

# HOME INSPECTION REPORT



Prepared for the exclusive use of:  
John Smith



123 Main Street Monroe, LA

Inspected By: Ricky Nale LHI#10944

A handwritten signature in black ink that reads "Ricky Nale".

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Inspection Date: 02/19/2016

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## DEFICIENCIES NOTED

In the opinion of the inspector, these noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action [if any] needs to be taken prior to closing, in relation tot he terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

### EXTERIOR - FOUNDATION

#### Exterior Doors:

#### *Other Rear Entry Door:*

Metal with french panes. Doors rub/stick/won't latch. Door hardware needs some adjustment, repair or replacement for it to function appropriately. A screen door is present.

### ROOF SYSTEM

#### Flashings:

Metal and rubber. Active leak noted at boot around a plumbing vent.

### ELECTRICAL SYSTEM

#### Attic Wiring:

#### *Attic & Insulation:*

Open junction boxes are noted. Connections not made within junction boxes- Hazard condition exists.

### BATHROOMS

#### Toilet:

#### *Half Bath:*

Fill valve is worn and needs replacement.

# GENERAL INFORMATION

## Client & Site Information:

**Inspection Date:**  
February 19, 2016.

**Inspection Time:**  
9:00 AM.

**Client:**  
John Smith

**Inspection Site:**  
123 Main Street  
Monroe, LA 71203

**People Present:**  
Buyer at the end of the inspection.

## Building Characteristics:

**Main Entry Faces:**  
West.

**Estimated Age:**  
10-15.

**Building Style & Type:**  
Traditional. Single Family.

**Stories:**  
1 1/2.

**Space Below Grade:**  
Slab on grade.

**Water Source:**  
Public.

**Sewage Disposal:**  
Private.

**Utilities Status:**  
All utilities on.

## Climatic Conditions:

**Weather:**  
Partly Cloudy.

**Soil Conditions:**  
Wet.

**Outside Temperature (f):**  
80-90.

## About Rated Items:

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

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

**MM - 'Marginal/Maintenance'** - Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR - 'Repair or Replace'** - Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

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

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

about these systems and conditions are informational only and do not represent an inspection.

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

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

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

# GROUNDS

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

## Paving Conditions:

OK MM RR

### Driveway:

Driveway Type: Concrete, Cracks noted are typical.

### Walks:

Sidewalk type: Concrete.

## Patio / Porch:

### Slab:

(front porch) Brick.  
(back porch) Concrete.

### Structure:

Same structure as the main house with solid wood post.

### Cover / Roof:

Same as main roof. See Roofing page.

## Grading:

### Site:

Flat site.

## Landscaping:

### Condition:

Trim plants away from structure.



# *EXTERIOR - FOUNDATION*

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

**Exterior Walls:**

OK MM RR

**Materials & Condition:**

Walls are constructed with brick veneer and stucco.

**Flashing & Trim:**

Metal materials. Wood materials. Vinyl materials.

**Exterior Doors:**

**Main Entry Door:**

Metal door with side lights and transom. Hardware is operational. Doorbell button is operational.

**Side Entry Door:**

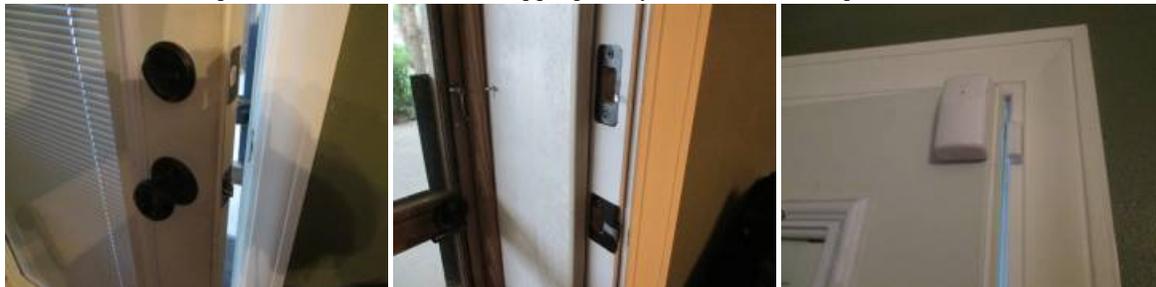
Metal with glass. Hardware is operational. Doorbell button is operational.

**Rear Entry Door:**

Metal double doors with french panes and transom. Hardware is operational.

**Other Rear Entry Door:**

Metal with french panes. Doors rub/stick/won't latch. Door hardware needs some adjustment, repair or replacement for it to function appropriately. A screen door is present.



**Exterior Windows:**

**Predominant Type:**

Vertical Sliders, Double Glazing.

**Overall Condition:**

Satisfactory overall.

