

**MARTY GARDENS' HOMES LLC**  
**PROPERTY INSPECTION REPORT**



8675309 Sample Street, Reno, NV 89511  
Inspection prepared for: Joe Smith  
Real Estate Agent: Peter Klaven - Hollywood Luxury Real Estate Services

Date of Inspection: 10/4/2018 Time: 10:30  
Age of Home: 1991 Size: 1511  
Weather: Sunny 43 degrees F

Inspector: Victor Marty  
License #2708

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[www.RenoTahoeInspections.com](http://www.RenoTahoeInspections.com)



**RenoTahoe Home Inspector**

WHERE YOUR INSPECTION ADVENTURE BEGINS

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Common Areas		
Page 7 Item: 8	Smoke Detectors	• Carbon monoxide detectors missing in one or more prescribed locations. One is required per floor. Recommended in hall near bedrooms
Bedrooms		
Page 16 Item: 10	Smoke Detectors	• Smoke detectors missing in one or more prescribed locations.
Water Heater		
Page 49 Item: 10	Strapping	• Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.
Electrical		
Page 57 Item: 5	Breakers	• Aluminum wiring is now a concern with insurance companies due to fire risk. Buyer is urged to confirm insurability and any related conditions that insurance company may place on this house. Further inspection of this system may be required. The inspector CANNOT ensure compliance of this electrical system for insurance purposes.
Foundation/ Crawlspace		
Page 72 Item: 9	Sub Flooring	• Evidence of moisture staining or wood rot observed on subfloor. Recommend contacting licensed professional for further evaluation and repairs.
Grounds		
Page 82 Item: 13	Exterior Faucet Condition	• Not functional at one or more locations, further review and repair recommended.

# Inspection Details

## INTRODUCTION:

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

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

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

### 1. Attendance

In Attendance: No other parties present at inspection.

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Vacant - Furnished

# Interior Common Areas

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

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

## 1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Satisfactory at time of inspection.



## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Dual Pane Windows  
 Observations:  
 • Operated windows appeared functional, at time of inspection



Operated windows appeared functional, at time of inspection



Operated windows appeared functional, at time of inspection



Operated windows appeared functional, at time of inspection

### 3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No concerns at time of inspection.
- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.



Small cracking in the wall finish is noted. Commonly caused by the joint compound (spackle) drying too quickly during application, or by expansion and contraction during snow loads.



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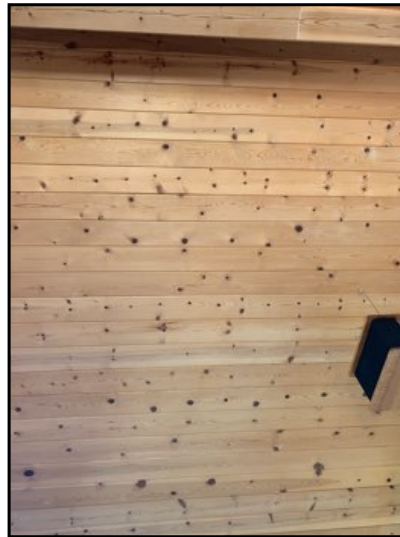
#### 4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are wood plank ceilings noted.

Observations:

- No concerns at time of inspection.



No concerns at time of inspection.

#### 5. Floor Condition

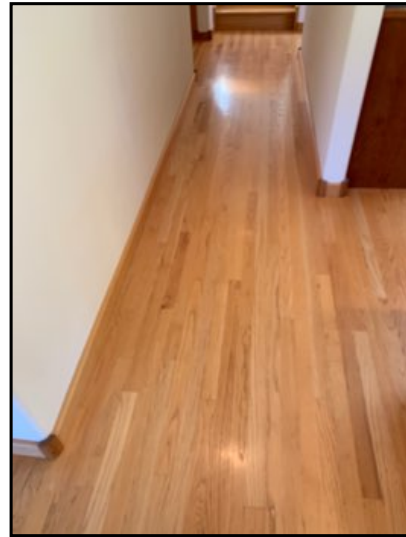
Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory at time of inspection.



Appeared satisfactory at time of inspection.



Appeared satisfactory at time of inspection.

6. Electrical

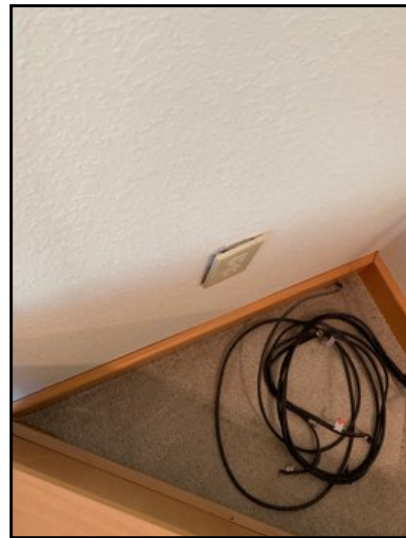
Good	Fair	Poor	N/A	None
	X			

Observations:

- All appear operational at time of inspection.
- Loose outlet(s) noted.



All appear operational at time of inspection.



Loose outlet(s) noted.

7. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.



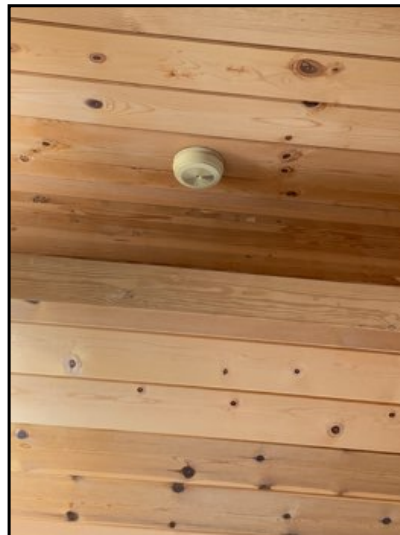
The closet is in serviceable condition.

**8. Smoke Detectors**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- Carbon monoxide detectors missing in one or more prescribed locations. One is required per floor. Recommended in hall near bedrooms



Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

**9. Cabinets**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No deficiencies observed.





No deficiencies observed.

**10. Ceiling Fans**

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • None present.

**11. Door Bell**

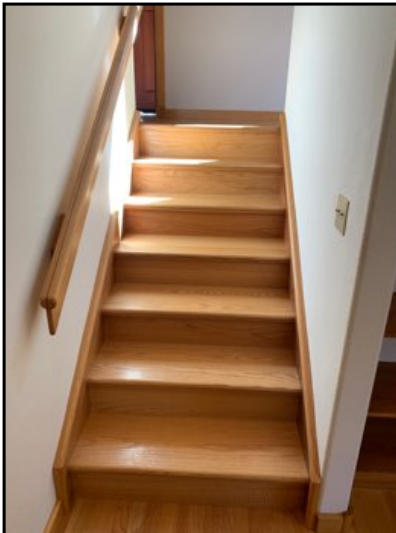
Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally when tested.

**12. Stairs & Handrail**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Satisfactory at time of inspection. No concerns.



Satisfactory at time of inspection. No concerns.

**13. Window-Wall AC or Heat**

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • All breakers to wall heaters were off at time of inspection. The inspector did not operate wall heaters or switch breakers on. Consult with seller in regards to operation or consult with licensed professional if further information is desired.

### 14. Patio Doors

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The hinged patio door was functional during the inspection.



The hinged patio door was functional during the inspection.

### 15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

### 16. Fireplace

Good	Fair	Poor	N/A	None
	X			

**Materials:** Living Room

**Materials:** Free standing style wood burning stove noted.

**Observations:**

- Minimum distance to combustibles is 12". Distance can be reduced by up to 2/3 with approved reduction devices. Recommend contacting licensed professional for further guidance and repairs.
- Gas fireplace operational at time of inspection.



