



Buyer Buying

1234 Elm St
San Diego, California 91915

Inspected By

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Tuesday
April 23, 2024



Tuesday, April 23, 2024
Buyer Buying
1234 Elm St
San Diego, California 91915

Dear Buyer Buying,

We have enclosed the report for the property inspection we conducted for you on Tuesday, April 23, 2024 at:

1234 Elm St
San Diego, California 91915

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- S** = SAFETY: A system, condition or component that shows a safety concern that should be corrected. For this reason all safety concerns should be further evaluated or corrected by a qualified professional.
- R** = REPAIR NEEDED: The system or component is deficient and needs repair, replacement or service by an appropriate qualified professional. It's advised that this repair be made.
- W** = WARNING: These conditions have the potential to develop into severe or problematic conditions. It's advised that the issues be prevented or addressed.
- M** = MINOR MAINTENANCE /REPAIR: A system or component requiring maintenance or minor repair.
- U** = UPGRADE: A system or component that would benefit from an improvement or modernization.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Chris Dembroski
Smart Home Inspection



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Introductory Notes

ORIENTATION

1: For purposes of identification and reporting, the front of this building faces north.

NOTES

2: The house was estimated to be approximately 20 years old.

3: Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

4: The weather was cloudy at the time of our inspection.

5: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

6: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

7: The inspection does not include reporting on the presence of Mold or Fungus these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

8: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Exterior/Site/Ground

BASIC INFORMATION

9: Site grading: Sloped towards structure

10: General lot topography: Uneven lot

11: Retaining wall material: Concrete block

12: Driveway: Concrete on grade

13: Walkways: Concrete

14: Walkways: Pavers set on a compacted gravel and/or sand bed

15: Patio: Concrete

16: Patio: Pavers set on a compacted gravel and/or sand bed

17: Primary exterior wall covering: Stucco

18: Primary exterior window material: Vinyl/plastic or vinyl clad

EXTERIOR ELEVATION PHOTOS

19: Exterior elevation photos



GRADING

20: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

DRAINAGE

21: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

22: The surface drainage system appears to be properly installed, but it was not water tested as part of the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather. The system should also be flushed to determine if the system is functioning properly.

23: A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge.

24: The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

25: The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

26: We observed some, but possibly not all, of the intake and discharge points for the drainage system. The property owner should identify and flag them for future reference.

ELEVATIONS

27: There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

GUTTERS

U 28: There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

DRIVEWAY

29: The driveway appears to be properly installed and is generally in good condition.

WALKWAYS

30: The walkways appear to be properly installed and are in serviceable condition.

S 31: There is a trip hazard in the walkway at the right side exterior. We recommend it be patched or repaired to prevent injury.



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PATIO SURFACE

32: The patio appears to be installed in a workmanlike manner and is in good condition.

W 33: The paver patio has cracked and settled to the point that it might be considered aesthetically deficient. In our opinion, it is still serviceable and repair or replacement for a better appearance is optional.



FENCING

M 34: There is deterioration/damage to the fencing. We recommend the fencing be monitored and repaired and/or replaced as necessary.



R 35: There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.



GATES

36: The gates were operating. Routine maintenance will keep them functional and maximize service life.

37: The gate(s) is/are locked and/or were inaccessible for inspection. We recommend further review.

STUCCO

W 38: There is water staining to the exterior stucco. The gutters, flashing, exterior drainage and sprinkler system should be serviced to prevent future staining.



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R 39: There are moderate sized cracks in the stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.



R 40: Sections of the stucco are stained/cracked and/or deteriorated. We recommend the stucco be patched, repaired or replaced.



R 41: The stucco weep screed is rusted and is in need of service. This condition should be repaired to prevent future damage to the exterior.

DOORS

M 42: The exterior door is in need of maintenance service. Painting, sealing, caulking etc..



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WINDOWS

43: The windows appear to be properly installed and in serviceable condition.

SCREENS

M 44: There are one or more missing screens at the exterior of the home that should be repaired or replaced.

M 45: There are one or more damaged or torn screen(s) that should be repaired or replaced.



M 46: One or more of the homes windows show excessive wear or deterioration and needs repair.

WEATHERSTRIPPING

M 47: The weatherstripping is generally in poor condition and will not be effective. To conserve energy and lower the utility bills, we recommend all deficient weatherstripping be repaired or replaced.



TRIM

48: The exterior trim appears to be properly installed and generally in good condition, with exceptions noted below.

M 49: The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.



FASCIA

50: The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

51: The eaves and overhangs appear to be properly installed and in good condition.

PAINT/STAIN

52: Exposed portions of the exterior are weathering. For a better appearance, and to maximize the useful life of the surfaces, they should be refinished and/or repainted during the course of routine maintenance.

MISCELLANEOUS

53: Barbecues and/or fire pits, are beyond the scope of this inspection.

54: Outdoor kitchens and or outdoor BBQ's are not inspected as part of this inspection.



55: Fountains or other water features are beyond the scope of this inspection and are not inspected.

VEGETATION

56: There are trees on or adjacent to the property that your home inspector is not qualified to evaluate, but that you may wish to have them examined by an appropriately qualified specialist (an arborist is considered best qualified).

RETAINING WALLS

57: The retaining walls on this property are the decorative variety and are not necessary to provide support for existing improvements.

58: The decorative retaining walls appear to have performed as intended and are in serviceable condition.

PATIO COVERING

W 59: The patio cover needs maintenance or repairs. The patio cover should be serviced or repaired.

R 60: The rear patio cover is damaged and needs to be repaired or replaced



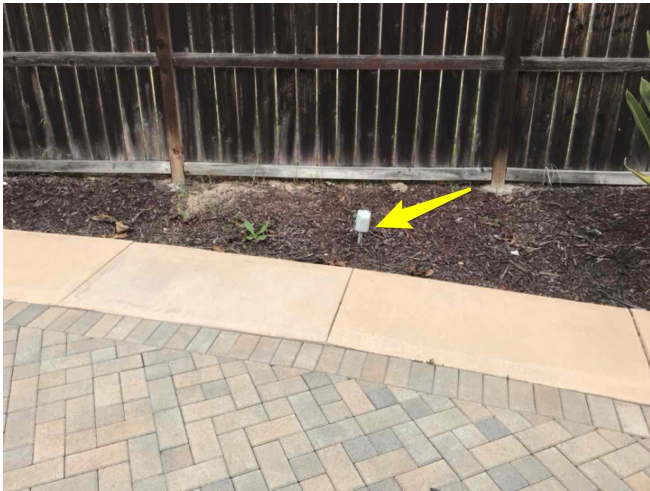
R 61: The covering is in poor condition. We recommend it be repaired or replaced.

W 62: The patio cover appears to be installed in an unprofessional manner. It should be determined if proper permits were pulled for the patio cover. Strengthening the connections is advised.

OUTDOOR RECEPTACLES

R 63: Several receptacles on the exterior are not working. We suspect a 'dead' circuit, but could not locate a specific problem. We recommend the circuit and receptacles be checked and repaired.





M 64: A receptacle at the rear of the property is loose. For maximum safety we recommend that it be resecured.



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R 65: A receptacle cover plate at the front is damaged. We recommend it be replaced during the course of normal maintenance.



OUTDOOR LIGHTS

66: The motion sensor light fixtures were not inspected as part of this inspection. It's advised that the lights be tested for proper function.

67: Low voltage and/or 120 voltage ambiance lighting systems are not reviewed or inspected.

CHIMNEY

68: The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace.

69: A visual observation of the flue, within the scope of a standard home inspection, may not detect defects beyond our limited view (12 to 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

EXTERIOR PLUMBING

70: The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

71: Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.

U 72: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

PEST CONTROL

S 73: There is an active bee hive at the eaves. We recommend this hive be removed by a professional beekeeper. Inspection was limited because of this condition.



GENERAL COMMENT

U 74: As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

75: The residence has a concrete slab foundation. Not all slab foundations are alike, however. For example, steel reinforcement bars and moisture barriers were not used in earlier slabs, but are included in most new slabs. Some slabs are post-tension, which incorporate the use of cable that is put under tension to help prevent cracking. In any event, our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation.

However, we do not move furniture or remove the floor coverings, nor do we use any specialized measuring equipment. It is, however, important to note that most concrete slabs are found to contain cracks when the floor coverings are removed, but cracks that are less than 1/4" and are not offset are generally not considered to be structurally significant.

76: Foundation type: Slab-on-grade

SLAB FOUNDATION

77: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. The inspector can only comment on what is visible and accessible at the time of inspection.

78: Due to the nature of the construction. Slab foundation inspections are limited. There could be adverse conditions that are not visible. This inspection does not warranty the foundation.

MUDSILL

79: The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

80: There was no evidence of any cosmetic conditions on the interior or exterior finishes to indicate the need for destructive testing and further inspection.

WALL FRAMING

81: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

82: The wall is primarily 2x4 wood stud construction type.

PEST CONTROL

83: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

General

SCOPE

84: The roof and its materials were not water tested as part of this inspection

85: This inspection does not warranty the roof against moisture leaks. Roof leaks can happen without any prior signs of damage. This inspection is not responsible for future roof issues

Roof Features

SOLAR COLLECTORS

86: Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field.

87: The solar collector panels appear to be properly installed and in serviceable condition. However, testing the operation is beyond the scope of this inspection.

