this bathroom.

*Ceiling:* Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:* Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

*Ventilation Fans:* Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

**Bathroom #4**

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory. Up left.





<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Toilet Condition</i>	The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.
<i>Tub:</i>	No.
<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<i>Shower Pan:</i>	The lead and terrazzo shower pan does not appear to leak at this time, Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.
<i>Tub &amp; Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.
<i>Caulking/Water Contact Areas:</i>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	None - There is no window in this bathroom.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is marble.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

## Bathroom #5

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory. Down right.



*Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.

<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Toilet Condition</i>	Satisfactory - The toilet appears to be functional.
<i>Tub:</i>	No.
<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<i>Shower Pan:</i>	The fiberglass shower pan does not appear to leak at this time, Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.
<i>Tub &amp; Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.
<i>Caulking/Water Contact Areas:</i>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door is functional. Thermopane to exterior. Some rusting.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	On door.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is tumbled marble.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

## Powder Room

*Vanity Cabinet:* None.



<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory. Pedestal.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin. Loose. Tighten.
<i>Toilet Condition</i>	Satisfactory - The toilet in the master bathroom appears to be functional.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	None - There is no window in this bathroom.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing



satisfactorily.

## BEDROOMS

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

### Master Bedroom:

*Entry Door:*

Satisfactory - The entry door is functional.



*Closet:*

The closet is lighted. Satisfactory - The closet is functional and of walk in size.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as I expected.

*Ceiling Fan:*

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Floor:*

Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

*Windows:*

**Attention Needed** - At least one window or associated hardware in this room needs attention.

*Telephone Access or Jack:*

Yes - There is a telephone jack installed in this room. It may or may not be functional.

*Cable TV:*

Yes.

*Heat Source Noted:*

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

*Smoke Detector:*

Yes.

### Bedroom #2:

*Entry Door:*

Satisfactory - The entry door is functional at far right.



<i>Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Floor:</i>	Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood and carpet.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this room are all satisfactory.
<i>Telephone Access or Jack:</i>	Yes - There is a telephone jack installed in this room. It may or may not be functional.
<i>Cable TV:</i>	Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.
<i>Smoke Detector:</i>	Yes.

### Bedroom #3:

<i>Entry Door:</i>	Satisfactory - The entry door is functional at front right.
--------------------	---



<i>Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
<i>Floor:</i>	Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this room are all satisfactory.
<i>Telephone Access or Jack:</i>	Yes - There is a telephone jack installed in this room. It may or may not be functional.
<i>Cable TV:</i>	Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.
<i>Smoke Detector:</i>	Yes.

**Bedroom #4***Entry Door:*

Satisfactory - The entry door is functional at far left.

*Closet:*

Satisfactory - The closet is functional and of average size.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as I expected.

*Ceiling Fan:*

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Floor:*

Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

*Windows:*

Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Telephone Access or Jack:*

Yes - There is a telephone jack installed in this room. It may or may not be functional.

*Cable TV:*

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

*Heat Source Noted:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The room door is not correctly undercut to allow air movement from the room. The room door should be undercut by 1/2" - 3/4" to allow airflow.

*Smoke Detector:*

Yes.

**Bedroom #6***Entry Door:*

Satisfactory - The entry door is functional. Andersen thermopane slider to deck. Jr. Master down.

*Closet:*

Satisfactory - The closet is functional and of average size.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as I expected.

*Ceiling Fan:*

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Floor:*

Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

*Windows:*

Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Telephone Access or Jack:*

Yes - There is a telephone jack installed in this room. It may or may not be functional.

<i>Cable TV:</i>	Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.
<i>Smoke Detector:</i>	Yes.

## OTHER LIVING SPACES

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

### Front Entry & Main Hallway:

*The Main Entrance Faces:* South, East.



<i>Front Entry Door:</i>	Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. There is no deadbolt installed on the main entry door. For safety considerations, installation should be considered.
<i>Entry Floor:</i>	Satisfactory - The entry floor material is in satisfactory condition. The floor covering material is wood.
<i>Main Hallway:</i>	Satisfactory - The main hallway walls and floor are in satisfactory condition.
<i>Smoke Detector:</i>	Yes.
<i>Guest Closet:</i>	Satisfactory - The guest closet is functional and of average size.
<i>Main Staircase:</i>	Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted. The staircase has a landing.
<i>Comments:</i>	All homes experience an adjustment process, particularly when they are young. Some shrinkage, settlement and compression of buildings are a few of the activities that are expected and, in most cases, are considered normal. It is common to have some thin ceiling/wall intersections and other minor symptoms of settling and shrinkage. This type of activity is more prevalent in the first several years of the life of the home. We cannot predict the future of a homes adjustment process and whether it will be normal or more

serious activity.

## Living Room:

*Entry Door:*

Satisfactory - The entry door is functional. Andersen thermopane slider.



*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as I expected.

*Ceiling Fan:*

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Floor:*

Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood and carpet.