Minimum distance to combustibles is 12". Distance can be reduced by up to 2/3 with approved reduction devices. Recommend contacting licensed professional for further guidance and repairs.



Gas fireplace operational at time of inspection.

17. Bar

Good	Fair	Poor	N/A	None
			X	

# Bedrooms

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

## 1. Locations

Locations: Master#1 • South#2 • Downstairs #3

## 2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory at time of inspection. No concerns.



Satisfactory at time of inspection. No concerns.



Satisfactory at time of inspection. No concerns.



Satisfactory at time of inspection. No concerns.

## 3. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Dual Pane Windows

Observations:

- Operated windows appeared functional, at time of inspection.



Bedrooms Window Condition



Operated windows appeared functional, at time of inspection.



Operated windows appeared functional, at time of inspection.

#### 4. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

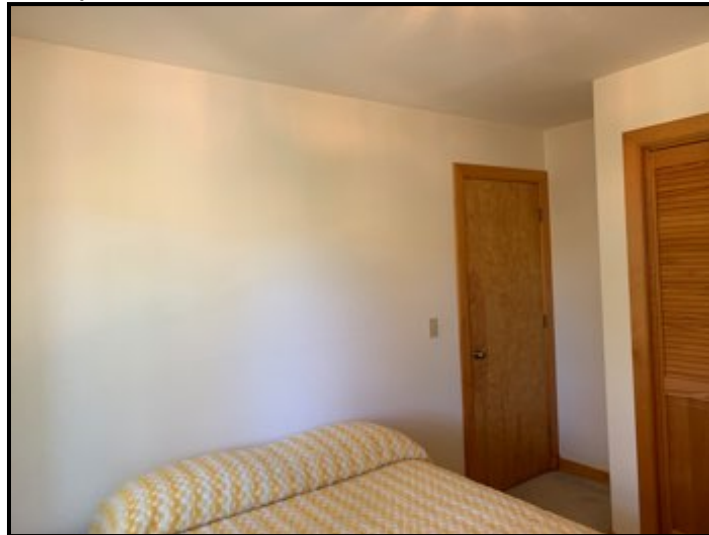
Observations:

- Small cracking in the wall finish is noted. Commonly caused by the joint compound (spackle) drying too quickly during application, or by expansion and contraction during snow loads. Evidence of previous repairs present. This may be a common occurrence to this area. Recommend contacting licensed professional for further guidance and repairs.
- Most areas satisfactory except where otherwise noted.



Small cracking in the wall finish is noted. Commonly caused by the joint compound (spackle) drying too quickly during application, or by expansion and contraction during snow loads. Evidence of previous repairs present. This may be a common occurrence to this area. Recommend contacting licensed professional for further guidance and repairs.

Most areas satisfactory except where otherwise noted.



Most areas satisfactory except where otherwise noted.

**5. Ceiling Condition**

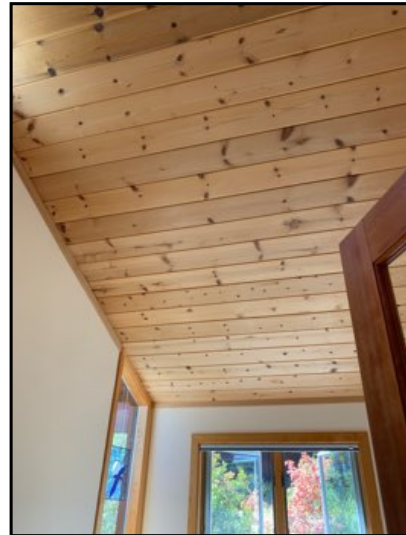
Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are wood plank ceilings noted.

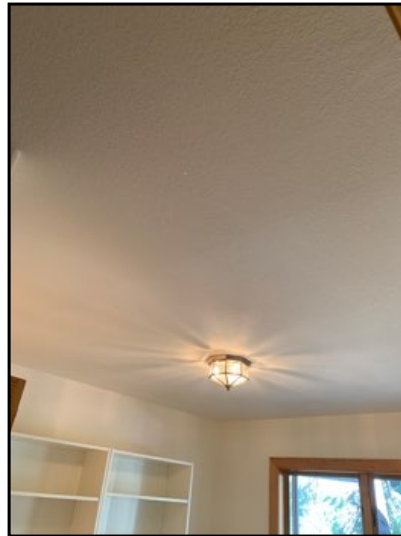
Observations:  
 • No concerns at time of inspection.



No concerns at time of inspection.



No concerns at time of inspection.



No concerns at time of inspection.

### 6. Floor Condition

Good	Fair	Poor	N/A	None
X				

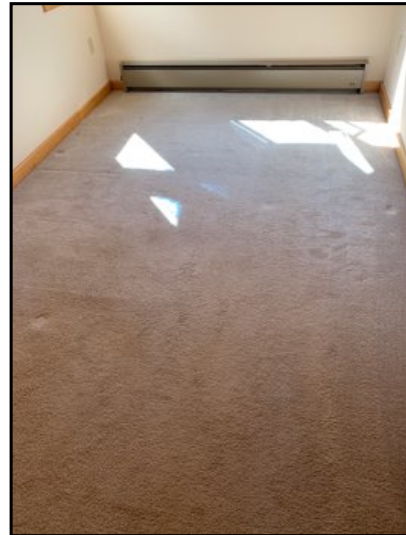
Flooring Types: Carpet is noted.

Observations:

- Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All appear operational at time of inspection.





All appear operational at time of inspection.



All appear operational at time of inspection.

8. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

9. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.



The closet is in serviceable condition.



The closet is in serviceable condition.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Smoke detectors missing in one or more prescribed locations.

11. Cabinets

Good	Fair	Poor	N/A	None
			X	

### 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

Observations:

- Wall heaters were functional at time of inspection.



Wall heaters were functional at time of inspection. Wall heaters were functional at time of inspection.

### 13. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 14. Screen Doors

Good	Fair	Poor	N/A	None
			X	

# Bathroom

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

## 1. Locations

Locations: Master Bathroom • Guest bathroom

## 2. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Door handle missing on sauna door



Door handle missing on sauna door

## 3. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Dual Pane Windows

Observations:

- All were functional at the time of inspection.



All were functional at the time of inspection.



All were functional at the time of inspection.

### 4. Wall Condition

Good	Fair	Poor	N/A	None
X				

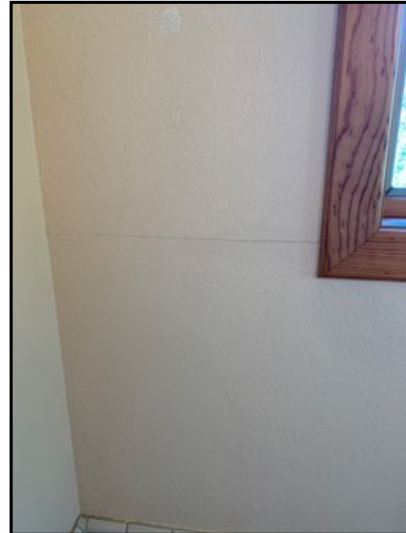
Materials: Drywall walls noted.

Observations:

- Most satisfactory except where otherwise noted.
- Small cracking in the wall finish is noted. Commonly caused by the joint compound (spackle) drying too quickly during application, or by expansion and contraction during snow loads.
- Unfinished sauna walls observed. Do not recommend using until finished. Testing of saunas are not within the scope of a home inspection.



No concerns at time of inspection.



Small cracking in the wall finish is noted. Commonly caused by the joint compound (spackle) drying too quickly during application, or by expansion and contraction during snow loads.



