

Inspection reference:

Confidential Inspection Report
901 Elmwood Court
Bowling Green KY 42103

August 25, 2022



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 Contents

Detailed Summary	3
GENERAL INFORMATION	12
GROUNDS	14
EXTERIOR - FOUNDATION	16
CRAWLSPACE	19
ROOF SYSTEM	20
ELECTRICAL SYSTEM	22
HEATING - AIR CONDITIONING	27
PLUMBING SYSTEM	31
KITCHEN - APPLIANCES	34
BATHROOMS	35
INTERIOR ROOMS	39
LAUNDRY AREA	44
GARAGE - CARPORT	45



901 Elmwood Court
Bowling Green, KY 42103



Dear 

At your request, a visual inspection of the above referenced property was conducted on Thursday, August 25, 2022. 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.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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 (NACHI), 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.

ITEMS NEEDING ACTION

HEATING - AIR CONDITIONING

Air Conditioning:

System Condition:

All three AC units are operational at the time of inspection. The upstairs unit and the unit service the main floor left side of the home appear serviceable with acceptable temperature drops of approximately 20 degrees on the main floor and approximately 15 degrees noted upstairs. The following problems and conditions are noted: 1) The AC unit serving the master suite is only producing a temperature drop of approximately 2°. This is not within the acceptable range of between 14 and 22°. It is recommended to have further evaluation from a qualified HVAC technician to determine the extent of repairs needed for this unit to operate as intended with an acceptable temperature drop near the high end of the acceptable range, 2) The AC units are approximately 17 and 18 years old. The average expected serviceable life of an electric unit is approximately 12 to 15 years. Units operating beyond their average expected serviceable life may require periodic maintenance and inspection to continue operating as efficient as intended.

Condensate Line:

Condensate line(s) installed, The following problems and conditions are noted with the condensate drain line and condensate pump: 1) The condensate pump for the AC unit in the crawlspace that is nearest the left side of the home is not working at the time of inspection. This is allowing condensate to dump to the floor of the crawlspace. Further investigation and possible repairs are needed for this pump to operate as intended.

ITEMS NEEDING ATTENTION

GROUNDS

Decks / Balcony:

Condition:

There is an upper level rear deck. The boards on the surface of the deck, the boards around the perimeter of the deck, the bench seats, and the railings are composite. As a whole, observed portions of this deck appear serviceable at the time of inspection with the following problems and conditions noted: 1) The horizontal composite boards below the surface of the deck are not secure in place and are pulling away from the deck. It is recommended to secure these boards into place as intended to prevent possible further problems.

Fences & Gates:

Condition:

There is a metal rail fence with metal post present around a portion of the rear yard, As a whole, observed portions of the fence and its gates appear serviceable at the time of inspection with the following problems and conditions noted: 1) The gate on the left rear corner of the home does not latch shut. Repairs or adjustments are needed for this gate to latch shut as intended.

EXTERIOR - FOUNDATION

Exterior Walls:

Flashing & Trim:

The flashings and trim of the home are composed of wood, metal, and vinyl materials. As a whole, observed portions of the flashings and trim on the exterior of the home appear serviceable at the time of inspection with the following problems and conditions noted: 1) The vinyl trim around the right garage door opening is pulling loose. It is recommended to secure the vinyl trim into place as intended to prevent possible further problems.

CRAWLSPACE

Crawlspace:

Access:

Crawlspace is fully accessible. The following problems and conditions are noted with the crawlspace access door/cover: 1) There is damage noted to the wood framework for the crawlspace access cover and some of the shingles on top of it. It is recommended to repair or replace any damaged wood in this access cover to prevent possible water entry into the crawlspace. Further action will be needed to replace any damaged shingles on top of this access cover as well.

Ventilation:

The following problems are noted with the crawlspace vents around the home: 1) The crawlspace vent to the left of the front porch is not secure in place flush with the wall. It is recommended to secure this vent into place flush with the wall as intended.

ROOF SYSTEM

Ventilation Provisions:

There appears to be adequate air flow through the attic cavity at the time of inspection. Ventilation is provided through the soffit and through roof vents on the surface of the roof. There is a powered roof vent also present at the time of inspection. The following problems and conditions are noted: 1) The inspector is unable to get the powered roof vent to operate at the time of inspection by the thermostat or by the manual override button present on the thermostat that should allow the vent to come on regardless of the temperature in the attic. Further investigation and possible repairs will be needed for this powered roof vent to operate as intended.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

As a whole, the wiring in the electrical panel and the panel itself appear serviceable at the time of inspection with

the following problems and conditions noted: 1) There are two double tapped single pole 20 amp breakers in the top right corner of the panel. This is a safety concern as the lugs in each breaker are generally only intended to accept one wire. It is recommended to install two additional single pole 20 amp breakers in this panel to eliminate the double tapped circuits.

Switches & Fixtures:

Kitchen Interior:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The inspector is unable to get the can light fixture above the refrigerator nor either of the can light fixtures above the built-in desk to operate at the time of inspection. This may just be bad bulbs. Further investigation and possible repairs are needed for these fixtures to operate as intended.

Master Bath:

A sampling of the switches and fixtures in this room were operated during the inspection. As a whole, observed switches and fixtures are operational and appear serviceable at the time of inspection with the following problems and conditions noted: 1) The junction box and it's switches that are to the right of the door leading to the master bedroom are not installed flush with the wall. It is recommended to install the junction box and it switches into place flush with the wall as intended.

Entry / Foyer / Hall:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The inspector is unable to get the two can lights in the ceiling of the main floor hallway nearest the laundry to operate during the inspection. Further investigation and possible repairs are needed for these fixtures to operate as intended.

Dining Room:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The two can lights in the ceiling of this room will not come on but just blink off and on when the switch for the lights is operated. Further investigation and possible repairs are needed for these fixtures to operate as intended.

Electrical Outlets / Fixtures / Wiring:

Exterior Walls:

As a whole, the exterior outlets, wiring, and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The can light fixture in the ceiling of the covered front porch blinks off and on intermittently. If this is not by design then further investigation and possible repairs are needed for this fixture to operate as intended, 2) A portion of the outdoor rated cover is missing from the outlet to the right of the front door. It is recommended to replace the missing portion of the outdoor rated cover, 3) The fixture to the right of the upper level rear service door is not working at the time of inspection. This may just be a bad bulb. Further investigation and possible repairs are needed for the fixture to operate as intended, 4) The outdoor rated cover for the outlet to the right of the upper level rear service door is not mounted to the wall as intended. Repairs are needed to secure this cover into place as intended.

Electrical Outlets / Wiring:

Crawlspace:

As a whole, observed outlets & wiring in the crawlspace appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are at least three junction boxes without covers in the front left portion of the crawlspace. It is recommended to install the missing covers on these junction boxes as intended.

Attic Wiring / Fixtures / Outlets:

Attic & Insulation:

Insulation in the floor of the attic limits viewing of the wiring. No comment can be made as to the possible condition or composition of any unseen or concealed portions of the wiring. The following problems are noted with the switches, fixtures, outlets, and wiring in the attic: 1) There are a couple of single gang junction boxes without

covers in the attic. It is recommended to install the missing covers on these junction boxes as intended.

HEATING - AIR CONDITIONING

Heating Equipment:

Air Filters:

The following problems and conditions are noted with the air filter(s) in the home: 1) There is no filter present in the return in the master bedroom. It is recommended to install the missing filter, 2) The filters in the main floor hallway and the upstairs ceiling are in need of cleaning or replacement. It is recommended to clean or replace the filters every 30 to 45 days to help the units operate as efficient as intended.

PLUMBING SYSTEM

Fixtures & Drain

Kitchen Sink:

There is a stainless steel sink present at the time of inspection. As a whole, observed portions of the sink, it's faucet, and it's plumbing appear serviceable at the time of inspection with the following problems and conditions noted: 1) Water drains slower than intended from the left side of the sink. Further investigation and possible repairs are needed for water to drain from the left side of the sink as intended.

KITCHEN - APPLIANCES

Garbage Disposal:

Condition:

There is a garbage disposal present at the time of inspection. The following problems and conditions are noted: 1) The garbage disposal is not working at the time of inspection. Further investigation and possible repairs will be needed for the disposal to operate as intended.

