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 Inspector: Sean Brady
 ASHI #259854



Summary

Client(s): **John & Mary Homeowner**

Property address: **123 Home Dr
 Anywhere CA 95835**

Inspection date: **Friday, July 01, 2016**

This report published on Friday, July 22, 2016 7:29:58 PM PDT

This report is the exclusive property of Specquest LLC and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

This report has been produced in accordance with our signed contract (pre-inspection agreement) and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Specquest LLC.

Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

General Information

1 Repair/Replace - Evidence of rodent infestation was found in the form of feces in the attic and/or interior rooms. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporhost.com/?SEALUP>

<http://www.reporhost.com/?TRAPUP>

<http://www.reporhost.com/?CLEANUP>



Photo 1-1



Photo 1-2

Grounds

2 Safety, Repair/Maintain - Settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks towards main electrical disconnect. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 2-1
Trip Hazard

Garage or Carport

9 Safety, Repair/Replace - Substandard shelving was installed above center of garage. This is a potential safety hazard due to the risk of collapse, especially if heavy items are stored on the shelves. Recommend that a qualified person remove shelving, or repair or modify as necessary.

10 Safety, Repair/Maintain - One or more garage vehicle doors had an automatic opener installed, and the manual lock mechanism on the door hadn't been permanently disabled. The automatic opener can be damaged, or injury can occur if the automatic door opener is operated with the manual lock engaged. A qualified person should disable or remove the lock mechanism per standard building practices.

11 Safety, Comment - Hookups for a clothes washer and/or dryer were installed in the garage. The client should be aware that any source of spark or flame, including motors and circuitry in laundry equipment, are a potential source for spark (or flame with a gas-fired clothes dryer). Such equipment should be elevated at least 18 inches off the floor because vapors from gasoline or other flammable fluids that are heavier than air may be present. Dryer duct vents into garage. Suggest qualified contractor evaluate and correct as necessary.



Photo 11-1
Garage Dryer Vent Duct

Electric

12 Safety, Repair/Maintain - Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

13 Safety, Repair/Maintain - No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations.

Plumbing / Fuel Systems

15 Safety, Minor Defect - One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.



Photo 15-1
No Anti-Siphon

Water Heater

16 Safety, Repair/Replace - The temperature-pressure relief valve drain line was longer than 15 feet. This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should repair per standard building practices.

Heating, Ventilation and Air Condition (HVAC)

18 Safety, Repair/Maintain, Evaluate - The last service date of the gas forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

Fireplaces, Stoves, Chimneys and Flues

20 Safety, Maintain, Evaluate - Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now. Any needed repairs noted in this report should be brought to the attention of the specialist when it's serviced.

Kitchen

22 Repair/Replace, Evaluate - The dishwasher was leaking. Recommend that a qualified specialist evaluate and repair or replace as necessary.



Photo 22-1
Dishwasher Hole 1



Photo 22-2
Dishwasher Hole 2



Photo 22-3
Dishwasher Leak

Bathrooms, Laundry and Sinks

29 Safety, Repair/Replace, Evaluate - The inspector was unable to verify that the glass used in one or more enclosure walls by the shower at location #A was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a potential safety hazard. Standard building practices require that approved safety glass be used in enclosures for bathtubs, showers, spas, saunas and steam rooms, and in windows where the bottom edge of the window is less than 60 inches above the drain inlet or standing surface. Wire-reinforced glass is not acceptable. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.



Photo 29-1
No Evidence of Tempered Glass



Photo 29-2
No Tempered Glass Picture 2

30 Repair/Replace - One or more cabinets, drawers and/or cabinet doors at location(s) #A and B were damaged, deteriorated or missing. Recommend that a qualified person repair or replace as necessary.



Photo 30-1



Photo 30-2

Interior, Doors and Windows

34 Repair/Replace, Evaluate - This structure appears to have settled, or was leaning significantly based on the presence of cracks in walls, ceilings or junctions between them, or numerous door frames not being square, or numerous doors binding in jambs. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs.



Photo 34-1
Drywall Crack 1



Photo 34-2
Drywall Crack 3



Photo 34-3
Ceiling Drywall Crack 2

35 Repair/Replace - Some interior door hardware (locksets) were inoperable. Recommend that a qualified person repair or replace as necessary.

Master bathroom was not working. Bathroom #B (upstairs) does not have a lock as required per current building standards.