Unfinished sauna walls observed. Do not recommend using until finished. Testing of saunas are not within the scope of a home inspection.



Small cracking in the wall finish is noted. Commonly caused by the joint compound (spackle) drying too quickly during application, or by expansion and contraction during snow loads.

### 5. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

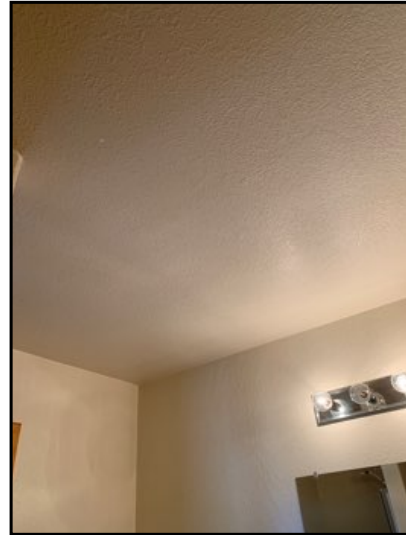
Materials: There are drywall ceilings noted. • There are wood plank ceilings noted.

Observations:

- No concerns at time of inspection.



No concerns at time of inspection.



No concerns at time of inspection.

### 6. Floor Condition

Good	Fair	Poor	N/A	None
	X			

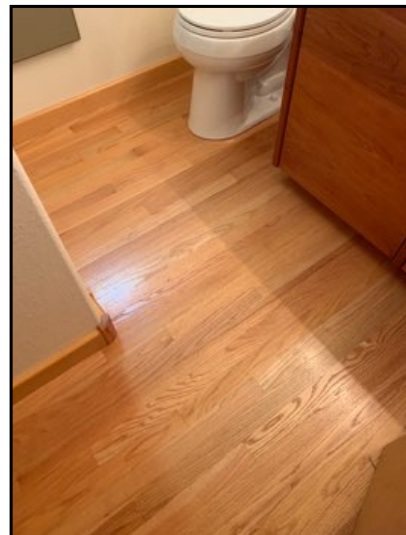
Materials: Carpet is noted. • Sheet vinyl flooring is noted. • Hardwood flooring is noted.

Observations:

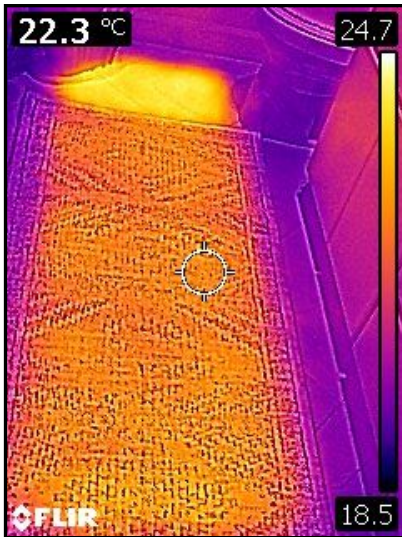
- No deficiencies noted at time of inspection
- Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues.
- Heated floors were present and functional at time of inspection.



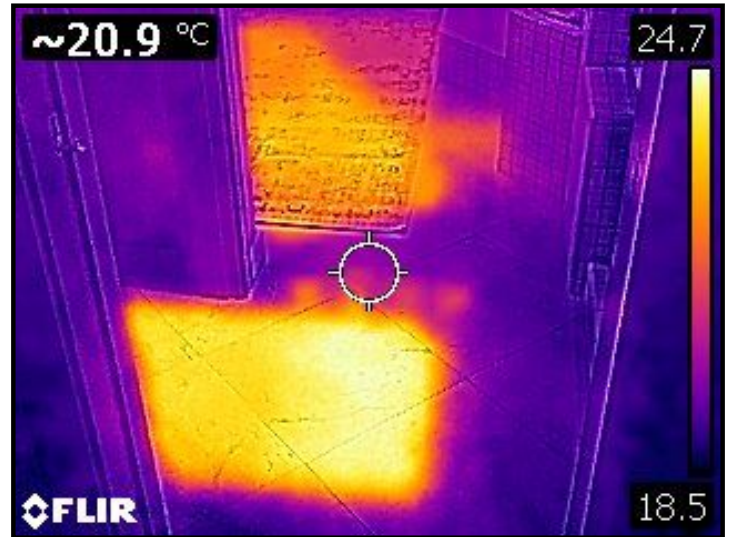
No deficiencies noted at time of inspection



No deficiencies noted at time of inspection



Heated floors were present and functional at time of inspection.



Heated floors were present and functional at time of inspection.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All appear operational at time of inspection.
- Light bulb out. Replace and recheck



All appear operational at time of inspection.



Light bulb out. Replace and recheck

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational



GFCI in place and operational



GFCI in place and operational

9. Cabinets

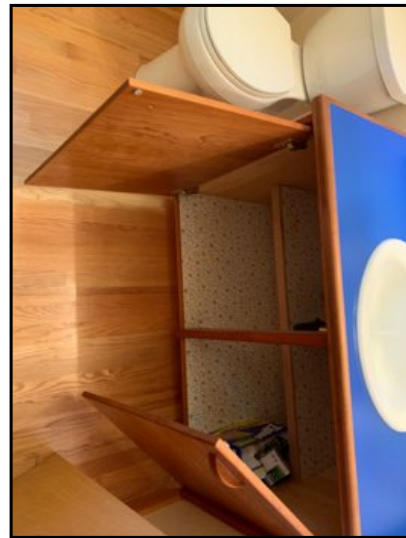
Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory at time of inspection.



Satisfactory at time of inspection.



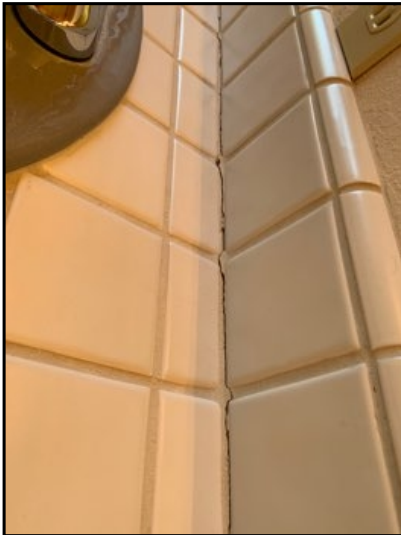
Satisfactory at time of inspection.

10. Counters

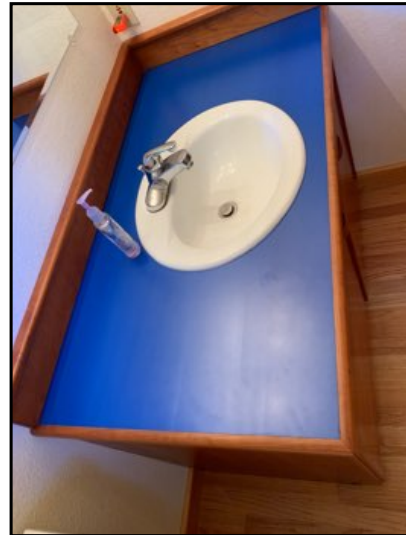
Good	Fair	Poor	N/A	None
	X			

Observations:

- Plastic laminate tops noted.
- Solid Surface tops noted.
- Cracked grout observed. Recommend resealing to prevent moisture intrusion.



Cracked grout observed. Recommend resealing to prevent moisture intrusion.



Plastic laminate tops noted.

### 11. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The bath fan was operated and no issues were found.



The bath fan was operated and no issues were found.

### 12. Heating

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- The inspector did not test the unit due to breakers being off





The inspector did not test the unit due to breakers being off

The inspector did not test the unit due to breakers being off

13. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies noted at time of inspection.



No deficiencies noted at time of inspection.