BATHROOMS

Bath In Bedroom: Main Floor, Left Rear Corner Of The Home

Doors:

The following problems and conditions are noted: 1) There is damage noted to the wood between the metal skin panels of the service door leading to the exterior of the home. This is noted at the bottom of the door when it is open. It is recommended to repair or replace any damaged wood between the metal skin panels of the door to prevent possible further problems.

Upstairs Bath:

Tub/Shower And Walls:

As a whole, the tub and shower walls appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are cracks noted in the grout in between the tub and the tiles above it. It is recommended to patch or repair any cracks in the grout to prevent possible water entry into the framing of the home.

Doors:

The following problems and conditions are noted: 1) The door leading to the Bonus Room does not latch shut. Repairs or adjustments are needed for this door to latch shut as intended.

Tub/Shower And Walls:

Master Bath:

The following problems and conditions are noted with the shower walls: 1) There are cracks noted in the grout between the tiles in the floor of the shower and the walls above them. There are also cracks noted in the intersection of the shower walls in the corner below the fixed window. It is recommended to repair any cracks or gaps in the grout between tiles to prevent possible further problems, 2) There are signs of prior repairs noted to cracks in the floor of the shower enclosure. As a whole, these repairs appear adequate at the time of inspection and this is only of note. Monitor these repairs in the future and any changes may require further investigation and possible repairs.

INTERIOR ROOMS

Server Room:

Walls:

The walls are covered with drywall. The following problems and conditions are noted: 1) There is a crack noted at the top left corner of the door for this room. It is recommended to repair this crack to prevent possible further damage.

Smoke / Fire Detector:

The following problems and conditions are noted with the smoke detector(s) in the hallway(s) of the home: 1) The smoke detector is missing from the ceiling at the time of inspection. It is recommended to replace the missing smoke detector in the ceiling as intended.

Upstairs Bonus Room:*Doors:*

The following problems and conditions are noted with the door(s): 1) The door to the hallway does not latch shut. Repairs or adjustments are needed for this door to latch shut as intended, 2) There is damage noted to the wood around the glass cartridges of both doors that lead out to the deck. It is recommended to repair or replace any damaged wood around the glass cartridges in these doors to prevent possible further problems.

Windows:

The following problems are noted with the window(s) in this room: 1) The window in the side wall of this room that is nearest the Theater Room will not stay up on its own as intended when it is opened. Repairs or adjustments are needed for the window to stay up on its own as intended when it is opened.

Upstairs Theater::*Walls:*

The walls are covered with drywall. Stored items and furnishings limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen/concealed portions of the walls. The following problems and conditions are noted: 1) There is minor damage noted to the drywall around the chase for the laundry chute and on the corner of a wall on the side of the room with the Hollywood Theater mural painted on it. This damage does not appear to be of structural concern but repairs would be needed to address it.

Bedroom #2: Main Floor, Left Rear Corner Of The Home*Closets:*

The closet is lighted. The following problems and conditions are noted: 1) The ball bearing is missing from the top of the right closet door. This ball bearing is what is intended to keep the door latched shut. It is recommended to replace the missing ball bearing on top of the right closet door so it can potentially latch shut as intended.

Bedroom #3: Upstairs, Front Middle Of The Home*Windows:*

The following problems are noted with the window(s) in this room: 1) There is broken glass noted in the bottom pane of the front left window. Repairs are needed to replace the broken glass in this window, 2) The front right window will not latch shut. Repairs or adjustments are needed for this window to latch shut as intended.

*Doors:**Laundry:*

The following problems are noted with the door(s) of the laundry: 1) The door for the laundry does not latch shut at the time of inspection. Repairs or adjustments will be needed for this door to latch shut as intended.

*Windows:**Master Bath:*

The following problems are noted with the windows in this bathroom: 1) The casement window to the left of the tub will not open with the handle as intended. Repairs or adjustments are needed for this window to open and close with the handle as intended, 2) The casement window to the right of the tub will not latch shut after it is closed. Repairs or adjustments are needed for this window to fully latch shut as intended.

Living Room:

The following problems are noted with the window(s) in this room: 1) The left rear casement window will not open

with normal force at the time of inspection. Repairs or adjustments are needed for this window to open and close with the handle as intended, 2) The upper left fixed window has a broken thermal seal. This is allowing moisture to enter between the panes of glass and as this moisture dries it can slowly start to cloud up the glass. About the only way to properly remedy this condition is to replace the glass cartridge in the window or the window itself.

Dining Room:

The following problems are noted with the window(s) in this room: 1) The front middle window will not stay up on its own as intended when it is opened. Repairs or adjustments are needed for this window to stay up on its own as intended when it is opened.

Master Bedroom:

The following problems are noted with the window(s) in this room: 1) The left rear window and window in the side wall of this room will not latch fully shut at the time of inspection. Repairs or adjustments are needed for these windows to latch shut as intended, 2) The right rear window will not open with normal force. Further investigation and possible repairs are needed for this window to open and close as intended with the handle.

Walls:

Entry / Foyer / Hall:

The walls are covered with drywall. The following problems and conditions are noted: 1) There are approximately six small holes noted in the wall to the right of the main floor half bath. These small holes would appear to have been drilled on purpose but are not being used. These are not of structural concern, but repairs are needed to fix these holes.

Ceilings:

Kitchen Interior:

The ceiling is covered with drywall. As a whole, visible portions of the ceiling appear serviceable at the time of inspection with the following problems and conditions noted: 1) The drywall tape is starting to peel in the ceiling above the countertop between the sink and living room. Although this does not appear to be of structural concern, it is recommended to repair the peeling drywall tape to prevent possible further damage.

Closets:

Master Bedroom:

The closet is lighted. The following problems and conditions are noted: 1) The faces of a couple of the cabinet doors are loose at the time of inspection. It is recommended to secure the faces of the drawers into place as intended to prevent possible further problems.

GARAGE - CARPORT

Ceilings:

Condition:

There is a drywall ceiling in the garage. As a whole, observed portions of the ceiling appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are stains and damage noted to the drywall ceiling above the electrical panel that extend out into the middle of the garage and towards the kitchen. These stains are dry at the time of inspection but would appear to be from leaking at some point. There are signs of prior repairs noted to some of the shingles on the roof in a roof/wall intersection above this area. This could have been a source of the leaking and staining noted in the ceiling of the garage. It is recommended to repair any cracks or damage to the drywall in the ceiling. Monitor this area in the future after repairs have been made and any changes may require further investigation and possible repairs, 2) There are a couple of settlement cracks noted in the ceiling. Although these do not appear to be of structural concern, it is recommended to repair any cracks to prevent possible further damage.

Garage Door:

Material - Condition:

There are two operational, metal, insulated garage doors present, Both doors are operational at the time of inspection and appear serviceable with the following problems and conditions noted: 1) There is a gap noted at the bottom right corner of the garage door farthest from the interior of the home when it is shut. It is recommended to eliminate this gap to prevent possible water or pest entry into the garage.

Garage Walls:Type & Condition:

Drywall. Stored items in the garage limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen or concealed portions of the garage walls. As a whole, observed portions of the garage walls appear serviceable at the time of inspection with the following problems and conditions noted: 1) There is damage noted to the wall to the left of the electric panels. There are stains noted on the wall above and below the damaged area. These stains are dry at the time of inspection but would appear to be from leaking at some point. It is recommended to repair the noted damage to the wall. Monitor this area in the future after repairs have been made and any changes may require further investigation and possible repairs.

ADDITIONAL RECOMMENDATIONS & ITEMS OF NOTE

GENERAL INFORMATION

Building Characteristics:Utilities Status:

The water and electric are on. The gas to the home is off at the time of inspection. This prevents the inspector from operating any appliance that runs off gas during the inspection. No comment can be made as to the possible condition or operation of any gas burning appliances that may be present in the home. This is only of note.

EXTERIOR - FOUNDATION

Exterior Walls:Materials & Condition:

The exterior walls of the home are covered with brick, stone, and stucco. As a whole, observed portions of the exterior walls appear serviceable at the time of inspection with the following problems and conditions noted: 1) There is a vertical crack noted below the far left window on the front of the home. There is no displacement and no separation. Repairs to this crack do not appear to be warranted. Monitor this area in the future and any changes may require further investigation and possible repairs.