GENERAL COMMENT

88: The roof covering shows wear but appears to have been properly installed and is in a condition deemed acceptable for its age. We observed no signs of unusual or excessive wear of the roofing that would suggest immediate attention is required.

Tile

BASIC INFORMATION

89: Location: Covers whole building



90: Roof slope: Medium pitch

91: Material: Concrete shingles

92: Layers: Single layer

93: Age: Approximately 20+ years old

94: Connections and penetrations: Sealed with a combination of metal and mastic seals

95: Roof drainage system: None

INSPECTION METHOD

96: The roof covering was inspected by a remote controlled aerial drone. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. We therefore recommend that you have the covering evaluated by an appropriately qualified specialist for further remarks and recommendations.

SURFACE

97: The tile roofing system shows minor wear and tear but appears to have been properly installed and is in a condition deemed acceptable for its age. No action is indicated at this time.

98: There are individual cracked, chipped and slightly displaced tiles along the ridge and/or in the field. The number of affected tiles is small and no exposure of the underlying membrane was evident.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

99: The attic access is located in the primary bedroom closet.

100: Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

101: The North areas of the attic were not accessible and were not inspected.

PEST CONTROL

102: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

W 103: There is an active bee hive in the attic. We recommend this hive be removed by a professional beekeeper. Inspection was limited because of this condition. Keeping screens and vents in good condition will limit such infestation in the future.

ROOF TRUSSES

104: Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottom of a truss supports the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the site.

105: The trusses are generally in good condition, where seen, and have performed adequately since their installation.

SHEATHING

106: The roof sheathing is the material directly supporting the roof covering.

107: The roof sheathing is 'OSB' - Oriented Strand Board, nailed solidly across the rafters.

INTERIOR SUPPLY

108: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

VENT LINES

109: The vent piping for the waste system appears to be properly installed and in good condition.

WIRING

110: Much of the wiring in the attic is covered by insulation and could not be inspected. The visible wiring appears to be properly installed and the need for further investigation is not apparent.

DUCTS

111: The ducts appear to be properly installed and are in serviceable condition.

VENTILATION

112: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

113: The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

CHIMNEY

114: The attic area exposed portions of the chimney appear to be in good condition.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

115: Service entry into building: Underground service lateral

116: Voltage supplied by utility: 120/240 volts

117: Capacity (available amperage): 200 amperes

118: System grounding source: Water supply piping

119: Branch circuit protection: Circuit breakers

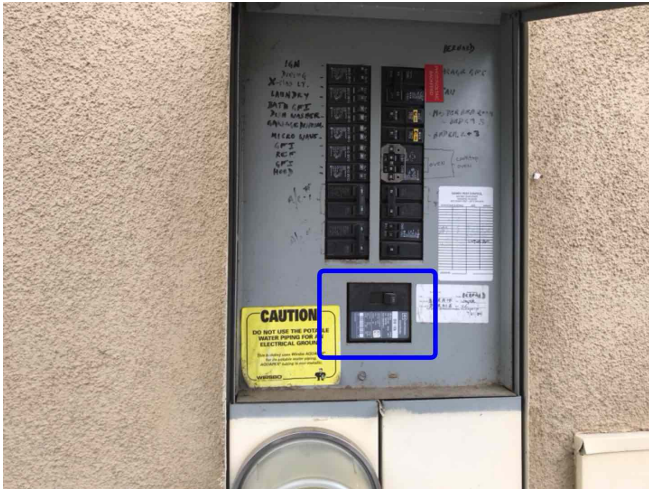
120: Wiring method: Non-metallic sheathed cable or 'romex'

METER & MAIN

121: The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT

122: The main disconnect is incorporated into the electrical service panel.



MAIN DISCONNECT

123: The ampacity of the main disconnect is 200 amps.

CIRCUIT BREAKER MAIN PANEL

124: The main service panel is in good condition with circuitry installed and fused correctly.

125: The main electric panel is located right side exterior



SERVICE CAPACITY

126: The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

127: Our statement regarding service capacity is based upon the labeled rating of the main service panel.

128: Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING

129: The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

130: The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL

131: The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

132: For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

SWITCHES: OVERALL

133: We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

134: The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

135: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

136: GFCI protection is inexpensive and can provide a substantial increased margin of safety.

U 137: It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

AFCI PROTECTION

138: Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. The Arc fault breakers responded to there test buttons at the time of inspection.



GENERAL COMMENT

139: The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

140: The solar electric system is not inspected as part of this inspection. The systems capacity is not evaluated. The electric connections are inspected and the general condition of the panels are also evaluated.



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Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

141: Domestic water source: Public supply

142: Landscape water source: Public supply

143: Main water line: Copper

144: Supply piping: Plastic where seen (PEX)

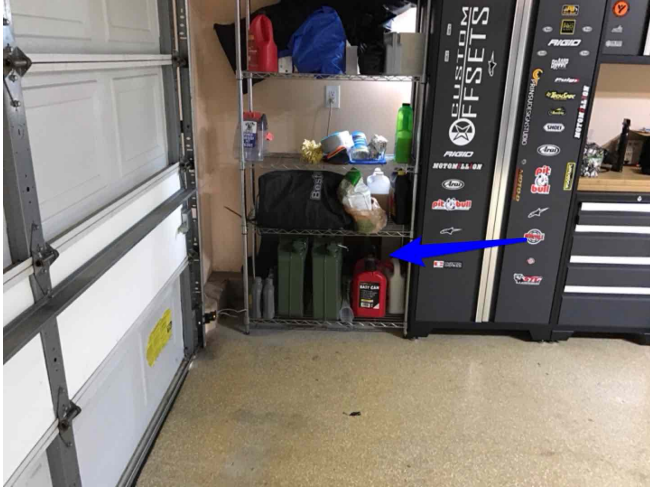
145: Waste disposal: Municipal

146: Waste piping: Plastic where seen (ABS or PVC)

147: Water purification system, water filters or hot water devices are not tested as part of this inspection.

WATER SHUTOFF LOCATION

148: The domestic water supply shut-off valve is in the garage.



WATER SHUTOFF COMMENTS

149: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

150: The main shut-off valve had no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life. Plumbing valve operation are not tested as part of this inspection.

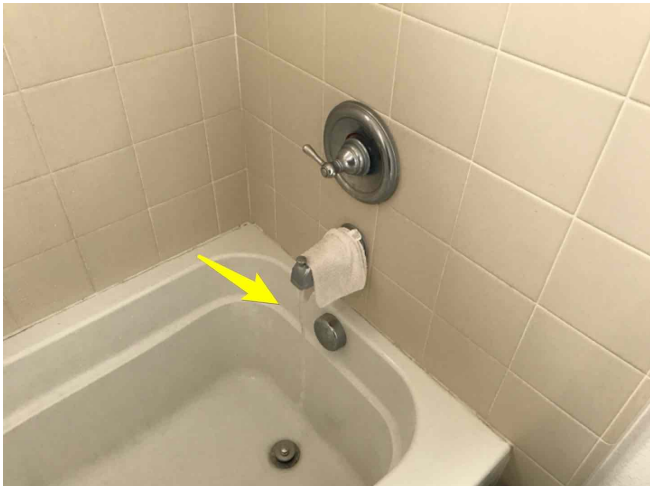
MAIN SUPPLY

151: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

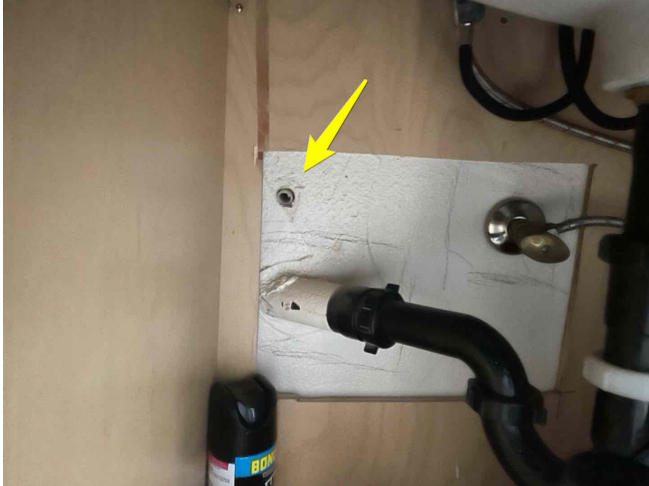
INTERIOR SUPPLY

152: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

W 153: Low water flow was observed at hallway bathroom shower. This condition needs to be further evaluated by a plumber to determine the need for repairs.



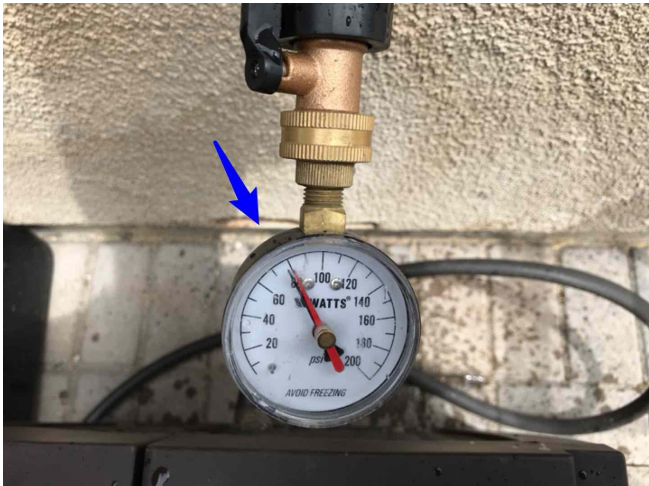
154: There are signs of repairs made to the plumbing supply system. It's advised that the seller be questioned about the scope of the repairs.