No deficiencies noted at time of inspection.

14. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies noted at the time of inspection.



No deficiencies noted at the time of inspection.



No deficiencies noted at the time of inspection.



No deficiencies noted at the time of inspection.

15. Showers

Good	Fair	Poor	N/A	None
X				

Observations:  
• Functional



Functional



Functional

16. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.
- Fiberglass surround noted.
- Recommend caulking as required.



Recommend caulking as required.



Fiberglass surround noted.

17. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted at the time of inspection.



No deficiencies noted at the time of inspection.

**18. Enclosure**

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.



The shower enclosure was functional at the time of the inspection.

**19. Sinks**

Good	Fair	Poor	N/A	None
	X			

Observations:

- Pull stop not functional.
- Functional except for where otherwise noted.



Pull stop not functional.



Functional except for where otherwise noted.



Functional except for where otherwise noted.

### 20. Toilets

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Observed as functional and in good visual condition.



Observed as functional and in good visual condition.



Observed as functional and in good visual condition.

# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Doors

Good	Fair	Poor	N/A	None
			X	

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Dual Pane Windows

Observations:

- Operated windows appeared functional, at time of inspection.



Operated windows appeared functional, at time of inspection.

## 3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No concerns at time of inspection.

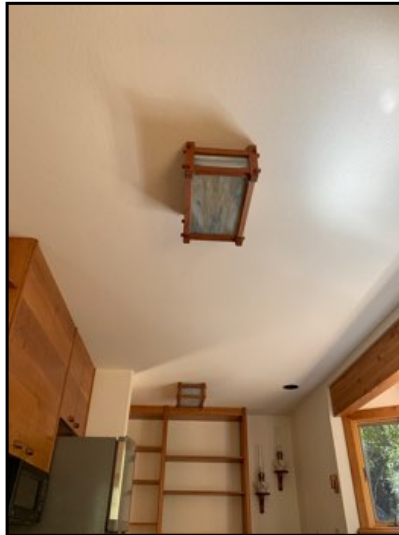


No concerns at time of inspection.

### 4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
Observations:  
• No concerns at time of inspection.

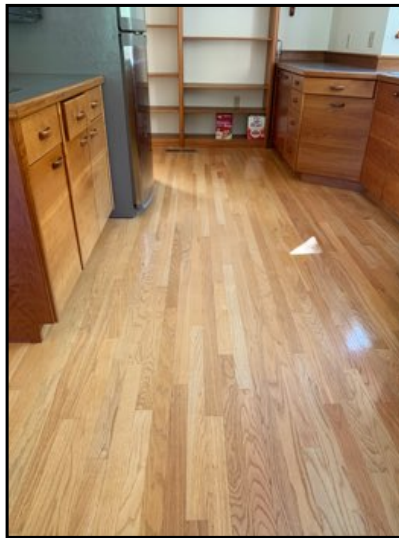


No concerns at time of inspection.

### 5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.  
Observations:  
• Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• All appear operational at time of inspection.





All appear operational at time of inspection.

**7. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

**8. Cabinets**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional and in satisfactory condition, at time of inspection.



Appeared functional and in satisfactory condition, at time of inspection.



Appeared functional and in satisfactory condition, at time of inspection.

**9. Counters**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plastic laminate tops noted.  
 • No discrepancies noted.



No discrepancies noted.

10. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated.



Operated.

11. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated - appeared functional at time of inspection.

12. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:  
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

**13. Cook top condition**

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

**14. Oven & Range**

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



All heating elements operated when tested.

15. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Hot water temperature above 120 degrees F. Recommend adjustment of water heater to prevent scalding.



No deficiencies observed.



Hot water temperature above 120 degrees F. Recommend adjustment of water heater to prevent scalding.



No deficiencies observed.

16. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

17. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.



The spray wand was operated and was functional.

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
X				

19. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

20. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

21. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

Observations:

- Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.

22. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.

23. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 24. Screen Doors

Good	Fair	Poor	N/A	None
			X	

# Laundry

## 1. Locations

Locations: Hallway

## 2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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



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

## 3. Window Condition

Good	Fair	Poor	N/A	None
			X	

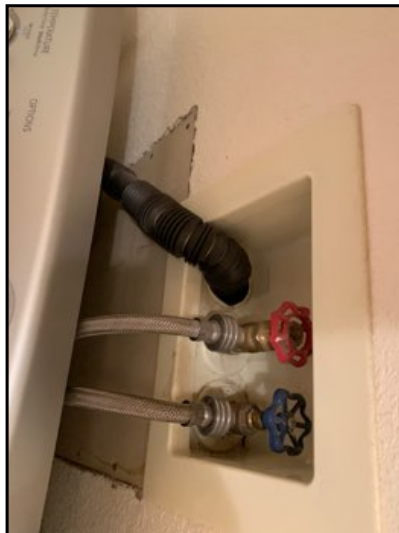
## 4. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Unfinished drywall observed



Unfinished drywall observed



### 5. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.

### 6. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

Observations:

- Open seams observed.



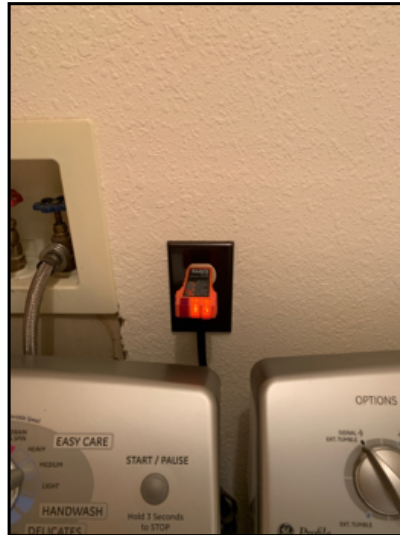
Open seams observed.

### 7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All appear operational at time of inspection.



All appear operational at time of inspection.

**8. GFCI**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
- GFCI may not have been commonly used during build era of home and was not part of code during that time. Gradual replacement is recommended for improved safety

**9. Cabinets**

Good	Fair	Poor	N/A	None
			X	

**10. Counters**

Good	Fair	Poor	N/A	None
			X	

**11. Dryer Vent**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Could not fully inspect the dryer vent, it is obscured by appliances

**12. Exhaust Fan**

Good	Fair	Poor	N/A	None
			X	

**13. Gas Valves**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- No gas present.

**14. Wash Basin**

Good	Fair	Poor	N/A	None
			X	

### 15. Plumbing

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- Some not accessible due to appliances obscuring area.

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the crawlspace

Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- Heater/ furnace manufacturer date of June 2016. Average life span of heaters/ furnaces is between 16-20 years of age. If the unit is near or past the span, funds should be set aside for eventual replacement.
- No recalls found.



Heater/ furnace manufacturer date of June 2016. Average life span of heaters/ furnaces is between 16-20 years of age. If the unit is near or past the span, funds should be set aside for eventual replacement.

Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



## 2. Heater Base

Good	Fair	Poor	N/A	None
			X	

### 3. Enclosure

Good	Fair	Poor	N/A	None
			X	

### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- All appeared functional at the time of inspection.



All appeared functional at the time of inspection.

### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Gas shut off valves were present and functional.

### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

### 7. AC Compressor Condition

Good	Fair	Poor	N/A	None
			X	

### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- All registers satisfactory at time of inspection. No safety or functional concerns.



All registers satisfactory at time of inspection. No safety or functional concerns.

All registers satisfactory at time of inspection. No safety or functional concerns.

### 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in an interior area wall.

Observations:

- Satisfactory at time of inspection. No concerns.



Satisfactory at time of inspection. No concerns.

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.



Digital - programmable type.



# Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.



The water heater base is functional.