CRAWLSPACE

Crawlspace:Floor:

The floor of the crawlspace is dirt. The following problems and conditions are noted: 1) The floor of the crawlspace is soft and muddy in places at the time of inspection and it would appear that excessive moisture may enter the crawlspace on occasion. There are no adverse effects or problems noted to the crawlspace or it's components at the time of inspection as a result of excessive moisture. Monitor this condition in the future and if excessive moisture collects in the crawlspace and presents a problem to the home or it's components then further investigation and possible repairs may be needed.

ROOF SYSTEM

Roof:Roof Covering Condition:

The shingles on the surface of the roof are older with signs of advanced wear, aging, staining, and signs of prior repairs noted. As a whole, the shingles on the surface of the roof appear serviceable at the time of inspection with the following conditions noted: 1) The shingles on the surface of the roof are older with signs of advanced wear. These shingles would appear to be original to the home. Although the shingles are older, they would appear to have some serviceable life left in them, 2) The roof was viewed from the ground with binoculars. This limits viewing and no comment can be made as to the possible condition of any portion of the roof surface that were not visible from the ground with binoculars. This is only of note, 3) There are signs of prior repairs noted to a portion of the front roof above the front corner of the Dining Room/Garage area. As a whole these repairs appear adequate at the time of inspection and this is only of note. Monitor this area in the future and any changes may require further investigation and possible repairs.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

None of the furnaces were operated or tested in heating mode during the inspection due to temperatures above 65 degrees. Per the inspector's Standards of Practice (NACHI), heating systems are operated or tested when temperatures are below 65 degrees and cooling systems are operated and tested when temperatures are above 65 degrees. No comment can be made as to the possible operation of any of the furnaces in heating mode. The following conditions are noted: 1) Two of the furnaces are approximately 17 years old and the other is approximately 18 years old. The average expected serviceable life of a gas furnace is approximately 18 to 20 years. Units operating beyond their average expected serviceable life may require periodic maintenance and inspection to continue operating as efficient as intended.

Fireplace

Living Room:

There is a fireplace present in this room with an operational damper. Gas logs are installed at the time of inspection. The following problems and conditions are noted: 1) There is no gas on at the home at the time of inspection and this prevents the inspector from operating or testing the gas logs to ensure that they work as intended with no problems. No comment can be made as to the possible operation of these logs. You may wish to provide a source of gas to the logs prior to closing to ensure that they work as intended with no problems. Any potential problems with the operation of the logs would require further action.

PLUMBING SYSTEM

Water Heater:

Condition:

Appears serviceable. Pressure relief valve noted, not tested. A water shutoff valve is installed. The following conditions are noted: 1) The water heater is approximately 17 years old. The average expected serviceable life of an electric water heater is approximately 12 to 15 years. Units operating beyond their average expected serviceable life may require periodic maintenance and inspection to continue operating as efficient as intended.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

There is a gas range with a separate electric oven. The oven is operational at the time of inspection and appears serviceable. The following condition is noted with the range: 1) There is no gas present to the home at the time of inspection and this prevents the inspector from operating the range to ensure it works as intended with no problems. No comment can be made as to the possible operation or condition of the range. You may wish to turn on the gas prior to closing so the range can be tested to ensure that it works as intended with no problems. Any potential problems with the operation of the range would require further action.

Other Built-ins:

Ice Maker:

There is an ice maker present in the refrigerator at the time of inspection. This ice maker is tripped off at the time of inspection and this prevents the inspector from determining whether or not it is operational. It is recommended to trip the ice maker on for a long enough time prior to closing to ensure that it is working as intended. Any potential problems with the icemaker would require further action.

INTERIOR ROOMS

Upstairs Bonus Room:

Wet Bar:

There is a composite sink with a faucet. There are cabinets with a tile countertop. The faucet for the sink is operational at the time of inspection with no leaking noted. The following condition is noted: 1) There is an ice maker and small refrigerator present under the countertop. Neither of these items are mounted into place and are considered portable. Portable appliances are beyond the scope of a home inspection. No comment can be made as to the possible operation or condition of the ice maker or small refrigerator. This is only of note.

Bedroom #2: Main Floor, Left Rear Corner Of The HomeWindows:

The following problems are noted with the window(s) in this room: 1) There is damage noted to the wood mullion in the top pane of the window in this room. This does not have an effect on the function or integrity of the window and any repairs would appear to be for aesthetic purposes.

Windows:Laundry:

As a whole, the windows in this room appear serviceable at the time of inspection with the following problems and conditions noted: 1) There is damage noted to the wood mullion in the top pane of the laundry window. This does not have an effect on the function or Integrity of the window and any repairs would appear to be for aesthetic purposes.

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

Sincerely,

Devin Devore
Devore Inspections
License #103515

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

8/26/2022 1:00 PM.

Client:

XXXXXX

Inspection Site:901 Elmwood Court
Bowling Green KY 42103.**People Present:**

No one.

Building Characteristics:

Estimated Age:

The home was constructed in 2005 per the inspection sticker in the electrical panel.

Building Style & Type:

1 family.

Stories:

1 1/2.

Space Below Grade:

Crawlspace.

Water Source:

Public.

Sewage Disposal:

Inquire with the seller as to whether or not the home is on septic or sewer. Private waste systems are not included in the inspection and are beyond the scope of a home inspection per the inspector's Standards of Practice (NACHI).

Utilities Status:

The water and electric are on. The gas to the home is off at the time of inspection. This prevents the inspector from operating any appliance that runs off gas during the inspection. No comment can be made as to the possible condition or operation of any gas burning appliances that may be present in the home. This is only of note.

Climatic Conditions:

Weather:

Partly Cloudy.

Soil Conditions:

Dry.

Outside Temperature (f):

Approximately 88° at the beginning of the inspection.

About Rated Items:

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

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

AA = "Action/Attention" = Item warrants attention, repairs, or monitoring. Further evaluation or servicing may be needed by a qualified licensed professional or specialty tradesman dealing with that item or system.

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.

GROUNDS

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

Paving Conditions:

- | | OK | AA | |
|---------------------------------|-------------------------------------|--------------------------|---|
| <i>Driveway:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway Type: Asphalt, Observed portions of the driveway surface appear serviceable at the time of inspection. Any noted cracks would appear to be typical with settlement or shrinkage. |
| <i>Walks:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalk type: Concrete, Observed portions of the walk appear serviceable at the time of inspection. |
| <i>Exterior Steps / Stoops:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | As a whole, the exterior steps of the home appear serviceable at the time of inspection. |

Patio / Porch:

- | | | | |
|----------------------|-------------------------------------|--------------------------|---|
| <i>Slab:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | There is a concrete porch present on the front of the home. There is a concrete patio present on the rear of the home. Observed portions of both surfaces appear serviceable at the time of inspection with any cracks being typical with settlement. |
| <i>Structure:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The front porch of the home is covered. This is an open design with no post present. As a whole, observed portions of the structure appear serviceable at the time of inspection. |
| | | | A portion of the rear patio is covered by the upper level rear deck. There are brick posts supporting the deck. The brick post appear to be serving their intended purpose and appear serviceable at the time of inspection. The deck will be described in its own portion of the report. |
| <i>Cover / Roof:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Same as main roof. See Roofing page. |

Decks / Balcony:

- | | | | |
|-------------------|--------------------------|-------------------------------------|--|
| <i>Condition:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There is an upper level rear deck. The boards on the surface of the deck, the boards around the perimeter of the deck, the bench seats, and the railings are composite. As a whole, observed portions of this deck appear serviceable at the time of inspection with the following problems and conditions noted: 1) The horizontal composite boards below the surface of the deck are not secure in place and are pulling away from the deck. It is recommended to secure these boards into place as intended to prevent possible further problems. |
|-------------------|--------------------------|-------------------------------------|--|

**Fences & Gates:***Condition:*

OK AA

- ☐ ☒ There is a metal rail fence with metal post present around a portion of the rear yard. As a whole, observed portions of the fence and its gates appear serviceable at the time of inspection with the following problems and conditions noted: 1) The gate on the left rear corner of the home does not latch shut. Repairs or adjustments are needed for this gate to latch shut as intended.

Grading:*Site:*

- ☒ ☐ The lot slopes from right to left. This can allow for possible drainage towards the home. As a whole, the grade around the foundation appears serviceable at the time of inspection.