WATER PRESSURE

155: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

156: The homes water pressure measured 80 PSI (pounds per square inch).



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REGULATOR

157: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal.

DRAIN LINES

158: The visible drain piping appears to be properly installed and in serviceable condition.

W 159: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

SEWER CLEANOUT

160: The sewer cleanout is located at the front of the structure.



161: The sewer cleanout is located in the garage.



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VENT LINES

162: The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER LOCATION

163: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GAS METER COMMENT

164: The gas meter appears to be in satisfactory condition.

GAS PIPING

165: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

166: Checking for gas leaks is beyond the scope of this inspection.

GENERAL COMMENT

167: The water temperature measured 111 degrees which is an acceptable safe temperature. Any Temperature over 126 degrees is a potential scalding hazard.



168: A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

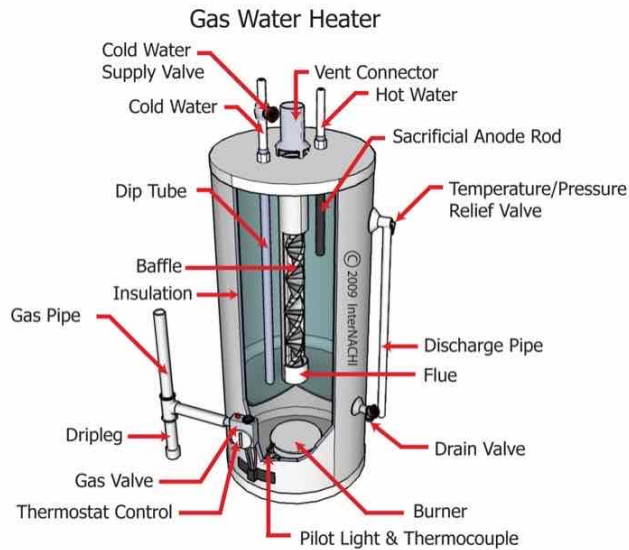
Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting

prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

169: Unit type: Free standing tank



170: Location: In the garage



171: The water heater is manufactured by GE

172: Energy source: Natural gas

173: Capacity: 75 gallons

WATER CONNECTORS

174: The water heater is equipped with a cold water shut-off valve. It is functioning as designed and intended.

175: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

176: The water heater drain valve is in satisfactory condition and shows no signs of leakage.

177: Valves may leak when operated after a period of inactivity. For this reason, they are not tested during the home inspection.

COMBUSTION AIR

178: The combustion air supply is adequate.

179: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

SEISMIC RESTRAINT

180: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

GAS SUPPLY

181: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

U 182: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



COMBUSTION CHAMBER

183: The combustion chamber is in satisfactory condition.

BURNERS

184: The burner is generally clean and appears to be in serviceable condition.

T/P RELEASE VALVE

185: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENTING

186: The water heater vent is properly installed and appears in serviceable condition.

ELEVATION/LOCATION

187: The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids.

DRAIN PAN

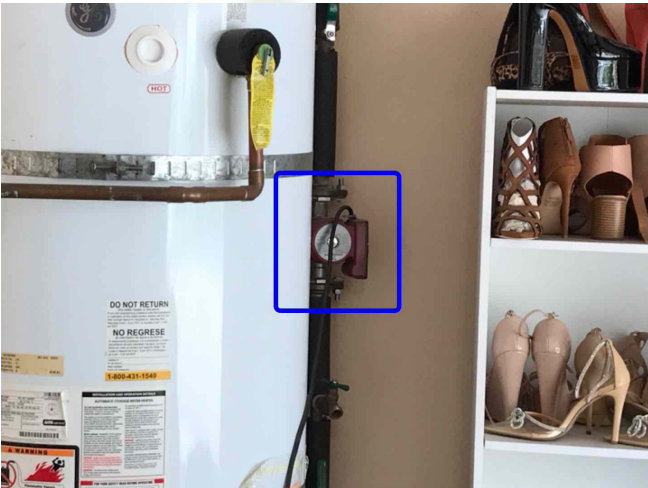
188: The water heater drain pan appears to be in satisfactory condition.

U 189: The water heater has a drain pan installed without an overflow pipe installed to a termination that will not cause moisture intrusion or damage.



RECIRCULATING

190: The hot water recirculating system is a beneficial feature but there are energy costs associated with this convenience. We do not review or inspect these systems.



HOME INSPECTION
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EXPANSION TANK

U 191: The water heater has been installed without a thermal expansion tank. It's advised that one be added. Expansion tanks are installed to prevent and deal with thermal expansive water conditions. This helps maintain the integrity of the plumbing system.

GENERAL COMMENT

192: This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

W 193: The water heater made gurgling sounds while operating. This suggests possible sludge accumulation in the bottom of the tank. We recommend water be drained out of the tank until it runs clear.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a

non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

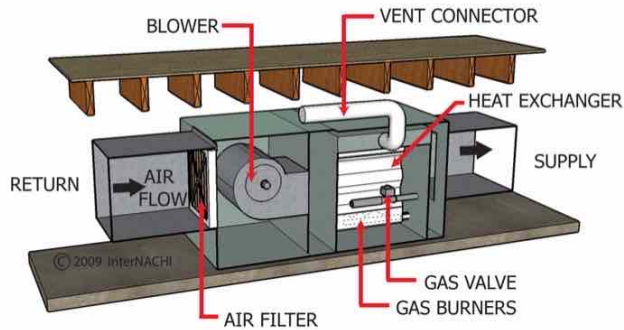
Forced Hot Air

Unit 1 Forced Hot Air Heat

BASIC INFORMATION

194: Horizontal FAU

HORIZONTAL GAS-FIRED FURNACE



195: Furnace location: Attic



196: Energy source: Natural gas

197: Furnace manufacturer Trane

198: Furnace btu input rating: 70,000

199: Age: The furnace appears to be manufactured in 2022

SYSTEM NOTES

200: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

201: The heating system responded to normal user controls at the time of inspection. With an average temperature of 107 degrees coming out of the register vents.



GAS SUPPLY

202: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

U 203: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.



HEAT EXCHANGER

204: Heat exchanger not dismantled

AIR FILTERS

205: The air filter for the heating unit is a conventional, disposable filter.

206: The filter for the heating unit appears clean and in functional condition. It is advised that the filter be changed every 3 months.

REGULATOR & CONTROL

207: The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

IGNITION SYSTEM

208: The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

BURNERS

209: The burners were inspected and found to be clean and in good working order.

FAN/LIMIT SWITCH

210: The fan compartment shut off switch was tested and responded to normal user controls at the time of inspection. This switch shut off power to the fan when the access panel cover is removed.

PLENUM

211: The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

VENT

212: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

213: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

214: There is adequate combustion air for this heating unit.

DUCTS

215: The homes distribution ducting is a flexible plastic type.

216: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

217: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

218: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

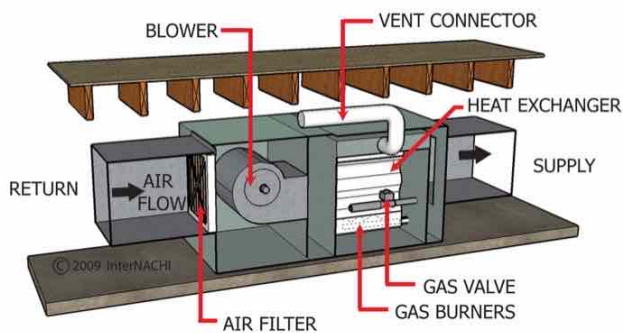
219: The heating is newer, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Unit 2 Forced Hot Air Heat

BASIC INFORMATION

220: Horizontal FAU

HORIZONTAL GAS-FIRED FURNACE



221: Furnace location: Attic



222: Energy source: Natural gas

223: Furnace manufacturer Goodman

224: Furnace btu input rating: 70,000

SYSTEM NOTES

225: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

226: The heating system responded to normal user controls at the time of inspection. With an average temperature of 116 degrees coming out of the register vents.



GAS SUPPLY

227: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

U 228: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.



HEAT EXCHANGER

229: Heat exchanger not dismantled

AIR FILTERS

230: The air filter for the heating unit is a conventional, disposable filter.

231: The filter for the heating unit appears clean and in functional condition. It is advised that the filter be changed every 3 months.

REGULATOR & CONTROL

232: The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

IGNITION SYSTEM

233: The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

BURNERS

234: The burners were inspected and found to be clean and in good working order.

FAN/LIMIT SWITCH

235: The fan compartment shut off switch was tested and responded to normal user controls at the time of inspection. This switch shut off power to the fan when the access panel cover is removed.

PLENUM

236: The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

VENT

237: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

238: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

239: There is adequate combustion air for this heating unit.

DUCTS

240: The homes distribution ducting is a flexible plastic type.

241: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

242: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

243: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

244: The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.