## 2. Heater Enclosure

Good	Fair	Poor	N/A	None
			X	

## 3. Combustion

Good	Fair	Poor	N/A	None
			X	

## 4. Venting

Good	Fair	Poor	N/A	None
			X	

## 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the crawlspace.

Observations:

- Unable to determine age or capacity of water heater due to insulation.



Unable to determine age or capacity of water heater due to insulation.

**6. TPRV**

Good	Fair	Poor	N/A	None
			X	

Observations:

- Unable to determine routing or presence of TPRV due to insulation.
- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

**7. Number Of Gallons**

Good	Fair	Poor	N/A	None
			X	

**8. Gas Valve**

Good	Fair	Poor	N/A	None
			X	

**9. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

**10. Strapping**

Good	Fair	Poor	N/A	None
	X			

Observations:

- **Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.**

**11. Expansion Tank**

Good	Fair	Poor	N/A	None
			X	

# Garage

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.



Appeared satisfactory, at time of inspection.

## 3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

## 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Satisfactory at time of inspection. No safety or functional concerns.
- Common cracks noted.



Satisfactory at time of inspection. No safety or functional concerns.

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Hole in the ceiling is a breach in the fire protection.
- Not visible due to insulation and/ or drywall



Hole in the ceiling is a breach in the fire protection.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

**Observations:**

- All appear operational at time of inspection.



All appear operational at time of inspection.

**7. GFCI**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- GFCI may not have been commonly used during build era of home and was not part of code during that time. Gradual replacement is recommended for improved safety

**8. 240 Volt**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- There are no 240 volt outlets visible in this room.

**9. Exterior Door**

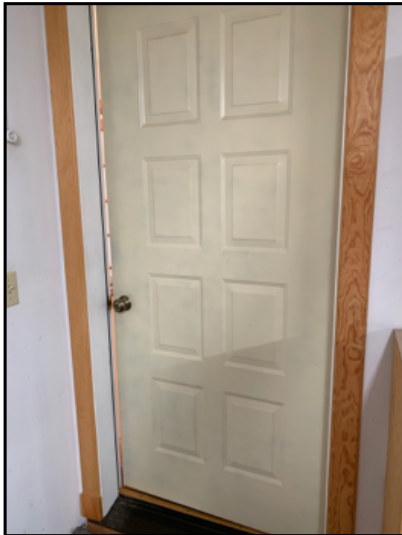
Good	Fair	Poor	N/A	None
			X	

**10. Fire Door**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Appeared satisfactory and functional, at time of inspection.
- Auto closure needs adjusting
- Fire rating stamp has been painted over. Door is most likely fire rated, however unable to determine fire rating at time of inspection.



Auto closure needs adjusting



Fire rating stamp has been painted over. Door is most likely fire rated, however unable to determine fire rating at time of inspection.

**11. Garage Door Condition**

Good	Fair	Poor	N/A	None
X				

Materials: One 16' steel panel sectional roll-up door

Observations:

- Damage to garage door insulation observed.
- Satisfactory at time of inspection.



Damage to garage door insulation observed.

**12. Garage Door Parts**

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

**13. Garage Opener Status**

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.



Chain drive opener noted.

**14. Garage Door's Reverse Status**

Good	Fair	Poor	N/A	None
	X			

Observations:

- No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.

**15. Ventilation**

Good	Fair	Poor	N/A	None
			X	

Observations:

- No Visible Ventilation noted.

**16. Vent Screens**

Good	Fair	Poor	N/A	None
			X	

**17. Cabinets**

Good	Fair	Poor	N/A	None
			X	

**18. Counters**

Good	Fair	Poor	N/A	None
			X	

**19. Wash Basin**

Good	Fair	Poor	N/A	None
			X	

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Panel

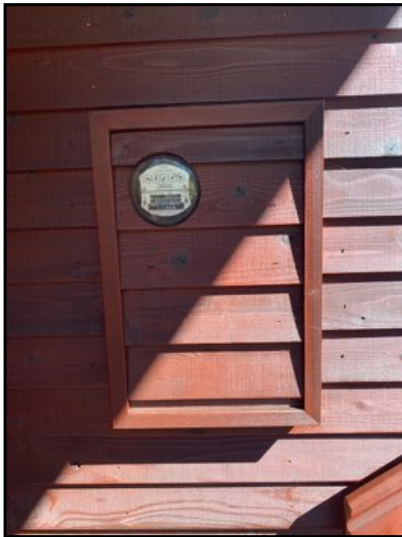
Good	Fair	Poor	N/A	None
X				

Location: Main Location: • In the front of the structure.

Location: Sub Panel Location: • Located in the garage. • Located in the laundry room

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Incorrect screws on laundry panel. Recommend replacing with correct screws
- Panel cover screw(s) missing.
- Timer for instant hot water observed. Instant hot unit not located during inspection. Water was hot on demand at time of inspection.



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



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





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



Incorrect screws on laundry panel. Recommend replacing with correct screws



Timer for instant hot water observed. Instant hot unit not located during inspection. Water was hot on demand at time of inspection.

**2. Main Amp Breaker**

Good	Fair	Poor	N/A	None
X				

Observations:  
• 250 amp

**3. Breakers in off position**

Good	Fair	Poor	N/A	None
	X			

Observations:  
• 6



6

#### 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

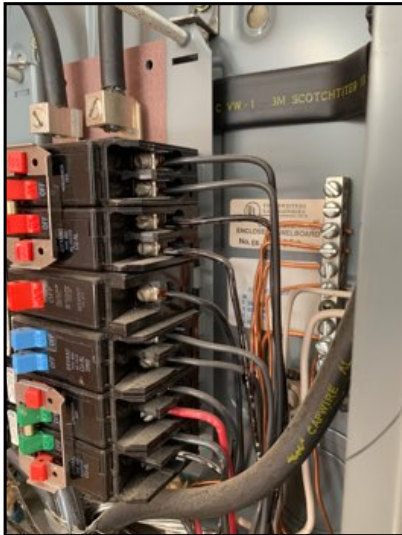
#### 5. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: Copper non-metallic sheathed cable noted. • Aluminum wiring is now a concern with insurance companies due to fire risk. Buyer is urged to confirm insurability and any related conditions that insurance company may place on this house. Further inspection of this system may be required. The inspector CANNOT ensure compliance of this electrical system for insurance purposes.

Observations:

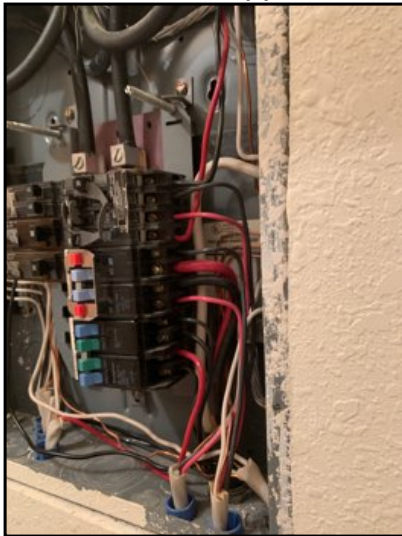
- All of the circuit breakers appeared serviceable.
- We recommend contacting a licensed electrician to evaluate and repair the issues.
- Aluminum wiring is now a concern with insurance companies due to fire risk. Buyer is urged to confirm insurability and any related conditions that insurance company may place on this house. Further inspection of this system may be required. The inspector CANNOT ensure compliance of this electrical system for insurance purposes.