Landscaping:*Condition:*

- ☒ ☐ Trees, shrubs, and landscaping around the home can limit viewing of the exterior walls and some items and components of the home. No comment can be made as to the possible condition or composition of any item or component that may be concealed or have its viewing limited due to the landscaping around the home.

EXTERIOR - 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.

Exterior Walls:

Materials & Condition:

OK AA

- ☒ ☐ The exterior walls of the home are covered with brick, stone, and stucco. As a whole, observed portions of the exterior walls appear serviceable at the time of inspection with the following problems and conditions noted: 1) There is a vertical crack noted below the far left window on the front of the home. There is no displacement and no separation. Repairs to this crack do not appear to be warranted. Monitor this area in the future and any changes may require further investigation and possible repairs.



Flashing & Trim:

- ☐ ☒ The flashings and trim of the home are composed of wood, metal, and vinyl materials. As a whole, observed portions of the flashings and trim on the exterior of the home appear serviceable at the time of inspection with the following problems and conditions noted: 1) The vinyl trim around the right garage door opening is pulling loose. It is recommended to secure the vinyl trim into place as intended to prevent possible further problems.

**Chimney:**

Please Note:

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

OK AA

Chimney Exterior:

- ☒ ☐ Chimney is constructed of stucco materials. Observed portions of the chimney exterior appear serviceable at the time of inspection. The chimney was viewed from the ground with binoculars. This limits viewing and no comment can be made as to the possible condition of any portion of the chimney that is not visible from the ground with binoculars.



- Flue:* OK AA
☒ ☐ The flu of the chimney was viewed from the firebox on the interior of the home. As a whole, observed portions of the flu appear serviceable at the time of inspection. Viewing is limited and no comment can be made as to the possible condition of any unseen or concealed portions of the flu.
- Flashing:* ☒ ☐ The flashing around the chimney appears serviceable at the time of inspection. The flashing for the chimney was viewed from the ground with binoculars. This limits viewing and no comment can be made as to the possible condition of any portions of the flashing that are not visible from the ground with binoculars.
- Chimney Cap:* ☒ ☐ There is a chimney cap. The chimney cap is made of metal. Its function is to keep water from entering the stack and causing deterioration. This cap appears to be functioning as intended at the time of inspection. The chimney cap was viewed from the ground with binoculars and no comment can be made as to the possible condition of any portions of the chimney cap that were not visible from the ground with binoculars.
- Height & Clearance:* ☒ ☐ The chimney installation appears to meet clearance requirements.
- Foundation:**
Materials & Condition: ☒ ☐ The exterior foundation walls are composed of hollow concrete block that have been covered with brick. The exterior view of the foundation is limited to the portions visible above grade. No comment can be made as to the possible condition of any unseen or concealed portions of the foundation walls. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

CRAWLSPACE

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.

Crawlspace:

Access:

Crawlspace is fully accessible. The following problems and conditions are noted with the crawlspace access door/cover: 1) There is damage noted to the wood framework for the crawlspace access cover and some of the shingles on top of it. It is recommended to repair or replace any damaged wood in this access cover to prevent possible water entry into the crawlspace. Further action will be needed to replace any damaged shingles on top of this access cover as well.



OK AA

Walls:

☒ ☐ Wall materials are concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Moisture:

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

Beams/Underfloor:

☒ ☐ The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam. Observed portions of the framing in the crawlspace appear serviceable at the time of inspection.

Ventilation:

☐ ☒ The following problems are noted with the crawlspace vents around the home: 1) The crawlspace vent to the left of the front porch is not secure in place flush with the wall. It is recommended to secure this vent into place flush with the wall as intended.

Floor:

☒ ☐ The floor of the crawlspace is dirt. The following problems and conditions are noted: 1) The floor of the crawlspace is soft and muddy in places at the time of inspection and it would appear that excessive moisture may enter the crawlspace on occasion. There are no adverse effects or problems noted to the crawlspace or it's components at the time of inspection as a result of excessive moisture. Monitor this condition in the future and if excessive moisture collects in the crawlspace and presents a problem to the home or it's components then further investigation and possible repairs may be needed.

Posts / Piers:

☒ ☐ There are hollow masonry piers installed in the crawlspace. Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Insulation & Vapor Retarders:

In Unfinished Areas:

☒ ☐ There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

ROOF SYSTEM

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.

Roof:

Style: Hip.

Roof Access: The roof was viewed from the ground with binoculars. The inspector did not walk on the surface of the roof due to the pitch/height of the roof.

Roof Covering: OK AA
☒ ☐ Composition shingles, Architectural heavy duty design.

Roof Covering Condition: The shingles on the surface of the roof are older with signs of advanced wear, aging, staining, and signs of prior repairs noted. As a whole, the shingles on the surface of the roof appear serviceable at the time of inspection with the following conditions noted: 1) The shingles on the surface of the roof are older with signs of advanced wear. These shingles would appear to be original to the home. Although the shingles are older, they would appear to have some serviceable life left in them, 2) The roof was viewed from the ground with binoculars. This limits viewing and no comment can be made as to the possible condition of any portion of the roof surface that were not visible from the ground with binoculars. This is only of note, 3) There are signs of prior repairs noted to a portion of the front roof above the front corner of the Dining Room/Garage area. As a whole these repairs appear adequate at the time of inspection and this is only of note. Monitor this area in the future and any changes may require further investigation and possible repairs.

Flashings:

☒ ☐ The flashings on the roof are composed of metal, plastic, and rubber materials. As a whole, observed portions of the flashings appear serviceable at the time of inspection.

Eaves - Soffits - Fascias:

Type & Condition: ☒ ☐ Soffits and overhang materials are a combination of, aluminum, and vinyl. As a whole, observed portions of the eaves, soffits, and fascia appear serviceable at the time of inspection.

Gutters & Downspouts:

Type & Condition: Gutters and downspout materials are aluminum. As a whole, observed portions of the gutters and downspouts on the home appear serviceable at the time of inspection.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:*Access:*

Attic is full size and accessible.

OK AA

Structure:

☒ ☐ RAFTERS- The rafter spacing is 16 inch on center. SHEATHING- The roof decking material is oriented strand board sheeting. As a whole, the visible portions of the framing in the attic appear serviceable at the time of inspection. The following conditions are noted: 1) Insulation in the attic limits viewing of the framing. No comment can be made as to the possible condition or composition of any unseen or concealed portions of the framing. This is only of note.

Insulation:

☒ ☐ There is rolled and blown fiberglass insulation present in the attic.

Depth & R-factor:

Approximately 10"-12" with an approximate R-value of R30+/-

Ventilation Provisions:

☐ ☒ There appears to be adequate air flow through the attic cavity at the time of inspection. Ventilation is provided through the soffit and through roof vents on the surface of the roof. There is a powered roof vent also present at the time of inspection. The following problems and conditions are noted: 1) The inspector is unable to get the powered roof vent to operate at the time of inspection by the thermostat or by the manual override button present on the thermostat that should allow the vent to come on regardless of the temperature in the attic. Further investigation and possible repairs will be needed for this powered roof vent to operate as intended.

ELECTRICAL SYSTEM

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

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

Service:

Type & Condition:

OK AA

☒ ☐ Underground, 110/220 Volt, Circuit breakers, Appears serviceable.



Grounding Equipment:

☒ ☐ Grounded via plumbing and/or rod in ground.

Electrical Distribution Panels:

Main Panel Location:

☒ ☐ Garage.



Main Circuit Rating: 200 amps.

Entrance Cable Size: 2/0 Copper.

Service Disconnect Switch: Located at the top of main panel.

Main Panel Observations: As a whole, the wiring in the electrical panel and the panel itself appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are two double tapped single pole 20 amp breakers in the top right corner of the panel. This is a safety concern as the lugs in each breaker are generally only intended to accept one wire. It is recommended to install two additional single pole 20 amp breakers in this panel to eliminate the double tapped circuits.