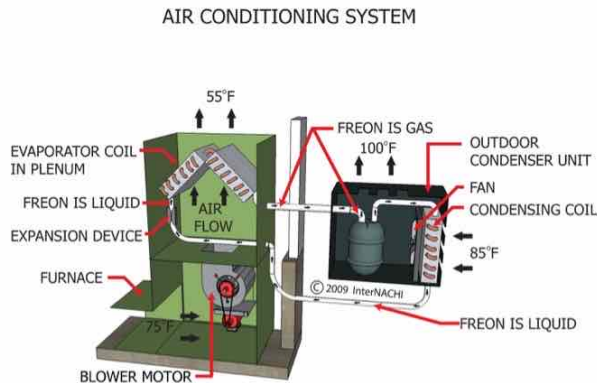
Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

Unit 1

BASIC INFORMATION

245: Method of cooling: Gas compression



246: Type of system: Gas heat with air conditioning

247: Number of units: 2

248: Location of equipment: Split or remote system

249: Estimated to be manufactured in 2022

250: Ac manufacturer Trane

251: Condenser location: Exterior

252: Electrical disconnect location: Adjacent to condensing unit

HVAC DISCONNECT

253: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

254: The local disconnect appears properly installed and in good condition.

ME INSPECTION
Choice in Home Inspection

CONDENSING UNIT

255: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.



256: The condensing unit appears to be properly installed and in serviceable condition.

EVAPORATOR COIL

257: An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.



258: The horizontal drip pan appears to be in satisfactory condition.

259: The primary and secondary condensation drip lines appear in satisfactory condition.

W 260: The secondary condensation drip line at the rear exterior show signs of previous leakage. This could be an indication of a clogged primary condensation line. Further evaluation is suggested.



REFRIGERANT LINES

261: The accessible refrigerant lines appear to be in good condition.

262: The refrigerant lines were mostly inaccessible and could not be inspected. We suggest verification of proper insulation.

DUCTS

263: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

264: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

265: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

266: Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection. This inspection does not judge the size or efficiency of the system.

267: The air conditioning system responded to normal user controls at the time of inspection. With an average temperature split of 19 degrees air coming out of the register vents and air going into the return.





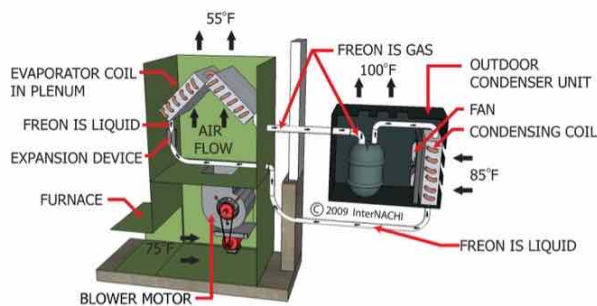
268: The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years.

Unit 2

BASIC INFORMATION

269: Method of cooling: Gas compression

AIR CONDITIONING SYSTEM



ME INSPECTION
Choice in Home Inspection

270: Type of system: Gas heat with air conditioning

271: Number of units: 2

272: Location of equipment: Split or remote system

273: Estimated to be manufactured in 2004

274: Ac manufacturer Goodman

275: Condenser location: Exterior

276: Electrical disconnect location: Adjacent to condensing unit

HVAC DISCONNECT

277: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

278: The local disconnect appears properly installed and in good condition.

CONDENSING UNIT

279: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.



280: The condensing unit appears to be properly installed and in serviceable condition.

EVAPORATOR COIL

281: An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.



282: The evaporator coil is concealed and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally unless other conditions are listed below.

283: The horizontal drip pan appears to be in satisfactory condition.

284: The primary and secondary condensation drip lines appear in satisfactory condition.

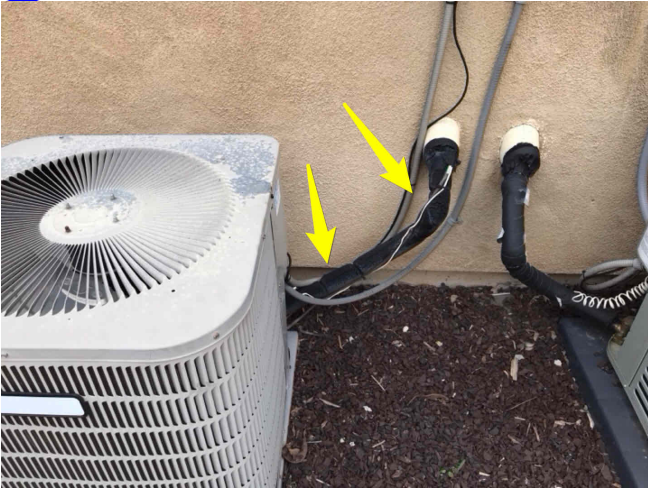
REFRIGERANT LINES

285: The accessible refrigerant lines appear to be in good condition.

286: The refrigerant lines were mostly inaccessible and could not be inspected. We suggest verification of proper insulation.



U 287: The refrigerant lines at the Air conditioning condenser should be wrapped with a UV tape to prevent deterioration.



DUCTS

288: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

THERMOSTAT

289: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

290: Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection. This inspection does not judge the size or efficiency of the system.

291: The air conditioning system responded to normal user controls at the time of inspection. With an average temperature split of 18 degrees air coming out of the register vents and air going into the return.





Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

292: Setback clock thermostats: Present for every furnace

293: Insulated glass doors: Installed

294: Insulated glass windows: Installed

R 295: The weatherstripping is generally in poor condition and will not be effective. To conserve energy and lower the utility bills, we recommend all deficient weatherstripping be repaired or replaced.

296: Window weatherstripping: Installed

297: Fireplace damper: Installed

GENERAL CONSERVATION

298: Low Flow Shower Heads: Installed

299: Low Flow Toilets: Installed

300: Hot Water Piping Insulation: Sections Lack Insulation

301: Water Heater Cold Piping Insulation: Installed

302: Water Heater Hot Piping Insulation: Installed

ATTIC INSULATION

303: The attic has blown-in cellulose insulation.

304: The level of insulation would appear to provide an R-30 insulating value. This provides very good resistance to heat transfer by present standards.

WALL INSULATION

305: We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION

306: We were unable to access the floor cavities and/or determine the presence or condition of insulation.

GENERAL COMMENT

307: It is our opinion that this structure is well-insulated and energy efficient.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

308: Number of bedrooms: Five

309: Number of bathrooms: Four

310: Window material: PVC plastic

311: Window type: Sliding

312: Window glazing: Double pane

313: Finished ceiling material: Drywall

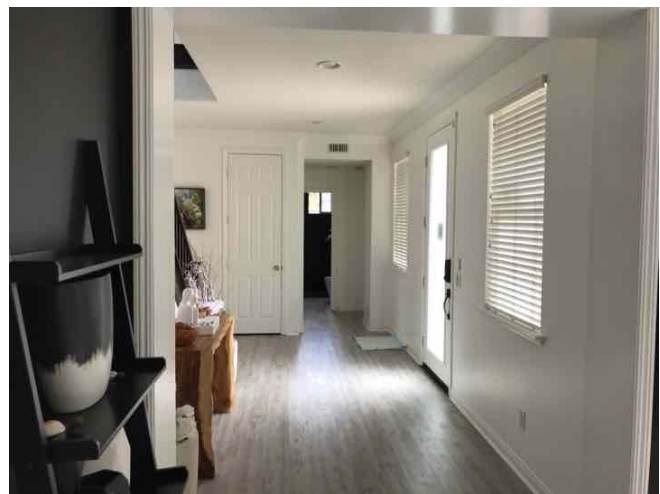
314: Finished floor material: Tile

315: Finished floor material: Laminate or Engineered

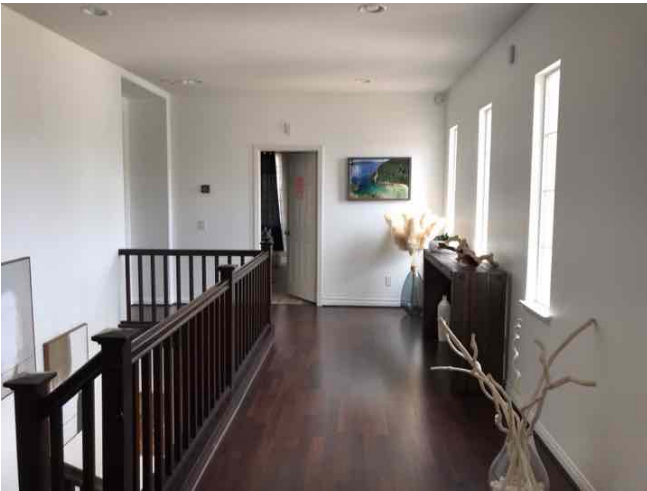
316: Finished wall material: Drywall

GENERAL INTERIOR PHOTOS

317: General interior photos







The Smart Choice in Home Inspection

DETECTORS: OVERALL

318: Only a sampling of the smoke alarms and carbon monoxide detectors were tested as part of this inspection. All smoke and carbon monoxide detectors should be tested for safe and proper function when the home is occupied.

S 319: There is no carbon monoxide detector installed in the home. A carbon monoxide detector should be installed on each floor as local code requires and be installed outside any sleeping area.

S 320: More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

FIRE EXTINGUISHER

S 321: There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

SURFACES: OVERALL

322: The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

WALLS & CEILINGS

323: The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

FLOORS: OVERALL

324: The floors have a good appearance and are in serviceable condition, with exceptions noted below.

W 325: The kitchen floating floor has areas that are not secured or level with the sub flooring. This has resulted in bounce or soft spots on the flooring. We noted no resulting weakness, failure or nonperformance as a result of the bounce. No immediate corrective actions are required.



CABINETS & CLOSETS :OVERALL

326: There was stored items in the closets that prevented full visual access to the interior of the closets; as a result, deficiencies may have been obscured by stored items.