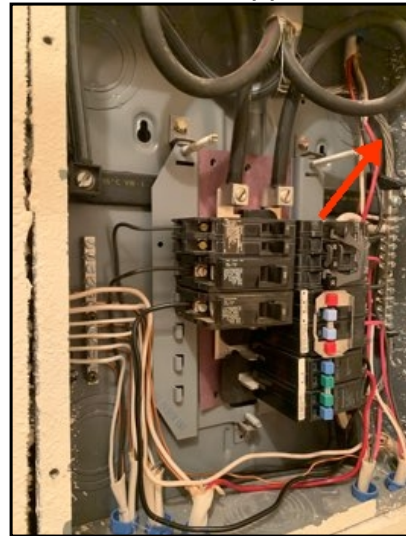
All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.



Aluminum wiring is now a concern with insurance companies due to fire risk. Buyer is urged to confirm insurability and any related conditions that insurance company may place on this house. Further inspection of this system may be required. The inspector CANNOT ensure compliance of this electrical system for insurance purposes.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

# Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was mounted and walked for the inspection.

Materials: Metal standing seam roofing noted.

Observations:

- Screws are backing out. Recommend resetting and resealing.
- Paint on metal roof starting to fade or areas of exposed metal. Recommend contacting licensed roofer for further guidance and repairs.
- Recommend installation of beam caps to prevent wood rot or deterioration.
- Most areas satisfactory at time of inspection except where otherwise noted
- Surface rust observed. Recommend review by licensed professional for further guidance and repairs.



Paint on metal roof starting to fade or areas of exposed metal. Recommend contacting licensed roofer for further guidance and repairs.





Most areas satisfactory at time of inspection except where otherwise noted



Paint on metal roof starting to fade or areas of exposed metal. Recommend contacting licensed roofer for further guidance and repairs.



Screws are backing out. Recommend resetting and resealing.



Recommend installation of beam caps to prevent wood rot or deterioration.



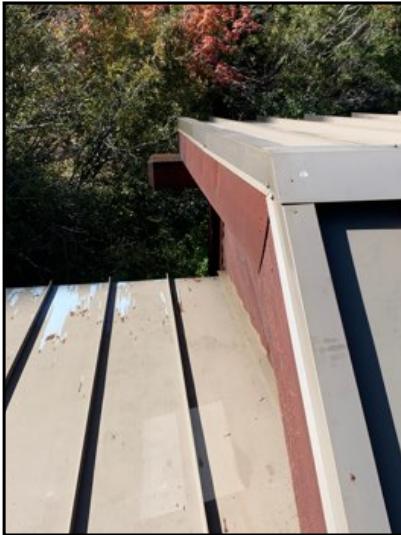
Surface rust observed. Recommend review by licensed professional for further guidance and repairs.

## 2. Flashing

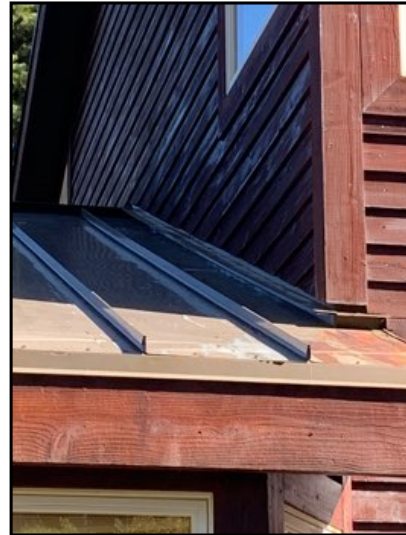
Good	Fair	Poor	N/A	None
X				

Observations:

- Appears serviceable at time of inspection.



Appears serviceable at time of inspection.



Appears serviceable at time of inspection.

## 3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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



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

## 4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

## 5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations:

- Rain cap and spark arrestor satisfactory at time of inspection.



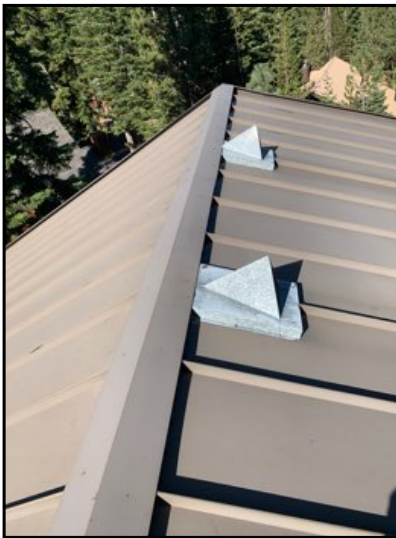
Rain cap and spark arrester satisfactory at time of inspection.

### 6. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional at time of inspection



Appears functional at time of inspection

### 7. Gutter

Good	Fair	Poor	N/A	None
			X	

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Garage ceiling.

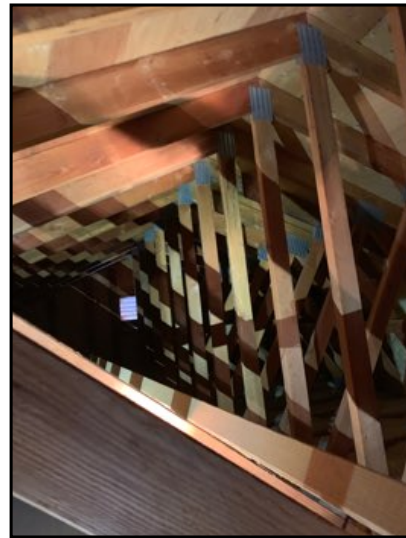
## 2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Satisfactory at time of inspection. No safety or functional concerns.  
 • Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services.

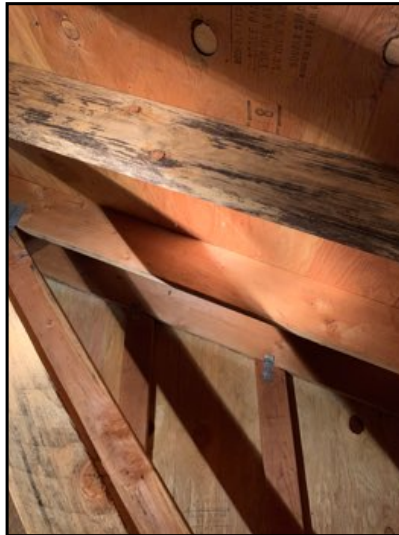


Satisfactory at time of inspection. No safety or functional concerns.



Satisfactory at time of inspection. No safety or functional concerns.





Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services.

### 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Gable louver vents noted.



Gable louver vents noted.

### 4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

### 5. Duct Work

Good	Fair	Poor	N/A	None
			X	

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Most areas not accessible due to insulation.

### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • ABS plumbing vents



ABS plumbing vents

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.  
 Observations:  
 • Insulation appears adequate.



Insulation appears adequate.

### 9. Chimney

Good	Fair	Poor	N/A	None
			X	

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

# Exterior Areas

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

## 1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.



Components appeared in satisfactory condition at time of inspection.



Components appeared in satisfactory condition at time of inspection.

## 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Earth to wood contact.
- Most areas satisfactory at time of inspection except where otherwise noted.
- Patchwork observed.



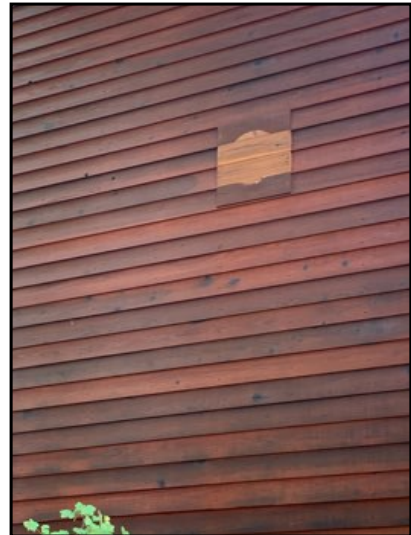
Most areas satisfactory at time of inspection except where otherwise noted.



Earth to wood contact.



Most areas satisfactory at time of inspection except where otherwise noted.