Photo 35-1
Faulty Bathroom Door Lock



Photo 35-2
No Bathroom Door Lock

36 Repair/Replace - Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.



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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
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General Information

Report number: 104

Time started: 9:50 AM

Time finished: 11:55 AM

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain), Sunny

Temperature during inspection: Warm, 80 Degrees

Ground condition: Dry

Recent weather: Dry (no rain), Sunny

Overnight temperature: Warm

Inspection fee: 350

Payment method: Credit card

Type of building: Single family

Buildings inspected: One house

Age of main building: 11

Source for main building age: Realtor

Front of building faces: East

Occupied: No

1) Repair/Replace - Evidence of rodent infestation was found in the form of feces in the attic and/or interior rooms. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporhost.com/?SEALUP>

<http://www.reporhost.com/?TRAPUP>

<http://www.reporhost.com/?CLEANUP>



Photo 1-1



Photo 1-2

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable, Required repairs, replacement and/or evaluation; Missing fence picket in back (lying in front of fence)

Fence and gate material: Wood

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open

2) Safety, Repair/Maintain - Settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks towards main electrical disconnect. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 2-1
Trip Hazzard

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable, largely not visible

Apparent foundation type: Concrete slab on grade

Anchor bolts or hold downs for seismic reinforcement: None visible

3) Repair/Maintain - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 3-1
Stucco Crack 2

4) Repair/Maintain - Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.



Photo 4-1
Stucco Crack



Photo 4-2
Stucco Crack 3



Photo 4-3
Stucco Crack 4



Photo 4-4
Stucco Crack 5

5) Maintain - Trees were in contact with or were close to the building at one or more locations. Damage to the building may occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.



Photo 5-1
Tree Trimming

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all

roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Age of roof surface(s): 11

Roof inspection method: Viewed from eaves on ladder, Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Clay tile

Roof type: Hipped

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

6) Monitor - Stains were found on one or more gutters that indicate past leaks have occurred. However, the inspector was unable to verify that the gutters do or don't leak because of lack of recent rainfall. Monitor the gutters in the future while it's raining to determine if gutters leak. If they do, then recommend that a qualified person repair as necessary to prevent water from coming in contact with the building or accumulating around the building foundation.



Photo 6-1

Gutter Discoloration

7) Comment - Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to roof configuration (very high and fragile materials), the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: Hallway, Second floor

Attic access points that were opened and viewed, traversed or partially traversed: A

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-38

Vapor retarder: None visible, but may exist

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Open soffit vents

8) Repair/Maintain - Attic access hatches had no weatherstripping. Weatherstripping should be installed around hatches or doors as necessary to prevent heated interior air from entering the attic.

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Metal

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists, Adequate

9) Safety, Repair/Replace - Substandard shelving was installed above center of garage. This is a potential safety hazard due to the risk of collapse, especially if heavy items are stored on the shelves. Recommend that a qualified person remove shelving, or repair or modify as necessary.

10) Safety, Repair/Maintain - One or more garage vehicle doors had an automatic opener installed, and the manual lock mechanism on the door hadn't been permanently disabled. The automatic opener can be damaged, or injury can occur if the automatic door opener is operated with the manual lock engaged. A qualified person should disable or remove the lock mechanism per standard building practices.

11) Safety, Comment - Hookups for a clothes washer and/or dryer were installed in the garage. The client should be aware that any source of spark or flame, including motors and circuitry in laundry equipment, are a potential source for spark (or flame with a gas-fired clothes dryer). Such equipment should be elevated at least 18 inches off the floor because vapors from gasoline or other flammable fluids that are heavier than air may be present. Dryer duct vents into garage. Suggest qualified contractor evaluate and correct as necessary.



Photo 11-1
Garage Dryer Vent Duct

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): Not determined (components inaccessible or obscured), Locked

Estimated service amperage: Not determined (components inaccessible or obscured), Locked

Service entrance conductor material: Not determined (components inaccessible or obscured), Locked

Main disconnect rating (amps): Not determined, Locked

System ground: Not determined, not readily apparent, Locked

Condition of main service panel: Not determined (inaccessible or obscured, or panel not opened), Not able to inspect - Had pad lock and there was no key available

Location of main service panel #A: Building exterior

Location of main disconnect: Not determined (inaccessible or obscured, or not readily apparent), Not able to access - Locked

Condition of branch circuit wiring: Outlets inspected were functional

Solid strand aluminum branch circuit wiring present: Not determined (inaccessible or obscured, or panels not opened)

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Not determined, Not visible - Panel locked

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

Smoke alarm power source(s): Battery

12) Safety, Repair/Maintain - Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

13) Safety, Repair/Maintain - No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations.

14) Evaluate, Comment - The inspector was unable to open and evaluate panel #A because panel was locked. This panel is excluded from this inspection. Recommend that lock be removed so panel can be opened and fully evaluation.