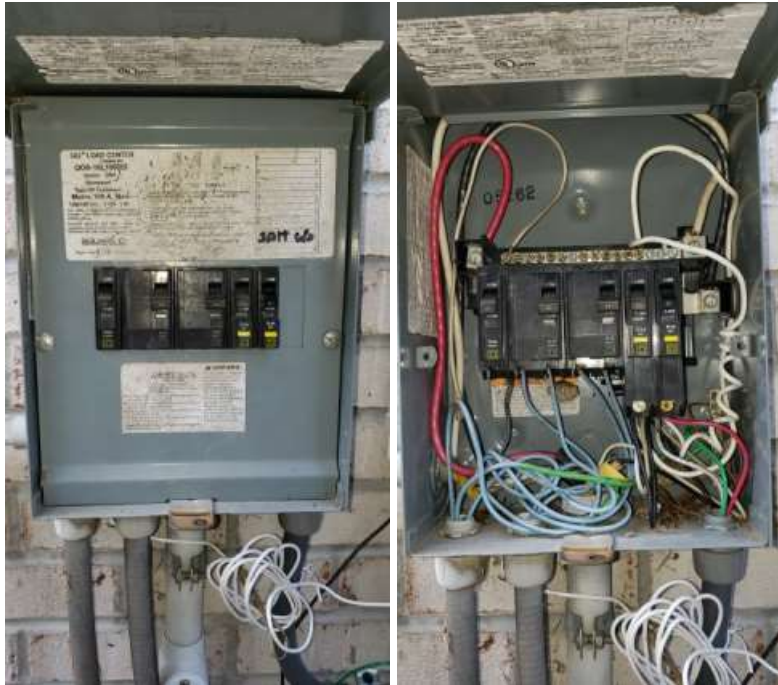
Subpanels- Attic: The wiring in this subpanel appears serviceable at the time of inspection.

Subpanels- Garage:

The wiring in this subpanel appears serviceable at the time of inspection.

**Subpanels- Pool:**

The wiring in this subpanel appears serviceable at the time of inspection.

**Conductors:**

Entrance Cables:

Branch Wiring:

- OK AA
☒ ☐ Copper.
☒ ☐ Copper, Appears serviceable.

Switches & Fixtures:

General:

- ☒ ☐ A representative sampling of switches was tested. As a whole, switches and fixtures throughout the house are in serviceable condition. Any problems with the switches and fixtures in the home will be noted in the interior rooms portion

of the report and further action will be recommended.

Kitchen Interior:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The inspector is unable to get the can light fixture above the refrigerator nor either of the can light fixtures above the built-in desk to operate at the time of inspection. This may just be bad bulbs. Further investigation and possible repairs are needed for these fixtures to operate as intended.

OK AA

Master Bath:

☐ ☒ A sampling of the switches and fixtures in this room were operated during the inspection. As a whole, observed switches and fixtures are operational and appear serviceable at the time of inspection with the following problems and conditions noted: 1) The junction box and it's switches that are to the right of the door leading to the master bedroom are not installed flush with the wall. It is recommended to install the junction box and it switches into place flush with the wall as intended.

Entry / Foyer / Hall:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The inspector is unable to get the two can lights in the ceiling of the main floor hallway nearest the laundry to operate during the inspection. Further investigation and possible repairs are needed for these fixtures to operate as intended.

Living Room:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.

Dining Room:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The two can lights in the ceiling of this room will not come on but just blink off and on when the switch for the lights is operated. Further investigation and possible repairs are needed for these fixtures to operate as intended.

Master Bedroom:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.

Laundry:

Observed switches and fixtures in the laundry appear serviceable at the time of inspection.

Garage Walls:

Observed switches and fixtures in the garage are operational at the time of inspection and appear serviceable.

Electrical Outlets:

General:

☒ ☐ A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Any problems with the outlets and wiring in the home will be noted in the interior rooms portion of the report and further action will be recommended.

Kitchen Interior:

☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Master Bath:

☒ ☐ A sampling of the outlets in this room were operated during the inspection. Observed outlets are operational and appear serviceable at the time of inspection.

Entry / Foyer / Hall:

☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Living Room:

☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Dining Room:

☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Master Bedroom:

☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Laundry:

Electrical outlet is grounded, 220 Service-operational.

Garage Walls:

A representative sampling of the outlets in the garage was tested. As a whole the outlets in the garage are operational at the time of inspection and appear serviceable.

Electrical Outlets / Fixtures / Wiring:*Exterior Walls:*

OK AA

☐ ☒

As a whole, the exterior outlets, wiring, and fixtures appear serviceable at the time of inspection with the following problems and conditions noted: 1) The can light fixture in the ceiling of the covered front porch blinks off and on intermittently. If this is not by design then further investigation and possible repairs are needed for this fixture to operate as intended, 2) A portion of the outdoor rated cover is missing from the outlet to the right of the front door. It is recommended to replace the missing portion of the outdoor rated cover, 3) The fixture to the right of the upper level rear service door is not working at the time of inspection. This may just be a bad bulb. Further investigation and possible repairs are needed for the fixture to operate as intended, 4) The outdoor rated cover for the outlet to the right of the upper level rear service door is not mounted to the wall as intended. Repairs are needed to secure this cover into place as intended.

Electrical Outlets / Wiring:*Crawlspace:*

As a whole, observed outlets & wiring in the crawlspace appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are at least three junction boxes without covers in the front left portion of the crawlspace. It is recommended to install the missing covers on these junction boxes as intended.

**Attic Wiring / Fixtures / Outlets:***Attic & Insulation:*☐ ☒

Insulation in the floor of the attic limits viewing of the wiring. No comment can be made as to the possible condition or composition of any unseen or concealed portions of the wiring. The following problems are noted with the switches, fixtures, outlets, and wiring in the attic: 1) There are a couple of single gang junction boxes without covers in the attic. It is recommended to install the missing covers on these junction boxes as intended.

Ceiling Fans:*Master Bedroom:*☒ ☐

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

HEATING - AIR CONDITIONING

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

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be 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.

Heating Equipment:

Type & Location:

There is a Ruud brand forced air furnace in the attic and two Ruud brand forced air furnaces in the crawlspace.



Fuel Source:

3 natural gas furnaces.

Capacity / Approx. Age:

The furnace in the attic is 125,000 BTU and approximately 17 years old

The furnace in the crawlspace nearest the right side of the home is 45,000 BTU and approximately 18 years old

The furnace in the crawlspace nearest the right side of the home is 75,000 BTU and approximately 17 years old.

General Operation & Cabinet:

OK AA

- ☐ ☐ None of the furnaces were operated or tested in heating mode during the inspection due to temperatures above 65 degrees. Per the inspector's Standards of Practice (NACHI), heating systems are operated or tested when temperatures are below 65 degrees and cooling systems are operated and tested when temperatures are above 65 degrees. No comment can be made as to the possible operation of any of the furnaces in heating mode. The following conditions are noted: 1) Two of the furnaces are approximately 17 years old and the other is approximately 18 years old. The average expected

serviceable life of a gas furnace is approximately 18 to 20 years. Units operating beyond their average expected serviceable life may require periodic maintenance and inspection to continue operating as efficient as intended.

<i>Burners / Heat Exchangers:</i>	OK	AA	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Pump / Blower Fan:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Combustion Air:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Flues, Vents, Plenum:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Air Filters:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Normal Controls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Air Conditioning:

Primary Type:

There are 3 electric split system units.



Brand:

There are 3 Ruud brand units.

Fuel Source:

There are disconnects present for each unit.

Capacity / Approx. Age:

The left unit is 2 ton and approximately 18 years old

The middle unit is 3 ton and approximately 17 years old.

The right unit is 5 ton and approximately 17 years old.

Return Air Temp:

Main floor approximately 74 degrees

Upstairs approximately 77 degrees

Master Bedroom approximately 79 degrees.

Supply Air Temp:

Main floor approximately 54 degrees

Upstairs approximately 62 degrees

Master Bedroom approximately 77 degrees.

Air Temp Drop:

Main floor approximately 20°.

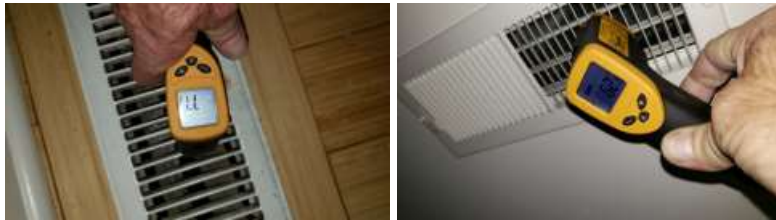
Upstairs approximately 15°. These are both within the acceptable range of between 14 and 22° at the time of inspection.