**Type And Condition Of Sills:**

Masonry. Satisfactory overall.

**Chimney:**

**Please Note:**

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

**Foundation:**

OK MM RR

**Materials & Condition:**

Poured in place concrete slab. Slab is not visible due to carpet and/or floor covering. The exterior view of the foundation is limited to the portions visible above grade. The exposed portions of the perimeter foundation walls appear to be adequate.

# ROOF SYSTEM

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

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

**Roof:**

**Style:**

Gable.

**Roof Access:**

Viewed from roof edge on ladder.

**Roof Covering:**

Metal.

OK MM RR

**Roof Covering Condition:**

Appears serviceable.

**Flashings:**

Metal and rubber. Active leak noted at boot around a plumbing vent.



**Eaves - Soffits - Fascias:**

**Type & Condition:**

Soffits and overhang materials are aluminum and vinyl.

**Gutters & Downspouts:**

**Type & Condition:**

Gutters and downspout materials are aluminum. Building is fully guttered.

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

## Attic & Insulation:

### Access:

Full size door in the upstairs room. Attic is full size. Attic is partially floored.

OK MM RR

### Structure:

- A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.



### Insulation:

- Blown in cellulose.

### Depth & R-factor:

8-9 inches.

## Ventilation Provisions:

- There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There are gable end vents installed that allow adequate ventilation.

# ***ELECTRICAL SYSTEM***

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

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

## **Service:**

OK MM RR

### **Type & Condition:**

Underground, 110/220 Volt, Circuit breakers.

### **Grounding Equipment:**

Grounded via rod in ground.

## **Electrical Distribution Panels:**

### **Main Panel Location:**

Utility Area.

### **Main Circuit Rating:**

200 amps.

### **Entrance Cable Size:**

3/0 Copper.

### **Service Disconnect Switch:**

Located at the top of main panel.

### **Main Panel Observations:**

Circuit and wire sizing correct so far as visible. Grounding system is present.

## **Conductors:**

### **Entrance Cables:**

Copper.

### **Branch Wiring:**

Copper.

## **Switches & Fixtures:**

### **General:**

A representative sampling of switches was tested. As a whole switches throughout the house are in serviceable condition.

## Electrical Outlets:

OK MM RR

### General:

- A representative sampling of outlets was tested. As a whole outlets throughout the house are in serviceable condition.

### Exterior Walls:

Appear serviceable. Weather proof covers recommended on all exterior outlets.



## Attic Wiring:

### Attic & Insulation:

- Open junction boxes are noted. Connections not made within junction boxes- Hazard condition exists.



# HEATING - AIR CONDITIONING

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

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

## Heating Equipment:

### Type & Location:

Forced Air. Location- Closet.

### Fuel Source:

Electric.

### Capacity / Approx. Age:

High efficiency furnace.

OK MM RR

### General Operation & Cabinet:

Unit is operational.

### Pump / Blower Fan:

Appears serviceable.

### Flues, Vents, Plenum:

Appears serviceable.

### Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

### Normal Controls:

Thermostat is located in the hall.

## Heating Equipment 2:

### Type & Location:

Forced Air. Location- Attic.

### Fuel Source:

Electric.

### Capacity / Approx. Age:

High efficiency furnace.

1115: 123 Main Street

**General Operation & Cabinet:**

- Unit is operational.
- OK MM RR

**Pump / Blower Fan:**

- Appears serviceable.

**Flues, Vents, Plenum:**

- Appears serviceable.

**Air Filters:**

- The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

**Normal Controls:**

- Thermostat is located in the hall.

**Air Conditioning:**

**Primary Type:**

Central, Split System.

**Brand:**

Rheem brand.

**Fuel Source:**

220 Volt, Electrical disconnect present.

**Capacity / Approx. Age:**

3.0 Tons.

**Air Temp Drop:**

18 F Good cooling.



**System Condition:**

- Operational. Unit is the one originally installed when the house was built.

**Condensate Line:**

- Condensate line installed.

**Normal Controls:**

- Thermostat is located in the hall.

**Air Conditioning #2:**

**Primary Type:**

Central, Split System.

**Brand:**

Rheem brand.

**Fuel Source:**

220 Volt, Electrical disconnect present.

**Capacity / Approx. Age:**

2.0 Tons.

**Air Temp Drop:**

18 F Good cooling.



1115: 123 Main Street

OK MM RR

**System Condition:**

Operational. Unit is the one originally installed when the house was built.

**Condensate Line:**

Condensate line installed. A condensate overflow pan is present.

**Normal Controls:**

Thermostat is located in the hall.

**Ductwork / Distribution:**

**Ducts / Air Supply:**

Flexible Round and fiberglass duct board.