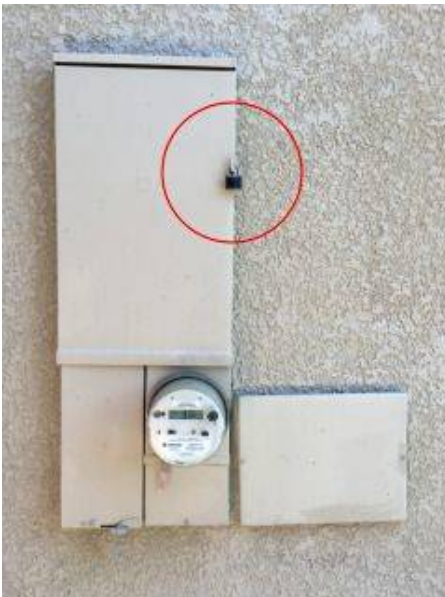


Photo 14-1
Main Electrical Locked

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: By street, Front yard

Location of main water shut-off: Building exterior

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Laundry room, Building exterior, Driveway

Vent pipe condition: Not determined (inaccessible, obscured, or water service off), Could not traverse roof

Vent pipe material: Not determined (inaccessible or obscured), No access, Concealed

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter, At building exterior

15) Safety, Minor Defect - One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.



Photo 15-1

No Anti-Siphon

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable, Near service life

Type: Tank

Energy source: Natural gas

Estimated age: 10

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: A.O. Smith

Model number: GVR 50 100

Serial number: A06J009895

Location of water heater: Garage

Hot water temperature tested: No

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

16) Safety, Repair/Replace - The temperature-pressure relief valve drain line was longer than 15 feet. This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should repair per standard building practices.

17) Repair/Maintain - Rumbling or gurgling noises were heard from the water heater. This can be caused by air in the tank, or by pockets of hot water in sediment. Recommend that a qualified person flush the tank. If necessary a qualified plumber should evaluate and repair or replace the water heater.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Unknown

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Forced air heating system & cooling system manufacturer: Carrier

Forced air furnace model #: 58STX090-16

Forced air furnace serial number: 3405A31197

Location of forced air furnace: Attic

Forced air system capacity in BTUs or kilowatts: 68,000

Condition of furnace filters: Appeared serviceable

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system: Appeared serviceable

Cooling system type: Electric

Location of air conditioning unit: Building exterior, west

Estimated age air conditioning unit: 11

Approximate tonnage: 3.5

Condition of cooling system: Appeared serviceable

Air conditioner model number: 38BRC042340

Air conditioner serial number: 3405E44284

Condition of controls: Appeared serviceable

18) Safety, Repair/Maintain, Evaluate - The last service date of the gas forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

19) Evaluate - AC unit is rated for 40 AMP max fuse and disconnect is 60 AMP. Since main electrical panel was locked and inaccessible, unable to further diagnose wiring. Suggest a licensed electrician evaluate this and main panel wiring and repair as necessary.



Photo 19-1
AC Disconnect 60 Amp Rating



Photo 19-2



Photo 19-3
Difficult to see, but says 40 AMP Max fuse

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces: Appeared serviceable

Gas fireplace type: Metal pre-fab fireplace
Fan or blower installed in gas-fired fireplace: No

20) Safety, Maintain, Evaluate - Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now. Any needed repairs noted in this report should be brought to the attention of the specialist when it's serviced.

21) Evaluate - The gas fireplace was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.



Photo 21-1



Photo 21-2

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, warming ovens, griddles, broilers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Oven, Cooktop, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Required repair, replacement and/or evaluation

Condition of dishwasher: Beyond service life

Condition of range, cooktop or oven: Appeared serviceable, Near service life

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Near, at or beyond service life, Didn't appear to cool

Condition of built-in microwave oven: Appeared serviceable, Near, at or beyond service life, Rust showing inside

22) Repair/Replace, Evaluate - The dishwasher was leaking. Recommend that a qualified specialist evaluate and repair or replace as necessary.



Photo 22-1
Dishwasher Hole 1



Photo 22-2
Dishwasher Hole 2



Photo 22-3
Dishwasher Leak

23) Repair/Maintain - The sink faucet was dripping in the "off" condition. Recommend that a qualified person repair as necessary.



Photo 23-1
Dripping Kitchen Sink

24) Repair/Maintain - The dishwasher wasn't securely attached to the counter or cabinets. Fasteners were loose. Recommend that a qualified person install fasteners per standard building practices.

25) Repair/Maintain - The dishwasher door springs malfunctioned. The door should not fall open quickly, and it should stop securely in a horizontal position. Recommend that a qualified person repair as necessary.

26) Comment - The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances (dishwasher, refrigerator, range, cooktop and/or microwave) appeared to be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

27) Comment - Refrigerator shelving was loose.

28) Comment - The microwave oven didn't have a built-in turntable. Rust near light. At or near service life.