WINDOWS: OVERALL

327: We operate only accessible windows, we do not move stored items or furniture to open, close, and latch every window. Our inspection standards require testing only easily accessible windows.

328: The window coverings(blinds,drapes or shutters) in the home were not inspected as part of this inspection. It is advised that the coverings be evaluated for proper function.

329: The home has plantation shutters installed on the windows. Some of the homes furnishings blocked the operation of the shutters. This resulted in not being able to fully inspect all of the homes windows.

MISCELLANEOUS

330: The built in speaker system was not tested as part of this inspection inspection.

331: There is a burglar alarm installed. The alarm system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

GENERAL COMMENT

332: We do not review/inspect window treatments, solar tubes, furniture, and/or any personal property.

333: We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

Entry Area/Hall

WALLS

334: The walls are generally in serviceable condition.

CEILING

335: The ceiling is generally in serviceable condition.

FLOOR

336: The floor is generally in serviceable condition.

DOORS

337: The door is in generally serviceable condition.

DOORBELL

338: The doorbell responded to normal user controls at the time of inspection.

WINDOWS

339: The windows are in generally serviceable condition.

Living Room

WALLS

340: The walls are generally in serviceable condition.

CEILING

341: The ceiling is generally in serviceable condition.

FLOOR

342: The floor is generally in serviceable condition.

DOORS

343: The door is in generally serviceable condition.

WINDOWS

344: The windows are in generally serviceable condition.

RECEPTACLES

345: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Family Room

WALLS

346: The walls are generally in serviceable condition.

CEILING

347: The ceiling is generally in serviceable condition.

FLOOR

348: The floor is generally in serviceable condition.

WINDOWS

349: The windows are in generally serviceable condition.

RECEPTACLES

350: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS / FAN

351: The ceiling fan responded to normal user controls.

Dining Room/ Area

WALLS

352: The walls are generally in serviceable condition.

CEILING

353: The ceiling is generally in serviceable condition.

FLOOR

354: The floor is generally in serviceable condition.

WINDOWS

355: The windows are in generally serviceable condition.

RECEPTACLES

356: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Hallway

WALLS

357: The walls are generally in serviceable condition.

358: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.



HOME INSPECTION
Choice in Home Inspection

CEILING

359: The ceiling is generally in serviceable condition.

FLOOR

360: The floor is generally in serviceable condition.

WINDOWS

361: The windows are in generally serviceable condition.

RECEPTACLES

362: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

STAIRS

363: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILING

364: The railings appear to properly installed and are in serviceable condition.

CARBON/SMOKE DETECTOR

S 365: There is no carbon monoxide detector in this area, as required. We recommend one be installed.

S 366: The smoke detector has been removed and needs to be replaced.



Loft

WALLS

367: The walls are generally in serviceable condition.

CEILING

368: The ceiling is generally in serviceable condition.

FLOOR

369: The floor is generally in serviceable condition.

WINDOWS

370: The windows are in generally serviceable condition.

RECEPTACLES

371: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS / FAN

372: The ceiling fan responded to normal user controls.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

373: Energy: Gas (or propane) cook top and electric oven

374: Ventilation: Exhaust ducted to the exterior

WALLS

375: The walls are generally in serviceable condition.

CEILING

376: The ceiling is generally in serviceable condition.

FLOOR

377: The floor is generally in serviceable condition.

CABINETS

378: The kitchen cabinets appear to be in satisfactory condition.

COUNTERTOPS

379: The countertops are in satisfactory condition.

380: The countertop is quartz.

DOORS

381: The door is in generally serviceable condition.

WINDOWS

382: The windows are in generally serviceable condition.

W 383: The window seal is bulging this can lead to a potential failure of the windows thermal seal, which would result in fogging of the window pane.



HOME INSPECTION
Choice in Home Inspection

COOKTOP

384: Manufacturer: Whirlpool.



385: The cooktop was turned on with the normal operating controls and found to be in satisfactory working condition.



DISHWASHER

386: Manufacturer: Frigidaire.



HOME INSPECTION
Choice in Home Inspection

387: The dishwasher responded to normal user controls and was found in good condition.

MICROWAVE

388: Manufacturer: Frigidaire.



389: The microwave turned on with the normal operating controls and found to be in satisfactory working condition.

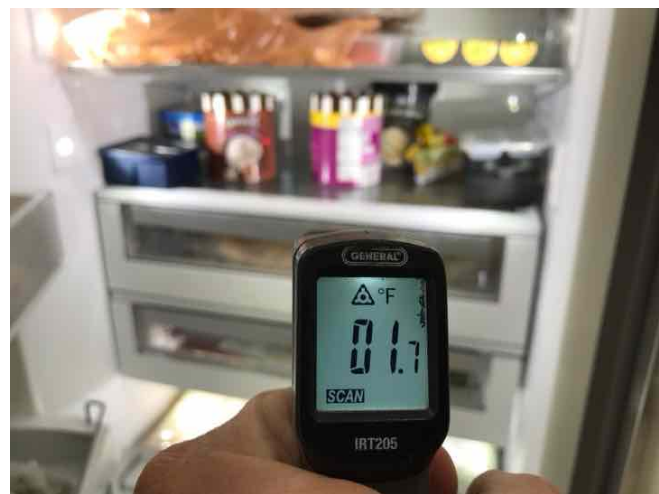


REFRIGERATOR

390: Manufacturer: Electrolux.



391: The refrigerator/freezer responded to normal user controls and was found in good condition. The interior temperature was 34 degrees and 1 degrees at the time of inspection.



392: The evaluation freezers and refrigerators is limited and does not include water lines, dispensers or ice makers.

WALL OVEN

393: Manufacturer: Frigidaire.

394: The oven was turned on with the normal operating controls and found to be in satisfactory working condition.



VENTILATION

395: Manufacturer: Vissant.



396: Kitchen ventilation is provided by a range hood over the burners. The fan appears to be properly installed and in serviceable condition.

DISPOSAL

397: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

AIR GAP

398: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

SINK

399: The sink is metal.

400: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

401: The receptacles appear to be properly installed and were operational.

402: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

U 403: GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.



GENERAL COMMENT

404: Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

Bedroom

First Floor

WALLS

405: The walls appear in satisfactory condition.

CEILING

406: The ceiling appears in satisfactory condition.

FLOOR

407: The floor is generally in serviceable condition.

DOORS

408: The door is in satisfactory condition.

CLOSET DOORS

409: The closet doors are in satisfactory condition.

M 410: The closet doors are off track and need service.



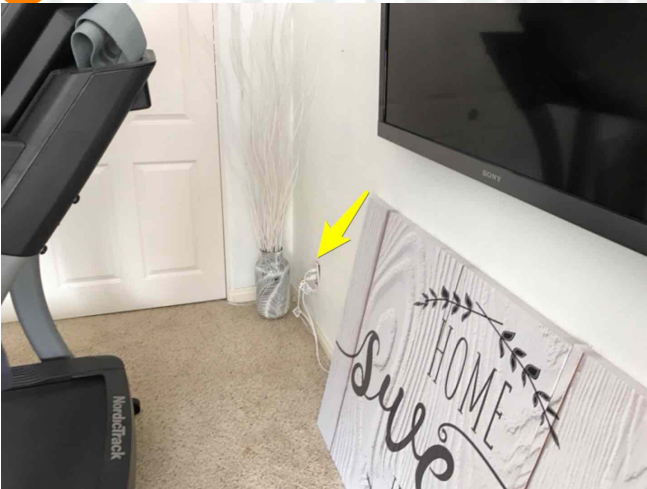
WINDOWS

411: The window(s) are in satisfactory condition.

RECEPTACLES

412: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

R 413: A receptacle located at bedroom is loose. For maximum safety we recommend that it be tightened.



HOME INSPECTION
Choice in Home Inspection

SMOKE DETECTOR

S 414: The smoke detector has been removed or is missing and needs to be installed.



Guest

WALLS

415: The walls appear in satisfactory condition.

416: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

417: The ceiling appears in satisfactory condition.

418: The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

FLOOR

419: The floor is generally in serviceable condition.

DOORS

420: The door is in satisfactory condition.

M 421: The door knob is loose and needs repair.



CLOSET DOORS

422: The closet doors are in satisfactory condition.

WINDOWS

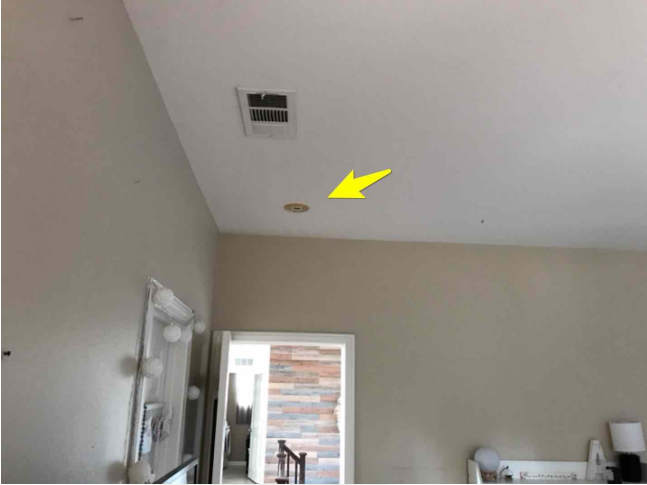
423: The window(s) are in satisfactory condition.