Master Bedroom approximately 2 degrees. This is not within the acceptable range of between 14 and 22°. Further action will be recommended in a following portion of the report.

Return Air Temp:



Supply Air Temp:



System Condition:

OK AA
☐ ☒

All three AC units are operational at the time of inspection. The upstairs unit and the unit service the main floor left side of the home appear serviceable with acceptable temperature drops of approximately 20 degrees on the main floor and approximately 15 degrees noted upstairs. The following problems and conditions are noted: 1) The AC unit serving the master suite is only producing a temperature drop of approximately 2°. This is not within the acceptable range of between 14 and 22°. It is recommended to have further evaluation from a qualified HVAC technician to determine the extent of repairs needed for this unit to operate as intended with an acceptable temperature drop near the high end of the acceptable range, 2) The AC units are approximately 17 and 18 years old. The average expected serviceable life of an electric unit is approximately 12 to 15 years. Units operating beyond their average expected serviceable life may require periodic maintenance and inspection to continue operating as efficient as intended.

Condensate Line:

☐ ☒

Condensate line(s) installed, The following problems and conditions are noted with the condensate drain line and condensate pump: 1) The condensate pump for the AC unit in the crawlspace that is nearest the left side of the home is not working at the time of inspection. This is allowing condensate to dump to the floor of the crawlspace. Further investigation and possible repairs are needed for this pump to operate as intended.

Normal Controls:

☒ ☐

There are multiple operational thermostats present in the home.

Ductwork / Distribution:

Ducts / Air Supply:

☒ ☐

The ductwork is composed of insulated sheet-metal and flexible round duct. As a whole, observed portions of the ductwork appear serviceable at the time of inspection.

Fireplace

Living Room:

OK AA

- ☐ ☐ There is a fireplace present in this room with an operational damper. Gas logs are installed at the time of inspection. The following problems and conditions are noted: 1) There is no gas on at the home at the time of inspection and this prevents the inspector from operating or testing the gas logs to ensure that they work as intended with no problems. No comment can be made as to the possible operation of these logs. You may wish to provide a source of gas to the logs prior to closing to ensure that they work as intended with no problems. Any potential problems with the operation of the logs would require further action.

PLUMBING SYSTEM

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

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

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

Main Line:

Shut Off:

The main shut off valve is located in the crawlspace near the front foundation wall. The valve was not tested or operated during the inspection.



Material:

Plastic, Main line is 3/4 inch diameter.

Supply Lines:

Material:

Copper.

Condition:

OK AA

☒ ☐ Visible portions of the supply lines appear serviceable at the time of inspection with no leaking noted.

Waste Lines:*Material:*

Plastic.

Condition:

OK AA

☒ ☐ Plumbing vents appear serviceable. Visible portions of the waste lines appear serviceable at the time of inspection with no leaking noted.**Hose Bibs / Hookups:***General:*☒ ☐ The accessible faucets on the exterior of the home were tested and operated at the time of inspection. The exterior faucets appear serviceable at the time of inspection with no leaking noted.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:**Power Source:**

Electric, Lochinvar.

Capacity:

65 gallon.

Location:

Server Room.

*Condition:*☒ ☐ Appears serviceable. Pressure relief valve noted, not tested. A water shutoff valve is installed. The following conditions are noted: 1) The water heater is approximately 17 years old. The average expected serviceable life of an electric water heater is approximately 12 to 15 years. Units operating beyond their average expected serviceable life may require periodic maintenance and inspection to continue operating as efficient as intended.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain*Kitchen Sink:*☐ ☒ There is a stainless steel sink present at the time of inspection. As a whole, observed portions of the sink, it's faucet, and it's plumbing appear serviceable at the time of inspection with the following problems and conditions noted: 1) Water drains slower than intended from the left side of the sink. Further investigation and possible repairs are needed for water to drain from the left side of the sink as intended.

Hose Bibs / Hookups/Sink Faucets:*Laundry:*

OK AA



Plumbing appears serviceable. Laundry sink is provided, There is a laundry sink present. The faucet for the sink is operational at the time of inspection with no leaking noted. There is a connection box installed in the wall with both hot and cold water and a drain pipe for a washing machine. The drain pipe was not flood tested.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:

OK AA

- ☐ ☐ There is a gas range with a separate electric oven. The oven is operational at the time of inspection and appears serviceable. The following condition is noted with the range: 1) There is no gas present to the home at the time of inspection and this prevents the inspector from operating the range to ensure it works as intended with no problems. No comment can be made as to the possible operation or condition of the range. You may wish to turn on the gas prior to closing so the range can be tested to ensure that it works as intended with no problems. Any potential problems with the operation of the range would require further action.

Ventilation:

Type & Condition:

- ☒ ☐ Internal, The exhaust fan is operational at the time of inspection and appears serviceable.

Refrigerator:

Type & Condition:

- ☒ ☐ Electric, The refrigerator present at the time of inspection is operational and appears serviceable.

Dishwasher:

Condition:

- ☒ ☐ There are two operational dishwashers. Both dishwashers appear serviceable at the time of inspection.

Garbage Disposal:

Condition:

- ☐ ☒ There is a garbage disposal present at the time of inspection. The following problems and conditions are noted: 1) The garbage disposal is not working at the time of inspection. Further investigation and possible repairs will be needed for the disposal to operate as intended.

Other Built-ins:

Microwave:

- ☐ ☐ Microwave unit viewed, but operation not determined. While the microwave is operational, the inspector is unable to determine how good it can actually heat things.

Ice Maker:

- ☐ ☐ There is an ice maker present in the refrigerator at the time of inspection. This ice maker is tripped off at the time of inspection and this prevents the inspector from determining whether or not it is operational. It is recommended to trip the ice maker on for a long enough time prior to closing to ensure that it is working as intended. Any potential problems with the icemaker would require further action.

Trash Compactor:

- ☒ ☐ There is an operational trash compactor present. This compactor appears serviceable at the time of inspection.

Kitchen Interior:

Counters & Cabinets:

- ☒ ☐ The kitchen countertops are granite. As a whole, visible portions of the cabinets and countertops appear serviceable at the time of inspection.

BATHROOMS

Master Bath:

Tub/Shower And Walls:

OK AA
☐ ☐



Main Floor 1/2 Bath:

Sink & Cabinetry:

☒ ☐ The faucet for the sink is operational at the time of inspection with no leaking noted.

Toilet:

☒ ☐ The toilet is operational at the time of inspection and appears serviceable.

Bath Ventilation:

☒ ☐ There is an operational exhaust fan present in this bathroom at the time of inspection.

Doors:

Hardware operational.

Floors:

The floor covering material is engineered hardwood.

Switches & Fixtures:

☒ ☐ A sampling of the switches and fixtures in this room were operated during the inspection. Observed switches and fixtures are operational and appear serviceable at the time of inspection.

Electrical Outlets:

☒ ☐ A sampling of the outlets in this room were operated during the inspection. Observed outlets are operational and appear serviceable at the time of inspection.

Bath In Bedroom: Main Floor, Left Rear Corner Of The Home

Sink & Cabinetry:

☒ ☐ Counters/cabinets appear serviceable. The faucet for the sink is operational at the time of inspection with no leaking noted.

Toilet:

☒ ☐ The toilet is operational at the time of inspection and appears serviceable.

Tub/Shower Fixtures:

☒ ☐ The tub and shower fixtures are operational at the time of inspection and appear serviceable with no leaking noted.

Tub/Shower And Walls:

☒ ☐ Shower walls appear serviceable, Enclosure appears serviceable.

Bath Ventilation:

☒ ☐ There is an operational exhaust fan present in this bathroom at the time of inspection.

Windows:

☒ ☐ There is at least one fixed window present. The fixed window(s) in this room appear serviceable at the time of inspection.

Doors:

The following problems and conditions are noted: 1) There is damage noted to the wood between the metal skin panels of the service door leading to the exterior of the home. This is noted at the bottom of the door when it is open. It is recommended to repair or replace any damaged wood between the metal skin panels of the door to prevent possible further problems.



Floors:

The floor covering material is ceramic or glazed tile.

Switches & Fixtures:

OK AA

☒ ☐ A sampling of the switches and fixtures in this room were operated during the inspection. Observed switches and fixtures are operational and appear serviceable at the time of inspection.