Photo 28-1
Microwave

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Master bath, second floor

Location #B: Full bath, second floor

Location #C: Full bath, first floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable (see comment below)

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Central exhaust fan, with wye ducts

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes

29) Safety, Repair/Replace, Evaluate - The inspector was unable to verify that the glass used in one or more enclosure walls by the shower at location #A was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a potential safety hazard. Standard building practices require that approved safety glass be used in enclosures for bathtubs, showers, spas, saunas and steam rooms, and in windows where the bottom edge of the window is less than 60 inches above the drain inlet or standing surface. Wire-reinforced glass is not acceptable. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.



Photo 29-1

No Evidence of Tempered Glass



Photo 29-2

No Tempered Glass Picture 2

30) Repair/Replace - One or more cabinets, drawers and/or cabinet doors at location(s) #A and B were damaged, deteriorated or missing. Recommend that a qualified person repair or replace as necessary.



Photo 30-1



Photo 30-2

31) Repair/Maintain - Cabinet door handles or drawer pulls were missing at location(s) #A, B and C. Where operation is difficult, recommend installing handles and/or pulls.

32) Repair/Maintain - Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location #B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 32-1
Caulk Repair

33) Repair/Maintain - The shower at location #C drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.



Photo 33-1
Slow Drain

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Multi-pane, Sliding, Fixed

Condition of walls and ceilings: Appeared serviceable (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Laminate, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

34) Repair/Replace, Evaluate - This structure appears to have settled, or was leaning significantly based on the presence of cracks in walls, ceilings or junctions between them, or numerous door frames not being square, or numerous doors binding in jambs. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs.



Photo 34-1
Drywall Crack 1



Photo 34-2
Drywall Crack 3



Photo 34-3
Ceiling Drywall Crack 2

35) Repair/Replace - Some interior door hardware (locksets) were inoperable. Recommend that a qualified person repair or replace as necessary.

Master bathroom was not working. Bathroom #B (upstairs) does not have a lock as required per current building standards.



Photo 35-1
Faulty Bathroom Door Lock



Photo 35-2
No Bathroom Door Lock

36) Repair/Replace - Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

37) Repair/Maintain - Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

Above kitchen sink.



Photo 37-1
Kitchen Window Lock Faluty

38) Minor Defect - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

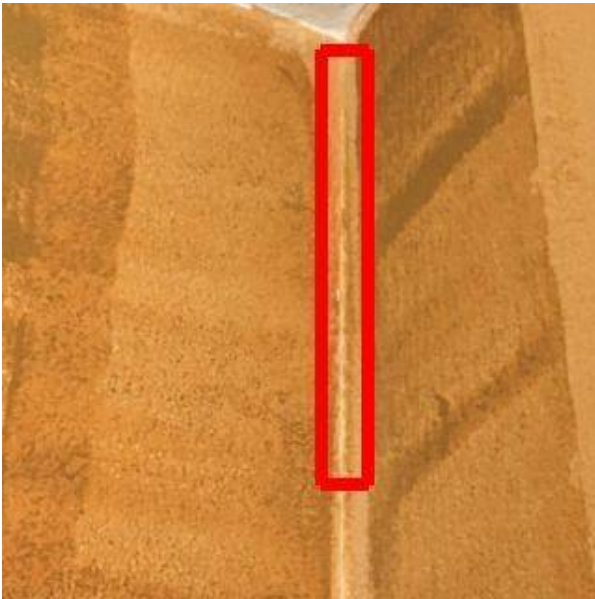


Photo 38-1
Drywall Crack 4



Photo 38-2
Drywall Nail Pops

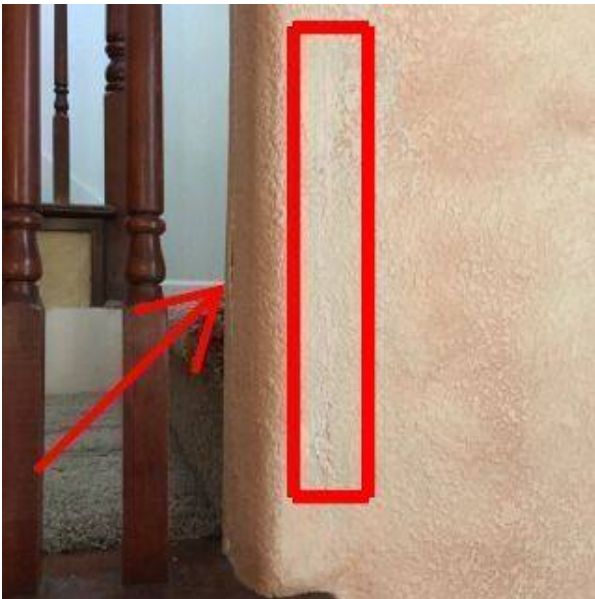


Photo 38-3
Drywall Crack Stairwell

39) Comment - Concrete slab floors were obscured by carpeting and/or flooring and couldn't be fully evaluated.

We thank-you for your business!