RECEPTACLES

424: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SMOKE DETECTOR

S 425: The smoke detector has been removed or is missing and needs to be installed.



South

WALLS

426: The walls appear in satisfactory condition.

427: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

428: The ceiling appears in satisfactory condition.

429: There is evidence of patching to the ceiling. It is advised that further inquiry be made regarding this condition.



FLOOR

430: The floor is generally in serviceable condition.

DOORS

431: The door is in satisfactory condition.

CLOSET DOORS

432: The closet doors are in satisfactory condition.

WINDOWS

433: The window(s) are in satisfactory condition.

RECEPTACLES

434: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

R 435: A receptacle located at bedroom is loose. For maximum safety we recommend that it be tightened.



SMOKE DETECTOR

436: There is a hardwired and battery backup smoke alarm installed.

Primary

WALLS

437: The walls appear in satisfactory condition.

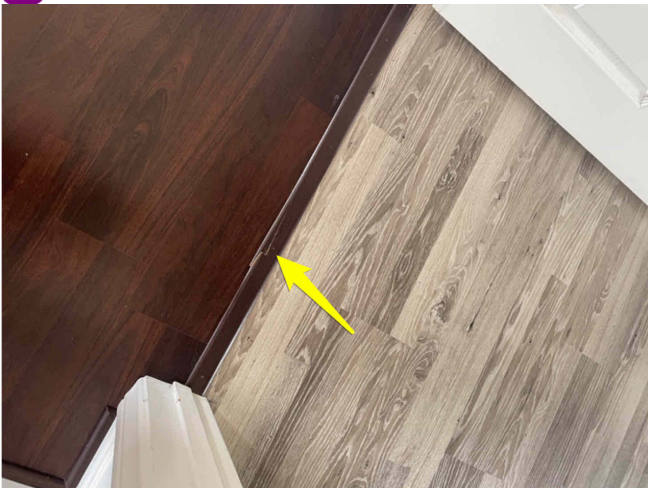
CEILING

438: The ceiling appears in satisfactory condition.

FLOOR

439: The floor is generally in serviceable condition.

M 440: The floor transition strip in bedroom is loose or damaged and needs to be repaired or replaced.



DOORS

441: The door is in satisfactory condition.

CLOSET DOORS

442: The closet doors are in satisfactory condition.

WINDOWS

443: The window(s) are in satisfactory condition.

M 444: The window hardware does not latch needs service to function properly.



RECEPTACLES

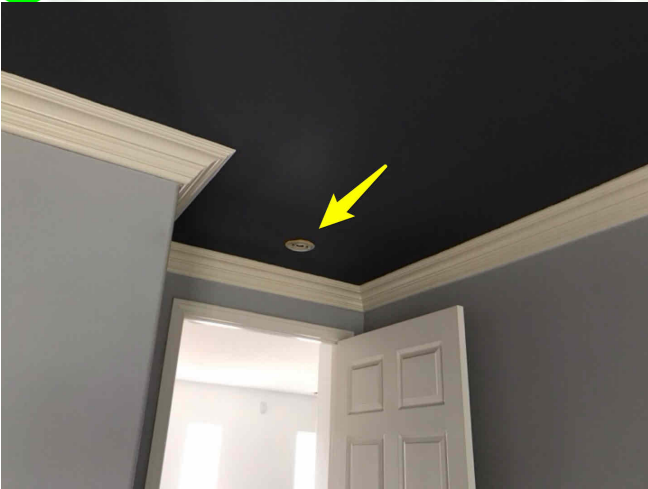
445: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS / FAN

446: The ceiling fan responded to normal user controls.

SMOKE DETECTOR

S 447: The smoke detector has been removed or is missing and needs to be installed.



North

WALLS

448: The walls appear in satisfactory condition.

449: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

450: The ceiling appears in satisfactory condition.

R 451: The ceiling is damaged at the closet. We recommend repair or refinishing.



FLOOR

452: The floor is generally in serviceable condition.

DOORS

453: The door is in satisfactory condition.

CLOSET DOORS

454: The closet doors are in satisfactory condition.

WINDOWS

455: The window(s) are in satisfactory condition.

RECEPTACLES

456: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS / FAN

M 457: The closet light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.



SMOKE DETECTOR

S 458: There is no smoke detector in this area, as required. We recommend one be installed.



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

First Floor

INTERIOR WALLS

459: The walls are in generally serviceable condition.

BATHROOM CEILING

460: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

461: The floor appears to be properly installed and is in serviceable condition.

CABINETS

462: The cabinet(s) are in serviceable condition.

463: There was stored items in the bathroom cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

COUNTERTOPS

464: The countertops are in satisfactory condition.

465: The countertop is quartz.

SHOWER WALLS

466: The shower walls appear to be properly installed and in serviceable condition.

DOORS

467: The bathroom door is in satisfactory condition.

WINDOWS

468: The bathroom windows are in satisfactory condition.

TOILET

469: The toilet was flushed and appeared to be functioning properly.

SINKS

470: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER

471: The shower was operated for the inspection and appeared to be in serviceable condition.

472: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

RECEPTACLES

473: The receptacle appears to be properly installed and was operational.

474: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SWITCHES

M 475: The switch for the bathroom is damaged. We recommend it be replaced.



VENTILATION

476: Ventilation in this bathroom is adequate.

477: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

Second Floor Hallway

INTERIOR WALLS

478: The walls are in generally serviceable condition.

BATHROOM CEILING

479: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

480: The floor appears to be properly installed and is in serviceable condition.

481: The finish floor in this bathroom is tile.

CABINETS

482: The cabinet(s) are in serviceable condition.

COUNTERTOPS

483: The countertops are in satisfactory condition.

484: The countertop is tile.

485: The countertop surface is cracked. This is a cosmetic consideration and repair is optional.

SHOWER WALLS

486: The shower walls appear to be properly installed and in serviceable condition.

DOORS

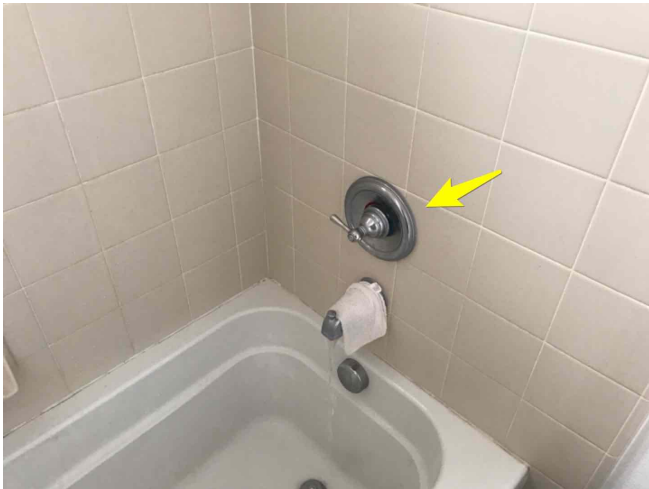
487: The bathroom door is in satisfactory condition.

WINDOWS

488: The bathroom windows are in satisfactory condition.

FIXTURES

R 489: The faucet for the shower has low flow on the hot side when fully turned on this is most likely a sign of a valve cartridge failing, further evaluation by a plumber is suggested.



HOME INSPECTION
Choice in Home Inspection

TOILET

490: The toilet was flushed and appeared to be functioning properly.

SINKS

491: The sink appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

BATHTUB

492: The bathtub appears to be properly installed and in serviceable condition.

SHOWER

493: The shower was operated for the inspection and appeared to be in serviceable condition.

494: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

RECEPTACLES

495: The receptacles appear to be properly installed and were operational.

496: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION

497: Ventilation in this bathroom is adequate.

498: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

CAULKING NEEDED

M 499: Caulking needed at shower to prevent moisture intrusion or damage.



M 500: Caulking needed at backsplash to prevent moisture intrusion or damage.



HOME INSPECTION
Choice In Home Inspection

Guest

INTERIOR WALLS

501: The walls are in generally serviceable condition.

BATHROOM CEILING

502: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

503: The floor appears to be properly installed and is in serviceable condition.

CABINETS

504: The cabinet(s) are in serviceable condition.

505: There was stored items in the bathroom cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

COUNTERTOPS

506: The countertops are in satisfactory condition.

507: The countertop is tile.

SHOWER WALLS

508: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

509: The glass shower enclosure is safety labeled and appears to be in good condition.

DOORS

510: The bathroom door is in satisfactory condition.

WINDOWS

511: The bathroom windows are in satisfactory condition.

TOILET

R 512: The toilet doesn't flush. We recommend that it be repaired.



SINKS

513: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER

514: The shower was operated for the inspection and appeared to be in serviceable condition.

515: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

R 516: The shower drain cover is loose or damaged and needs to be repaired or replaced.



RECEPTACLES

517: The receptacle appears to be properly installed and was operational.

518: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

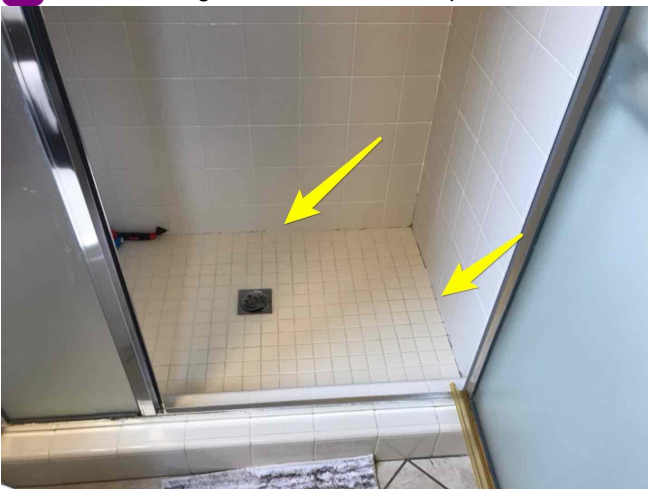
VENTILATION

519: Ventilation in this bathroom is adequate.