Electrical Outlets:

☒ ☐ A sampling of the outlets in this room were operated during the inspection. Observed outlets are operational and appear serviceable at the time of inspection.

Upstairs Bath:

Sink & Cabinetry:

☒ ☐ The faucet for the sink is operational at the time of inspection with no leaking noted.

Toilet:

☒ ☐ The toilet is operational at the time of inspection and appears serviceable.

Tub/Shower Fixtures:

☒ ☐ The tub and shower fixtures are operational at the time of inspection and appear serviceable with no leaking noted.

Tub/Shower And Walls:

☐ ☒ As a whole, the tub and shower walls appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are cracks noted in the grout in between the tub and the tiles above it. It is recommended to patch or repair any cracks in the grout to prevent possible water entry into the framing of the home.



Bath Ventilation:

☒ ☐ There is an operational exhaust fan present in this bathroom at the time of inspection.

Doors:

The following problems and conditions are noted: 1) The door leading to the Bonus Room does not latch shut. Repairs or adjustments are needed for this door to latch shut as intended.

Walls:

Viewing of the walls is limited due to multiple stored items. No comment can be made as to the possible condition of any unseen or concealed portions of the walls.

Floors:

The floor covering material is ceramic or glazed tile.

OK AA

Switches & Fixtures:

☒ ☐ A sampling of the switches and fixtures in this room were operated during the inspection. Observed switches and fixtures are operational and appear serviceable at the time of inspection.

Electrical Outlets:

☒ ☐ A sampling of the outlets in this room were operated during the inspection. Observed outlets are operational and appear serviceable at the time of inspection.

Sink & Cabinetry:**Master Bath:**

☒ ☐ Counters/cabinets appear serviceable. There are dual sinks present. The faucets for both sinks are operational at the time of inspection with no leaking noted.

Toilet:**Master Bath:**

☒ ☐ The toilet is operational at the time of inspection and appears serviceable.

Tub/Shower Fixtures:**Master Bath:**

☒ ☐ The tub and shower fixtures are operational at the time of inspection and appear serviceable with no leaking noted. The jets for the whirlpool tub are operational at the time of inspection.

**Tub/Shower And Walls:****Master Bath:**

☐ ☒ The following problems and conditions are noted with the shower walls: 1) There are cracks noted in the grout between the tiles in the floor of the shower and the walls above them. There are also cracks noted in the intersection of the shower walls in the corner below the fixed window. It is recommended to repair any cracks or gaps in the grout between tiles to prevent possible further problems, 2) There are signs of prior repairs noted to cracks in the floor of the shower enclosure. As a whole, these repairs appear adequate at the time of inspection and this is only of note. Monitor these repairs in the future and any changes may require further investigation and possible repairs.



Bath Ventilation:

Master Bath:

OK AA

☒ ☐ There are two operational bath fans present in this bathroom.

INTERIOR ROOMS

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

Server Room:

Doors:

OK AA

☒ ☐ Hardware operational.

Walls:

The walls are covered with drywall. The following problems and conditions are noted: 1) There is a crack noted at the top left corner of the door for this room. It is recommended to repair this crack to prevent possible further damage.



Floors:

The floor covering material is carpet. Visibility and ability to inspect the floor is limited due to stored items and/or furnishings.

Switches & Fixtures:

A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.

Electrical Outlets:

☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Smoke / Fire Detector:

The following problems and conditions are noted with the smoke detector(s) in the hallway(s) of the home: 1) The smoke detector is missing from the ceiling at the time of inspection. It is recommended to replace the missing smoke detector in the ceiling as intended.

Upstairs Bonus Room:

Doors:

☐ ☒ The following problems and conditions are noted with the door(s): 1) The door to the hallway does not latch shut. Repairs or adjustments are needed for this door to latch shut as intended, 2) There is damage noted to the wood around the glass cartridges of both doors that lead out to the deck. It is recommended to repair or replace any damaged wood around the glass cartridges in these doors to prevent possible further problems.



Windows:

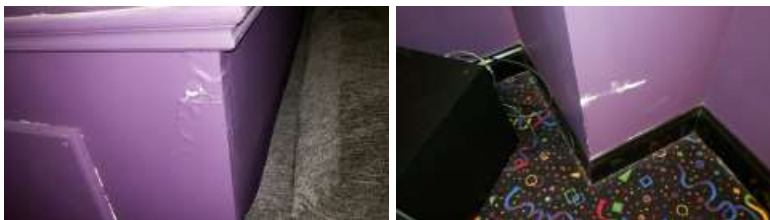
☐ ☒ The following problems are noted with the window(s) in this room: 1) The

window in the side wall of this room that is nearest the Theater Room will not stay up on its own as intended when it is opened. Repairs or adjustments are needed for the window to stay up on its own as intended when it is opened.

- Walls:* Stored items and furnishings limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen/concealed portions of the walls.
- Floors:* The floors are covered with engineered hardwood and carpet.
- Switches & Fixtures:* A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.
- Electrical Outlets:* OK AA
☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.
- Ceiling Fans:* ☒ ☐ Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
- Wet Bar:* ☒ ☐ There is a composite sink with a faucet. There are cabinets with a tile countertop. The faucet for the sink is operational at the time of inspection with no leaking noted. The following condition is noted: 1) There is an ice maker and small refrigerator present under the countertop. Neither of these items are mounted into place and are considered portable. Portable appliances are beyond the scope of a home inspection. No comment can be made as to the possible operation or condition of the ice maker or small refrigerator. This is only of note.

Upstairs Theater::

- Doors:* ☒ ☐ There is an operational pocket door.
- Walls:* The walls are covered with drywall. Stored items and furnishings limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen/concealed portions of the walls. The following problems and conditions are noted: 1) There is minor damage noted to the drywall around the chase for the laundry chute and on the corner of a wall on the side of the room with the Hollywood Theater mural painted on it. This damage does not appear to be of structural concern but repairs would be needed to address it.



- Floors:* The floor covering material is carpet. Visibility and ability to inspect the floor is limited due to stored items and/or furnishings.
- Switches & Fixtures:* A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.
- Electrical Outlets:* ☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.

Bedroom #2: Main Floor, Left Rear Corner Of The Home

- Doors:* ☒ ☐ Hardware operational.
- Windows:* ☐ ☒ The following problems are noted with the window(s) in this room: 1) There is damage noted to the wood mullion in the top pane of the window in this room. This does not have an effect on the function or integrity of the window and any repairs would appear to be for aesthetic purposes.



- Floors:** The floor covering material is carpet.
- Closets:** The closet is lighted. The following problems and conditions are noted: 1) The ball bearing is missing from the top of the right closet door. This ball bearing is what is intended to keep the door latched shut. It is recommended to replace the missing ball bearing on top of the right closet door so it can potentially latch shut as intended.
- Switches & Fixtures:** A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.
- Electrical Outlets:** OK AA
☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.
- Ceiling Fans:** ☒ ☐ Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
- Smoke / Fire Detector:** There is a smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Bedroom #3: Upstairs, Front Middle Of The Home

- Doors:** ☒ ☐ Hardware operational.
- Windows:** ☐ ☒ The following problems are noted with the window(s) in this room: 1) There is broken glass noted in the bottom pane of the front left window. Repairs are needed to replace the broken glass in this window, 2) The front right window will not latch shut. Repairs or adjustments are needed for this window to latch shut as intended.
- Walls:** Stored items and furnishings limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen/concealed portions of the walls.
- Floors:** The floor covering material is carpet.
- Closets:** The closet is lighted.
- Switches & Fixtures:** A sampling of the switches and fixtures were tested during the inspection. As a whole, observed switches and fixtures appear serviceable at the time of inspection.
- Electrical Outlets:** ☒ ☐ A sampling of the outlets were tested during the inspection. As a whole, the visible and accessible outlets appear serviceable at the time of inspection.
- Ceiling Fans:** ☒ ☐ Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
- Smoke / Fire Detector:** There is a smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Doors:

- Overall Interior Door Condition:** ☒ ☐ As a whole, the interior doors throughout the home are operational and appear serviceable at the time of inspection. Any problems will be noted in the rooms in which they are present and further action will be recommended.
- Kitchen Interior:** ☒ ☐ Hardware operational.
- Master Bath:** Hardware operational.
- Entry / Foyer / Hall:** ☒ ☐ Hardware operational.
- Living Room:** ☒ ☐ The doors of this room are open framed.
- Dining Room:** ☒ ☐ The doors of this room are open framed.
- Master Bedroom:** ☒ ☐ Hardware operational.
- Laundry:** The following problems are noted with the door(s) of the laundry: 1) The door for the laundry does not latch shut at the time of inspection. Repairs or adjustments will be needed for this door to latch shut as intended.