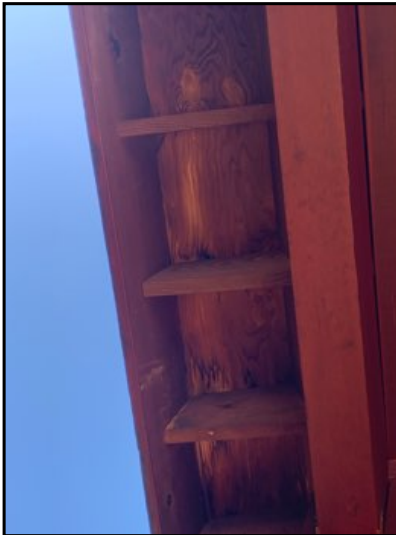
Patchwork observed.

**4. Eaves & Facia**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Moisture staining/ damage or wood rot, observed. Recommend review by licensed professional for further guidance and repairs.



Moisture staining/ damage or wood rot, observed. Recommend review by licensed professional for further guidance and repairs.

**5. Exterior Paint**

Good	Fair	Poor	N/A	None
X				

Observations:

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



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



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

**6. Stucco**

Good	Fair	Poor	N/A	None
			X	

**7. Security Bars**

Good	Fair	Poor	N/A	None
			X	

# Foundation/ Crawlspace

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

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.



Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory at time of inspection.



Satisfactory at time of inspection.



Satisfactory at time of inspection.

**5. Ventilation**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Adequate ventilation observed.



Adequate ventilation observed.

**6. Vent Screens**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

**7. Access Panel**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The foundation access panel installed and functional during the inspection.

**8. Post and Girders**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies were observed at the visible portions of the structural components of the home.





No deficiencies were observed at the visible portions of the structural components of the home.

### 9. Sub Flooring

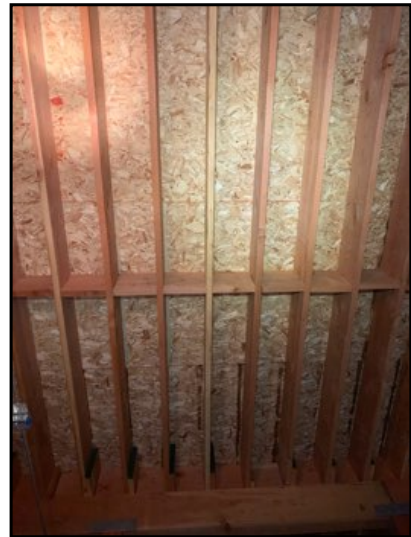
Good	Fair	Poor	N/A	None
	X			

**Observations:**

- OSB (Oriented Strand Board) sheathing sub floor
  - Not completely visible to inspect due to being covered by insulation.
  - Evidence of moisture staining or wood rot observed on subfloor.
- Recommend contacting licensed professional for further evaluation and repairs.



Not completely visible to inspect due to being covered by insulation.



OSB (Oriented Strand Board) sheathing sub floor



Evidence of moisture staining or wood rot observed on subfloor. Recommend contacting licensed professional for further evaluation and repairs.



Evidence of moisture staining or wood rot observed on subfloor. Recommend contacting licensed professional for further evaluation and repairs.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolts were inspected and appear to be serviceable.



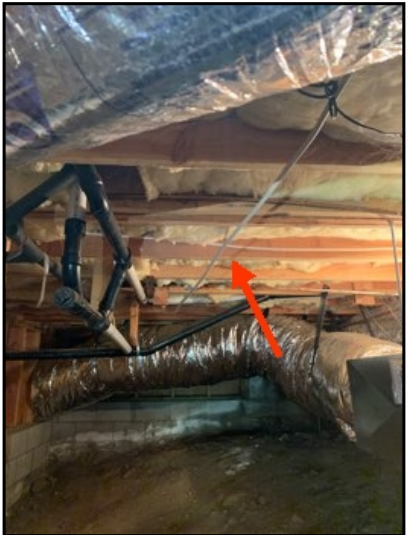
The anchor bolts were inspected and appear to be serviceable.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- All wiring should be properly secured to the framing.



All wiring should be properly secured to the framing.

**12. Foundation Plumbing**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*SUPPLY\*\***
- 3/4 inch copper
- **\*\*DRAIN, WASTE, VENT\*\***
- Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
- Appears Functional at time of inspection.



Appears Functional at time of inspection.

**13. Ducting**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.



No deficiencies were observed at the visible portions of the structural components of the home.

**14. Insulation**

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional/ sufficient at time of inspection.



Appeared functional/ sufficient at time of inspection.

**15. Drainage**

Good	Fair	Poor	N/A	None
X				

Observations:

- No drainage issues observed at time of inspection.

**16. Sump Pump**

Good	Fair	Poor	N/A	None
			X	

**17. Soil Observations**

Good	Fair	Poor	N/A	None
X				

Observations:

- No issues observed.
- Apparent high moisture in soil.



High moisture in soil observed in corner of structure.

# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



Driveway in good shape for age and wear. No deficiencies noted.

## 2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

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



4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Lag bolts not present.
- Hot tub present. Heater and jets operational at time of inspection. Hot tubs are not within the scope of a home inspection. If more information is requested, contact licensed professional for further guidance and repairs.



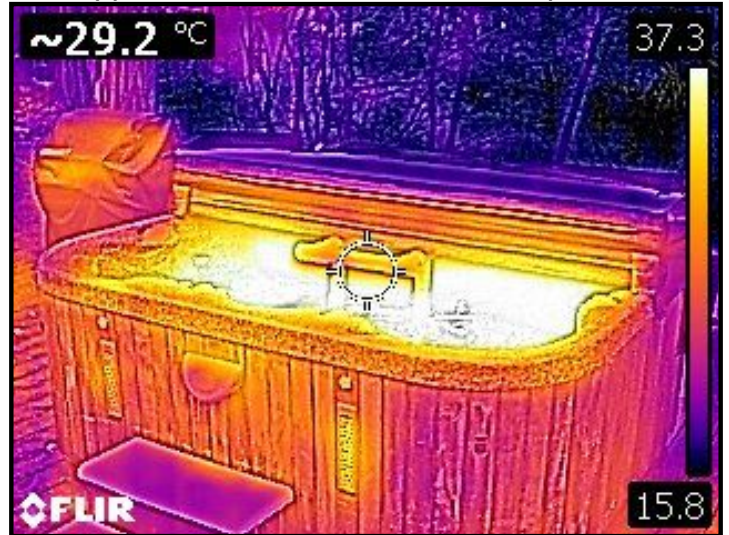
Lag bolts not present.



Appeared functional at time of inspection.



Appeared functional at time of inspection.



Hot tub present. Heater and jets operational at time of inspection. Hot tubs are not within the scope of a home inspection. If more information is requested, contact licensed professional for further guidance and repairs.

**6. Stairs & Handrail**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Handrail not graspable. By today's standards, rails should be configured so that a hand may grasp around a rail for safety.



Handrail not graspable. By today's standards, rails should be configured so that a hand may grasp around a rail for safety.

Handrail not graspable. By today's standards, rails should be configured so that a hand may grasp around a rail for safety.

**7. Grounds Electrical**

Good	Fair	Poor	N/A	None
X				

**Observations:**

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



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

**8. GFCI**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- GFCI in place and operational



9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: North side.

Observations:

- Propane tank is present. No odors detected. Shut off valve present and appeared functional at time of inspection.
- Recommend securing propane tank to base
- Recommend removal or proper storage of propane tank not in use.
- Recommend fastening gas line in a more secure fashion. The copper line can bend or break easily and cause propane to leak. Contact licensed professional for further guidance and repairs.
- Protective cap deterioration observed.