520: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

CAULKING NEEDED

M 521: Caulking needed at shower to prevent moisture intrusion or damage.



M 522: Caulking needed at backsplash to prevent moisture intrusion or damage.



Primary

INTERIOR WALLS

523: The walls are in generally serviceable condition.

524: There is evidence of patching to the wall. It is advised that further inquiry be made regarding this condition.



BATHROOM CEILING

525: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR

526: The floor appears to be properly installed and is in serviceable condition.

CABINETS

527: The cabinet(s) are in serviceable condition.

HOME INSPECTION
Choice in Home Inspection

R 528: One or more of the bathroom cabinet drawers is damaged and needs to be repaired or replaced.



COUNTERTOPS

529: The countertops are in satisfactory condition.

530: The countertop is quartz.

SHOWER WALLS

531: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

532: The glass shower enclosure is safety labeled and appears to be in good condition.

DOORS

533: The bathroom door is in satisfactory condition.

WINDOWS

534: The bathroom windows are in satisfactory condition.

TOILET

535: The toilet was flushed and appeared to be functioning properly.

SINKS

536: The sink appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

BATHTUB

537: The bathtub appears to be properly installed and in serviceable condition.

SHOWER

538: The shower was operated for the inspection and appeared to be in serviceable condition.

539: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

RECEPTACLES

540: The receptacles appear to be properly installed and were operational.

541: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS

M 542: The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.



CAULKING NEEDED

M 543: Caulking needed at shower to prevent moisture intrusion or damage.



HOME INSPECTION
Choice In Home Inspection

Fireplace

544: The fireplace is located in the family room.



545: The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. They also recommend that an inspection take place upon the transfer of a property. Our inspection is limited to the readily visible areas and components. A NFPA 211 Standard, Level II inspection, which includes a cleaning of the interior and flue. A camera inspection of flue and chimney system. It is advised that one take place if one has not been done in the last 12 months.

546: Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

547: The fireplace and chimney system is a factory built one. Manufactured by Superior and can be used to burn both gas and solid fuel.

548: The fireplace damper appears to be in satisfactory condition.

S 549: We recommend that the fireplace chimney damper have a damper clip installed. This will help prevent a hazardous buildup of combustible gas and/or carbon monoxide in the event of a release of toxic exhaust from the gas log or log starter with the damper in the closed position.

550: Due to height limitations or access the chimney termination was not inspected.

FIREPLACE (MORE ITEMS)

551: The fireplace screen appears to be in satisfactory condition and functional condition.

552: The fireplace mantle is in satisfactory condition.

553: The fireplace hearth appears to be in satisfactory condition.

M 554: The fireplace glass doors off track and have a damaged handle and need service or repair.



Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

Single

WALLS

555: The walls are drywall.

CEILING

556: The ceiling is in satisfactory condition.

FLOOR

557: The floor is a concrete slab.

W 558: Most of the floor slab was covered by an exercise mat and could not be inspected. The visible portions of the floor appear to be in serviceable condition. Some floor covering or mats on the garage floor violates the standard requiring noncombustible materials for this use. It's advised that any combustible flooring be removed.

GARAGE DOORS

559: The garage door was operated and appears to be properly installed and in generally serviceable condition.

560: Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs. Further review by a specialty contractor is suggested.

561: Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

M 562: The garage door has minor dents or scratches that appear to be cosmetic flaws only. These are not affecting the function of the garage door or the garage door equipment.



GARAGE DOOR OPENER

563: The garage door opener responded to normal user controls at the time of inspection.

564: The garage doors safety sensors responded and are in satisfactory condition.

565: The garage door opener works properly to operate the door. It stops when it meets resistance, prior to reaching the closed position and reverses itself. We recommend routine testing of this important safety feature regularly.

RECEPTACLES

566: The receptacles appear to be properly installed and were operational.

FIRE DOOR

567: The door between the garage and the living space seems to be of fire rated as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

FIRE SEPARATION

568: The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

GENERAL COMMENT

569: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

570: Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

Double

WALLS

571: The walls are drywall.

CEILING

572: The ceiling is in satisfactory condition.

FLOOR

573: The floor is a concrete slab.

DOORS

574: The garage side door is in satisfactory condition.

GARAGE DOORS

R 575: The garage door is damaged. We recommend it be repaired or replaced.



WINDOWS

576: The garage windows are in generally serviceable condition.

GARAGE DOOR OPENER

577: The garage door opener responded to normal user controls at the time of inspection.

578: The garage doors safety sensors responded and are in satisfactory condition.

579: The garage door opener works properly to operate the door. It stops when it meets resistance, prior to reaching the closed position and reverses itself. We recommend routine testing of this important safety feature regularly.

RECEPTACLES

580: The receptacles appear to be properly installed and were operational.

581: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION

582: The ventilation in the garage is adequate.

FIRE DOOR

583: The door between the garage and the living space seems to be of fire rated as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

S 584: The garage entry door is fire rated, but needs the hinges to be adjusted to self close and latch properly.

FIRE SEPARATION

585: The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

CABINETS

586: The cabinets in the garage appear to be properly installed and in functional condition with normal wear and tear.

587: There was stored items in the garage cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

GENERAL COMMENT

588: Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.

589: Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

WALLS

590: The walls are in satisfactory condition.

CEILING

591: The ceiling is in satisfactory condition.

FLOOR

592: The floor appears to be in satisfactory condition.

CABINETS

593: The cabinet in the laundry room is in satisfactory condition.

594: There was stored items in the cabinets that prevented full visual access to the interior of the cabinets; as a result, deficiencies may have been obscured by stored items.

DOORS

595: The door is in satisfactory condition.

WINDOWS

596: The window is in generally serviceable condition.

RECEPTACLES

597: The receptacles appear to be properly installed and were operational.

598: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LAUNDRY TUB

599: The laundry tub is properly installed and in serviceable condition.

GAS SUPPLY

600: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

DRYER VENT

601: The dryer vent appears properly installed and in serviceable condition.

M 602: It is advised that the dryer vent be cleaned of all lint and debris.

WASHER/DRYER

603: The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not conform the complete operation of the cycle timer.

604: The inspector was unable to determine if there is a floor drain installed under the washing machine.

605: The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

606: The dryer is set up for Gas only.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

ELECTRICAL SYSTEM

1: The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT

ELECTRICAL SYSTEM

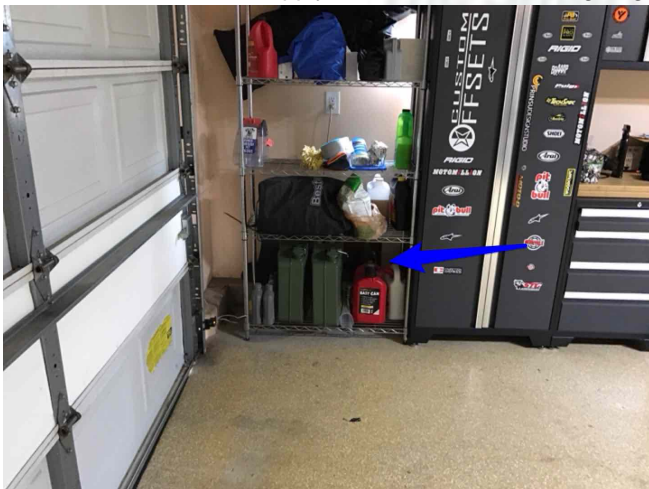
2: The main disconnect is incorporated into the electrical service panel.



WATER SHUTOFF LOCATION

PLUMBING

3: The domestic water supply shut-off valve is in the garage.



SEWER CLEANOUT

PLUMBING

4: The sewer cleanout is located at the front of the structure.



5: The sewer cleanout is located in the garage.



HOME INSPECTION
Choice In Home Inspection

GAS METER LOCATION

PLUMBING

6: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

GENERAL ENVIRONMENTAL

Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

SCOPE OF INSPECTION

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

EXTERIOR/SITE/GROUND WALKWAYS

S s-31: There is a trip hazard in the walkway at the right side exterior. We recommend it be patched or repaired to prevent injury.

EXTERIOR/SITE/GROUND PEST CONTROL

S s-73: There is an active bee hive at the eaves. We recommend this hive be removed by a professional beekeeper. Inspection was limited because of this condition.

INTERIOR DETECTORS: OVERALL

S s-319: There is no carbon monoxide detector installed in the home. A carbon monoxide detector should be installed on each floor as local code requires and be installed outside any sleeping area.

S s-320: More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

INTERIOR FIRE EXTINGUISHER

S s-321: There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

HALLWAY CARBON/SMOKE DETECTOR

S s-365: There is no carbon monoxide detector in this area, as required. We recommend one be installed.

S s-366: The smoke detector has been removed and needs to be replaced.

FIRST FLOOR BEDROOM SMOKE DETECTOR

S s-414: The smoke detector has been removed or is missing and needs to be installed.