Windows:

	OK	AA	
<i>General Type & Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Casement and Double hung, A representative sampling was taken. As a whole, the windows throughout the home are operational at the time of inspection and appear serviceable. Any problems will be noted in the rooms in which they are present and further action will be recommended.
<i>Kitchen Interior:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The window(s) in this room is(are) operational at the time of inspection and appear serviceable.
<i>Master Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following problems are noted with the windows in this bathroom: 1) The casement window to the left of the tub will not open with the handle as intended. Repairs or adjustments are needed for this window to open and close with the handle as intended, 2) The casement window to the right of the tub will not latch shut after it is closed. Repairs or adjustments are needed for this window to fully latch shut as intended.
<i>Entry / Foyer / Hall:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a fixed window present above the front door. This window appears to be in good condition at the time of inspection and appears serviceable.
<i>Living Room:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following problems are noted with the window(s) in this room: 1) The left rear casement window will not open with normal force at the time of inspection. Repairs or adjustments are needed for this window to open and close with the handle as intended, 2) The upper left fixed window has a broken thermal seal. This is allowing moisture to enter between the panes of glass and as this moisture dries it can slowly start to cloud up the glass. About the only way to properly remedy this condition is to replace the glass cartridge in the window or the window itself.
<i>Dining Room:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following problems are noted with the window(s) in this room: 1) The front middle window will not stay up on its own as intended when it is opened. Repairs or adjustments are needed for this window to stay up on its own as intended when it is opened.
<i>Master Bedroom:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following problems are noted with the window(s) in this room: 1) The left rear window and window in the side wall of this room will not latch fully shut at the time of inspection. Repairs or adjustments are needed for these windows to latch shut as intended, 2) The right rear window will not open with normal force. Further investigation and possible repairs are needed for this window to open and close as intended with the handle.
<i>Laundry:</i>			As a whole, the windows in this room appear serviceable at the time of inspection with the following problems and conditions noted: 1) There is damage noted to the wood mullion in the top pane of the laundry window. This does not have an effect on the function or integrity of the window and any repairs would appear to be for aesthetic purposes.

Walls:

<i>General Material & Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drywall. Viewing is limited due to stored items and furnishings. No comment can be made as to the possible condition or composition of any unseen or concealed portions of the walls. As a whole, visible portions of the walls appear serviceable at the time of inspection. Any problems will be noted in the rooms in which they are present and further action will be recommended.
<i>Entry / Foyer / Hall:</i>			The walls are covered with drywall. The following problems and conditions are noted: 1) There are approximately six small holes noted in the wall to the right of the main floor half bath. These small holes would appear to have been drilled on purpose but are not being used. These are not of structural concern, but repairs are needed to fix these holes.
<i>Living Room:</i>			Stored items and furnishings limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen/concealed portions of the walls.
<i>Dining Room:</i>			Stored items and furnishings limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen/concealed portions of the walls.

Ceilings:*General Type & Condition:*

OK AA

☒ ☐ Drywall. As a whole, visible portions of the ceilings throughout the home appear serviceable at the time of inspection. Any problems will be noted in the rooms in which they are present and further action will be recommended.

Kitchen Interior:

The ceiling is covered with drywall. As a whole, visible portions of the ceiling appear serviceable at the time of inspection with the following problems and conditions noted: 1) The drywall tape is starting to peel in the ceiling above the countertop between the sink and living room. Although this does not appear to be of structural concern, it is recommended to repair the peeling drywall tape to prevent possible further damage.

**Floors:***Kitchen Interior:*

The floor covering material is engineered hardwood.

Master Bath:

The floor covering material is ceramic or glazed tile.

Entry / Foyer / Hall:

The floor covering material is engineered hardwood.

Living Room:

The floor covering material is engineered hardwood, Visibility and ability to inspect the floor is limited due to stored items and/or furnishings.

Dining Room:

The floor covering material is engineered hardwood, Visibility and ability to inspect the floor is limited due to stored items and/or furnishings.

Master Bedroom:

The floor covering material is engineered hardwood.

Laundry:

The floor covering material is ceramic or glazed tile.

Closets:*Kitchen Interior:*

The closet is lighted.

Entry / Foyer / Hall:

There is at least one lit closet in the hallway(s) of the home. Viewing of the interior of the closet walls and floor is limited due to multiple stored items and floor coverings. No comment can be made as to the possible condition or composition of any unseen or concealed portions of the closet walls and floor.

Master Bedroom:

The closet is lighted. The following problems and conditions are noted: 1) The faces of a couple of the cabinet doors are loose at the time of inspection. It is recommended to secure the faces of the drawers into place as intended to prevent possible further problems.

Stairs & Handrails:*Condition:*

☒ ☐ Interior stairs serviceable, Stair handrail serviceable.

Smoke / Fire Detector:*Comments:*

☐ ☐ Noted, but not tested.

Entry / Foyer / Hall:

There is at least one smoke detector noted in the hallway(s) of the home at the time of inspection. The inspector did not determine whether or not this smoke detector is hardwired, battery operated, or possibly both.

Master Bedroom:

There is a smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

LAUNDRY AREA

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

Laundry:

Location: Main floor.

OK AA

Clothes Washer: ☐ ☐ None.

Clothes Dryer: ☐ ☐ None.

Dryer Vent: A dryer vent is provided, The ductwork for the dryer is routed to the exterior of the home. As a whole, visible portions of the ductwork and dryer vent cover appear serviceable at the time of inspection.

GARAGE - CARPORT

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.

Type:

Attached, Two car.

Roof:

Condition:

OK AA

☒ ☐ Same as house, See house roof report.

Ceilings:

Condition:

- ☐ ☒ There is a drywall ceiling in the garage. As a whole, observed portions of the ceiling appear serviceable at the time of inspection with the following problems and conditions noted: 1) There are stains and damage noted to the drywall ceiling above the electrical panel that extend out into the middle of the garage and towards the kitchen. These stains are dry at the time of inspection but would appear to be from leaking at some point. There are signs of prior repairs noted to some of the shingles on the roof in a roof/wall intersection above this area. This could have been a source of the leaking and staining noted in the ceiling of the garage. It is recommended to repair any cracks or damage to the drywall in the ceiling. Monitor this area in the future after repairs have been made and any changes may require further investigation and possible repairs, 2) There are a couple of settlement cracks noted in the ceiling. Although these do not appear to be of structural concern, it is recommended to repair any cracks to prevent possible further damage.

**Garage Door:**

Material - Condition:

- ☐ ☒ There are two operational, metal, insulated garage doors present, Both doors are operational at the time of inspection and appear serviceable with the following problems and conditions noted: 1) There is a gap noted at the bottom right corner of the garage door farthest from the interior of the home when it is shut. It is recommended to eliminate this gap to prevent possible water or pest

entry into the garage.

Door Operator:

OK AA

☒ ☐ Automatic door opener(s)- operational, Automatic reverse feature is, operational.

Service Doors:

☒ ☐ The garage service door(s) are operational at the time of inspection and appear serviceable.

Windows:

Condition:

☒ ☐ The windows in the garage are operational and appear serviceable at the time of inspection.

Garage Walls:

Type & Condition:

☐ ☒ Drywall. Stored items in the garage limit viewing of the walls. No comment can be or is made as to the possible condition of any unseen or concealed portions of the garage walls. As a whole, observed portions of the garage walls appear serviceable at the time of inspection with the following problems and conditions noted: 1) There is damage noted to the wall to the left of the electric panels. There are stains noted on the wall above and below the damaged area. These stains are dry at the time of inspection but would appear to be from leaking at some point. It is recommended to repair the noted damage to the wall. Monitor this area in the future after repairs have been made and any changes may require further investigation and possible repairs.



Floor:

Condition:

☒ ☐ The floor of the garage is concrete. Stored items can limit viewing of the garage floor and no comment can be made as to the possible condition of any unseen or concealed portions of the floor. As a whole, visible portions of the floor appear serviceable at the time of inspection.