Propane tank is present. No odors detected. Shut off valve present and appeared functional at time of inspection.



Recommend removal or proper storage of propane tank not in use.



Recommend securing propane tank to base



Protective cap deterioration observed.



Recommend fastening gas line in a more secure fashion. The copper line can bend or break easily and cause propane to leak. Contact licensed professional for further guidance and repairs.



### 10. Plumbing

Good	Fair	Poor	N/A	None
			X	

### 11. Water Pressure

Good	Fair	Poor	N/A	None
			X	

Observations:

- n/a
- No water at exterior faucet. Could not test.



n/a

12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
			X	

Location: Rear of structure.

Observations:

- Water line to exterior faucet has been capped and no longer in service.
- **Not functional at one or more locations, further review and repair recommended.**



Water line to exterior faucet has been capped and no longer in service.



Not functional at one or more locations, further review and repair recommended.

14. Patio

Good	Fair	Poor	N/A	None
			X	

### 15. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

### 16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	

### 17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete

Observations:

- No major concerns at time of inspection. Satisfactory.



No major concerns at time of inspection. Satisfactory.

### 18. Sprinklers

Good	Fair	Poor	N/A	None
			X	

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

1. This is an Agreement between you, the undersigned Client, and us, the Inspector, (Marty Gardens' Homes LLC DBA RenoTahoe Home Inspector) pertaining to our inspection of the property listed on the cover sheet of the inspection report. The terms below govern this Agreement.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at [www.nachi.org/sop](http://www.nachi.org/sop). If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.
7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.
8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.
9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.
10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.
11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.
12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
13. You may not assign this Agreement.
14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.
15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
16. **If you would like a large print version of this Agreement before signing it, you may request one by emailing us.**
17. If you elect to participate in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at [www.nachi.org/buy](http://www.nachi.org/buy).

### **Pre-inspection Preparation Agreement:**

- Please ensure power, water and gas are active at property to be inspected, prior to inspection appointment time.
- During winter months and/or colder weather, please set operable HVAC heating appliance to 68 degrees 24 hours prior to inspection.
- Personal property will not be moved in order to access items requiring inspection. Please ensure any personal property is removed from blocking access to crawl spaces, attics, electrical panels, HVAC systems, water heaters, under sink areas, and any other items that may be subject to inspection. Personal property is considered anything not permanently attached to the property, such as furniture, clothing, picture frames, collectibles, sporting equipment, etc.
- Please ensure there are no items that may subject to damage in, or around, microwaves, ovens, stove tops, ranges, dishwashers, trash compactors, garbage disposals during routine operation.
- Have all curtains, drapes and or blinds etc. in the open position so all windows can be inspected. Inspector will not open blinds, curtains or drapes.
- Notify inspector of any known defects prior to inspection, that may cause further damage to property during operation of an item. Items such as, but not limited to water leaks, faulty wiring, defective appliances, gas leaks, faulty garage doors, etc. If possible/ applicable, provide inspector a copy of completed Seller's Real Property Disclosure Form (SRPD; form 547) for the safety of the property, the inspector, as well as any other parties who may be present during time of inspection.
- 24-hour notice is required for any appointment cancellation or change. Any cancellation or appointment change with less than 24 hours to inspection time, may be charged up to the original inspection price agreement.
- Any items listed above that requires a re-inspection, due to non-compliance of this agreement, may be subject to a minimum re-inspect fee of \$150.
- Client and/or licensed real estate salesperson/agent must be present during time of inspection. Please bring notepad and pen. Hold any questions regarding inspection items until the end of the inspection. An abbreviated verbal summary of the inspection may be provided at the end of inspection, prior to receiving written formal inspection findings.
- Please have all pets secured prior to and during inspection to prevent any altercation or escape.
- Have heaters for heated pools and spas on and up to temperature at a minimum of 4 hours prior to inspection time.

### **Items Not Subject to Inspection:**

Inspection is limited to accessible visibility. Therefore, plumbing, electrical, other components, defects and deficiencies inside walls, under concrete slab etc. cannot be reported on or detected.

Weather: Weather is a limiting factor. Air Conditioning systems, if present, cannot be tested if temperature at time of inspection is under 60 degrees Fahrenheit. Heating systems will not be tested if temperature at time of inspection is above 80 degrees Fahrenheit. Snow and rain may limit inspection of roof. Snow cover will limit visibility of the roofing structure and not provide signs of wear or damage. Marty Gardens' Homes does not walk on roofing structures. All inspections are made visually from a ladder. Rain will cause a safety hazard while operating a ladder. In the event of rain during an inspection, all roofing inspections will be made as best as possible from ground location. Rain and snow are also safety hazards while inspecting any outdoor electrical systems or components. If raining or snowing at time of inspection, the outdoor electrical systems or components may not be inspected.

The items below are considered outside of the scope of a home inspector:

Landscaping irrigation systems are not inspected. If system is in operation during time of inspection, inspector may comment on any deficiencies that are present.

Water conditioning systems are not inspected. Will only comment if such a system is present. Recommend having qualified contractor to inspect/ test system.

Fire sprinkler systems are not inspected. Will only comment if such a system is present. Recommend having qualified contractor to inspect/ test system.

Alarm Systems are not inspected. Will only comment if such a system is present. Recommend having qualified contractor to inspect/ test system.

Intercom, communication systems, built in home theatre systems, speakers and components are not inspected. Will only comment if such a system is present.

Solar energy panels and components are not inspected. Will only comment if such a system is present. Recommend having qualified contractor to inspect/ test system.

Presence of smoke alarms and carbon monoxide detectors will be reported on; however, they will not be functionally tested.

Private water or private sewage systems. Will only comment if such a system is present. Recommend having qualified contractor to inspect/ test system.

Saunas, steam baths, fixtures or equipment. Will only comment if such a system is present. Recommend having qualified contractor to inspect/ test system.

Radio controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.

Any personal property.

Prediction of life expectancy of any item.

Geological stability or soil condition.

Structural stability or engineering analysis.

MARTY GARDENS' HOMES LLC.

Termites, pests, or other wood destroying organisms.

Asbestos, radon formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.

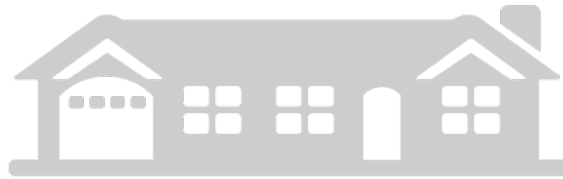
Building value appraisal or cost estimates.

### **Thermal Imaging**

Thermal images added to reports or used during inspections are an additional guidance feature only. Marty Gardens' Homes LLC or any of its sub-companies do not claim to be experts in thermal imagery. The images are only used in hopes to gather additional information to draw possible or plausible conclusions or analyses during an inspection. The use of thermal imagery does not take away from or revoke that the inspection is a visual inspection only. Any repairs, alterations, modifications or demolitions based on thermal imagery information is at the discretion of the home owner, future home owner, tenant, or contractor.

I HAVE CAREFULLY READ THIS AGREEMENT AND ACKNOWLEDGE RECEIVING A COPY.

If you are not satisfied with the written report, we offer a limited 14-day refund policy. Refund will be subject to merit of claim. Refunds will not be granted past 14 days of receiving written report. Please contact RenoTahoe Home Inspector /Marty Gardens' Homes LLC for any further inquiry regarding the refund policy. Payments made after 14 days for inspections with payments due at the time of inspection are subject to late fees. Payments made after 45 days for inspections with payments due at close of escrow are subject to late fees. Please make a prompt payment to avoid any late charges.



# RenoTahoe Home Inspector

WHERE YOUR INSPECTION ADVENTURE BEGINS