GUEST BEDROOM SMOKE DETECTOR

S s-425: The smoke detector has been removed or is missing and needs to be installed.

PRIMARY BEDROOM SMOKE DETECTOR

S s-447: The smoke detector has been removed or is missing and needs to be installed.

NORTH BEDROOM SMOKE DETECTOR

S s-458: There is no smoke detector in this area, as required. We recommend one be installed.

FIREPLACE

S s-549: We recommend that the fireplace chimney damper have a damper clip installed. This will help prevent a hazardous buildup of combustible gas and/or carbon monoxide in the event of a release of toxic exhaust from the gas log or log starter with the damper in the closed position.

DOUBLE GARAGE FIRE DOOR

S s-584: The garage entry door is fire rated, but needs the hinges to be adjusted to self close and latch properly.

EXTERIOR/SITE/GROUND FENCING

R s-35: There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.

EXTERIOR/SITE/GROUND STUCCO

R s-39: There are moderate sized cracks in the stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.

R s-40: Sections of the stucco are stained/cracked and/or deteriorated. We recommend the stucco be patched, repaired or replaced.

R s-41: The stucco weep screed is rusted and is in need of service. This condition should be repaired to prevent future damage to the exterior.

EXTERIOR/SITE/GROUND PATIO COVERING

R s-60: The rear patio cover is damaged and needs to be repaired or replaced

R s-61: The covering is in poor condition. We recommend it be repaired or replaced.

EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

R s-63: Several receptacles on the exterior are not working. We suspect a 'dead' circuit, but could not locate a specific problem. We recommend the circuit and receptacles be checked and repaired.

R s-65: A receptacle cover plate at the front is damaged. We recommend it be replaced during the course of normal maintenance.

INSULATION/ENERGY ENERGY SAVING ITEMS

R s-295: The weatherstripping is generally in poor condition and will not be effective. To conserve energy and lower the utility bills, we recommend all deficient weatherstripping be repaired or replaced.

FIRST FLOOR BEDROOM RECEPTACLES

R s-413: A receptacle located at bedroom is loose. For maximum safety we recommend that it be tightened.

SOUTH BEDROOM RECEPTACLES

R s-435: A receptacle located at bedroom is loose. For maximum safety we recommend that it be tightened.

NORTH BEDROOM CEILING

R s-451: The ceiling is damaged at the closet. We recommend repair or refinishing.

SECOND FLOOR HALLWAY BATHROOM FIXTURES

R s-489: The faucet for the shower has low flow on the hot side when fully turned on this is most likely a sign of a valve cartridge failing, further evaluation by a plumber is suggested.

GUEST BATHROOM TOILET

R s-512: The toilet doesn't flush. We recommend that it be repaired.

GUEST BATHROOM SHOWER

R s-516: The shower drain cover is loose or damaged and needs to be repaired or replaced.

PRIMARY BATHROOM CABINETS

R s-528: One or more of the bathroom cabinet drawers is damaged and needs to be repaired or replaced.

DOUBLE GARAGE DOORS

R s-575: The garage door is damaged. We recommend it be repaired or replaced.

EXTERIOR/SITE/GROUND PATIO SURFACE

W s-33: The paver patio has cracked and settled to the point that it might be considered aesthetically deficient. In our opinion, it is still serviceable and repair or replacement for a better appearance is optional.

EXTERIOR/SITE/GROUND STUCCO

W s-38: There is water staining to the exterior stucco. The gutters, flashing, exterior drainage and sprinkler system should be serviced to prevent future staining.

EXTERIOR/SITE/GROUND PATIO COVERING

W s-59: The patio cover needs maintenance or repairs. The patio cover should be serviced or repaired.

W s-62: The patio cover appears to be installed in an unprofessional manner. It should be determined if proper permits were pulled for the patio cover. Strengthening the connections is advised.

ATTIC PEST CONTROL

W s-103: There is an active bee hive in the attic. We recommend this hive be removed by a professional beekeeper. Inspection was limited because of this condition. Keeping screens and vents in good condition will limit such infestation in the future.

PLUMBING INTERIOR SUPPLY

W s-153: Low water flow was observed at hallway bathroom shower. This condition needs to be further evaluated by a plumber to determine the need for repairs.

PLUMBING DRAIN LINES

W s-159: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

WATER HEATER GENERAL COMMENT

W s-193: The water heater made gurgling sounds while operating. This suggests possible sludge accumulation in the bottom of the tank. We recommend water be drained out of the tank until it runs clear.

UNIT 1 AIR CONDITIONING EVAPORATOR COIL

W s-260: The secondary condensation drip line at the rear exterior show signs of previous leakage. This could be an indication of a clogged primary condensation line. Further evaluation is suggested.

INTERIOR FLOORS: OVERALL

W s-325: The kitchen floating floor has areas that are not secured or level with the sub flooring. This has resulted in bounce or soft spots on the flooring. We noted no resulting weakness, failure or nonperformance as a result of the bounce. No immediate corrective actions are required.

KITCHEN WINDOWS

W s-383: The window seal is bulging this can lead to a potential failure of the windows thermal seal, which would result in fogging of the window pane.

SINGLE GARAGE FLOOR

W s-558: Most of the floor slab was covered by an exercise mat and could not be inspected. The visible portions of the floor appear to be in serviceable condition. Some floor covering or mats on the garage floor violates the standard requiring noncombustible materials for this use. It's advised that any combustible flooring be removed.

EXTERIOR/SITE/GROUND FENCING

M s-34: There is deterioration/damage to the fencing. We recommend the fencing be monitored and repaired and/or replaced as necessary.

EXTERIOR/SITE/GROUND DOORS

M s-42: The exterior door is in need of maintenance service. Painting, sealing, caulking etc..

EXTERIOR/SITE/GROUND SCREENS

M s-44: There are one or more missing screens at the exterior of the home that should be repaired or replaced.

M s-45: There are one or more damaged or torn screen(s) that should be repaired or replaced.

M s-46: One or more of the homes windows show excessive wear or deterioration and needs repair.

EXTERIOR/SITE/GROUND WEATHERSTRIPPING

M s-47: The weatherstripping is generally in poor condition and will not be effective. To conserve energy and lower the utility bills, we recommend all deficient weatherstripping be repaired or replaced.

EXTERIOR/SITE/GROUND TRIM

M s-49: The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

M s-64: A receptacle at the rear of the property is loose. For maximum safety we recommend that it be resecured.

FIRST FLOOR BEDROOM CLOSET DOORS

M s-410: The closet doors are off track and need service.

GUEST BEDROOM DOORS

M s-421: The door knob is loose and needs repair.

PRIMARY BEDROOM FLOOR

M s-440: The floor transition strip in bedroom is loose or damaged and needs to be repaired or replaced.

PRIMARY BEDROOM WINDOWS

M s-444: The window hardware does not latch needs service to function properly.

NORTH BEDROOM LIGHTS / FAN

M s-457: The closet light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

FIRST FLOOR BATHROOM SWITCHES

M s-475: The switch for the bathroom is damaged. We recommend it be replaced.

SECOND FLOOR HALLWAY BATHROOM CAULKING NEEDED

M s-499: Caulking needed at shower to prevent moisture intrusion or damage.

M s-500: Caulking needed at backsplash to prevent moisture intrusion or damage.

GUEST BATHROOM CAULKING NEEDED

M s-521: Caulking needed at shower to prevent moisture intrusion or damage.

M s-522: Caulking needed at backsplash to prevent moisture intrusion or damage.

PRIMARY BATHROOM LIGHTS

M s-542: The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

PRIMARY BATHROOM CAULKING NEEDED

M s-543: Caulking needed at shower to prevent moisture intrusion or damage.

FIREPLACE (MORE ITEMS)

M s-554: The fireplace glass doors off track and have a damaged handle and need service or repair.

SINGLE GARAGE DOORS

M s-562: The garage door has minor dents or scratches that appear to be cosmetic flaws only. These are not affecting the function of the garage door or the garage door equipment.

LAUNDRY AREA DRYER VENT

M s-602: It is advised that the dryer vent be cleaned of all lint and debris.

EXTERIOR/SITE/GROUND GUTTERS

U s-28: There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

EXTERIOR/SITE/GROUND EXTERIOR PLUMBING

U s-72: Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

EXTERIOR/SITE/GROUND GENERAL COMMENT

U s-74: As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

ELECTRICAL SYSTEM GFI PROTECTION

U s-137: It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

WATER HEATER GAS SUPPLY

U s-182: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

WATER HEATER DRAIN PAN

U s-189: The water heater has a drain pan installed without an overflow pipe installed to a termination that will not cause moisture intrusion or damage.

WATER HEATER EXPANSION TANK

U s-191: The water heater has been installed without a thermal expansion tank. It's advised that one be added. Expansion tanks are installed to prevent and deal with thermal expansive water conditions. This helps maintain the integrity of the plumbing system.

UNIT 1 FORCED HOT AIR HEAT GAS SUPPLY

U s-203: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.

UNIT 2 FORCED HOT AIR HEAT GAS SUPPLY

U s-228: The fuel piping does not include a drip leg extension to collect condensation and debris. It is advised that a 'drip leg' be added to the gas piping just ahead of the connector.

UNIT 2 AIR CONDITIONING REFRIGERANT LINES

U s-287: The refrigerant lines at the Air conditioning condenser should be wrapped with a UV tape to prevent deterioration.

KITCHEN RECEPTACLES

U s-403: GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.