**Air Intake/Filters:**

Filter(s) are Disposable types.

# PLUMBING SYSTEM

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

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

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

## Main Line:

### Shut Off:

Main shutoff valve is located at the meter.

### Material:

Plastic/PVC. Main line is 3/4 inch diameter.

### Pressure:

Water pressure appears adequate.

## Supply Lines:

### Material:

Copper.  
OK MM RR

### Condition:

Appear serviceable. Lines not fully visible.

## Waste Lines:

### Material:

Plastic/PVC.

### Condition:

Plumbing vents appear serviceable. Lines not fully visible.

## Hose Bibs / Hookups:

### General:

Sample operated appeared serviceable.

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

## Water Heater:

**Power Source:**

Propane.

**Capacity:**

50 Gallons.

**Location:**

Closet in the utility room.

---

OK  MM  RR

**Condition:**

Appears serviceable.

## Fuel System:

**Meter / Tank:**

Propane tank is buried on the left side of the house. There is a shut valve at the tank and at the side of the house.

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

## Fixtures & Drain

**Kitchen Sink:**

Stainless Steel. Faucet is serviceable. Hand sprayer is serviceable.

## Hose Bibs / Hookups/Sink Faucets:

**Laundry:**

There is a connection box installed in the wall with both hot and cold water and a drain pipe.

# KITCHEN - APPLIANCES

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

## Range/ Cooktop / Oven:

OK MM RR

### Type & Condition:

Six burner propane cook top. Electric stainless steel double oven.

## Ventilation:

### Type & Condition:

External, Fan/Hood operational.

## Refrigerator:

### Type & Condition:

Stainless steel with ice/water dispenser in the door. Operational.

## Dishwasher:

### Condition:

Stainless steel. Operational at the time of inspection. Ran a complete cycle.

## Garbage Disposal:

### Condition:

None.

## Other Built-ins:

### Microwave:

Stainless steel. Operational.

## Kitchen Interior:

### Counters & Cabinets:

Granite counter tops. Cabinets appear serviceable.

# BATHROOMS

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

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

## Sink & Cabinetry:

OK MM RR

### Master Bath:

Double sinks noted. Counters/cabinets appear serviceable.

### Bath Between Bedrooms:

Double sinks noted. Counters/cabinets appear serviceable.

### Half Bath:

Appears serviceable.

## Toilet:

### Master Bath:

Appears serviceable.

### Bath Between Bedrooms:

Appears serviceable.

### Half Bath:

Fill valve is worn and needs replacement.



## Tub/Shower Fixtures:

### Master Bath:

Separate shower and jacuzzi tub noted. Jacuzzi tub is operational.

### Bath Between Bedrooms:

Shower/tub combo.

## Tub/Shower And Walls:

### Master Bath:

Shower walls appear serviceable. Enclosure appears serviceable.

### Bath Between Bedrooms:

Shower walls appear serviceable.

**Bath Ventilation:**

OK MM RR

**Master Bath:**

Appears serviceable.

**Bath Between Bedrooms:**

Appears serviceable.

**Half Bath:**

Appears serviceable.

# INTERIOR ROOMS

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

## Doors:

OK MM RR

### Overall Interior Door Condition:

A representative sampling of doors were tested. As a whole doors throughout the house are in serviceable condition.

## Windows:

### General Type & Condition:

Double glazing, vertical sliders.

## Walls:

### General Material & Condition:

Drywall. General condition appears serviceable although minor scraps and scratches are noted.

## Ceilings:

### General Type & Condition:

Drywall. General condition appears serviceable. There is a stain noted in the kitchen.



## Floors:

### General:

Carpet and tile. As a whole the floor covering throughout the house are in serviceable condition. Minor stains/wear is noted in the carpet.



**Closets:**

OK MM RR

**General:**

As a whole the closets throughout the house appear to be in serviceable condition.

**Stairs & Handrails:**

**Condition:**

Interior stairs serviceable. Stair handrail serviceable.

**Smoke / Fire Detector:**

**General:**

Noted but not tested.

# LAUNDRY AREA

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

## Laundry:

### Location:

Service area main floor.

OK MM RR

### Fuel System:

Electric only.

### Clothes Washer:

Washer was not operated at the time of inspection.

### Clothes Dryer:

Dryer was not operated at the time of inspection.

### Dryer Vent:

A dryer vent is provided.

# ***GARAGE - CARPORT***

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

**Type:**

Detached two car carport with a storage room. The storage room has a small roll up door.

**Roof:**

OK MM RR

**Condition:**

Metal materials.

**Ceilings:**

**Condition:**

Appears serviceable.

**Garage Walls:**

**Type & Condition:**

Open design with wood post.

**Floor:**

**Condition:**

Concrete. Typical cracks noted.