*Windows:*

Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Heat Source Noted:*

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

*Fireplace:*

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section. Pre-fab either doors.

## Dining Room:

*Entry Door:*

Satisfactory - The entry door is functional. Andersen thermopane slider.



*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as I expected.

*Ceiling Fan:*

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Floor:*

Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

*Windows:*

Fixed.

*Heat Source Noted:*

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

*Smoke Detector:*

CO detector.

## Family Room:

*Entry Door:*





*Walls:* Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:* Satisfactory - The ceiling is functional and as I expected.

*Floor:* Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

*Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Cable TV:* Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

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

## Office/Bedroom

*Entry Door:* Satisfactory - The entry door is functional. Hall door doesn't latch.



*Closet:* Satisfactory - The closet is functional and of average size.

*Walls:* Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:* Satisfactory - The ceiling is functional and as I expected.

*Ceiling Fan:* Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Floor:* Good - The floor covering is newer and should provide years of service. The floor covering material is carpet.

*Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.

*Telephone Access or Jack:* Yes - There is a telephone jack installed in this room. It may or may not be functional.

*Cable TV:* Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

*Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.

*Smoke Detector:* Yes.

## Upper Office:

*Entry Door:* Satisfactory - The entry door is functional.

*Closet:* No.

<i>Walls:</i>	Satisfactory - The walls in the room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
<i>Floor:</i>	Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this room are all satisfactory.
<i>Telephone Access or Jack:</i>	Yes - There is a telephone jack installed in this room. It may or may not be functional.
<i>Cable TV:</i>	Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.
<i>Smoke Detector:</i>	Yes.

## GARAGE

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

### Garage:

*Garage Type*

The garage is attached.



<i>Size of Garage:</i>	Two car garage.
<i>Number of Overhead Doors</i>	There are two overhead doors. Aluminum and vinyl.
<i>Overhead Door and Hardware Condition:</i>	Satisfactory - The overhead door is in satisfactory condition, and it is functional. There is a safety wire installed that will prevent the springs from swinging free when they fail. That could cause damage or injury.
<i>Automatic Overhead Door Opener:</i>	The overhead door opener appears to function appropriately. Genie screw type.
<i>Safety Reverse Switch on the Automatic Opener:</i>	Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.
<i>Floor Condition:</i>	Satisfactory - The garage floor is in satisfactory condition. Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.
<i>Garage Walls Condition:</i>	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.



- Fire Rated Ceiling:* Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
- Fire Rated Entry Door Structure:* to Yes - There is a fire rated door separating the garage from the living areas of the house.
- Garage Foundation:* Satisfactory - The visible portions of the foundation under the garage appear to be functional.
- Posts Condition:* Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed. The post is a steel type.

## POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

### General Comments:

We suggest client receive operational and mechanical instruction of the pool from current occupant, owner, or pool service company, and that they provide verification of the pool and the pool equipment performance prior to closing, or when convenient. Make certain the ground is intact, and the GFI safety outlet tests properly. AS INDICATED IN OUR INSPECTION AGREEMENT, INSPECTION OF POOL SURFACE OR CONCEALED COMPONENTS ARE NOT WITHIN THE SCOPE OF THIS INSPECTION.



### Pool Surface:

- Type:* Concrete/Marcite.
- Condition:* Good overall condition.
- Pool Coping:* Decking.

### Skimmer & Basket:

- Condition:* Good.

**Pool Light:**

Operable.

**Pumping Equipment:**

*Pump & Motor:*

2012. 1 HP. Not grounded.



*Evidence of Water Leakage:*

None noted.

*Hair/Lint Filter:*

Diatomaceous earth. Hayward.



*Pressure:*

OK, 17 psi.

*Chlorinator:*

In-line type.



**Visible Plumbing Line:**

*Condition:*

Good.

**Heaters:**

*Type & Condition:*

LP gas-



*Gas Supply:*

Tank is an above ground type.

**Electric Controls:**

*Subpanels:*

A subpanel is provided- OK.

*Timers:*

Timer is serviceable.

**Pool Decking:**

*Type & Condition:*

Trex type.

*Child Protection Fencing:*

Holes in the deck indicate a child fence was installed in the past. Make inquiry with the seller about the whereabouts of any fencing materials.



**Pool Enclosure Or Fencing:**

*Overall Condition:*

Good.

**Spa/Hot Tub:**

*Surface:*

Fiberglass-



*Operation:*

No problems observed during limited test run of equipment.





## SEAWALLS & DOCKAGE

Minor settlement of backfill located behind seawall panel joints is a common problem with most seawalls. Depressions can be filled with small aggregate or excavations can be made for installation of filter cloth or sealing of joints at the buried portion of seawalls.

### **Dock:**

*Type:*

Wood pilings and wood decking.



*Condition:*

Good.

### **Dock Accessories:**

*Electrical:*

Good overall

*Water:*

Good- Operational.



