

Report: 2658 sheridan road

Confidential Inspection Report 2658 Sheridan Road Evanston, IL 602201

March 31, 2016



Prepared for: **Jim Hennessey**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Inspection Table of Contents

Summary	3
GENERAL INFORMATION	9
ROOF & ATTIC	11
SITE	13
FOUNDATION	15
PLUMBING SYSTEM	19
HEATING, VENTILATION & AIR CONDITIONING	21
ELECTRICAL SYSTEMS	24
LAUNDRY	29
KITCHEN	30
BATHROOMS	32
BEDROOMS	39
OTHER LIVING SPACES	42
GARAGE	46
HEATING - AIR CONDITIONING	48
INTERIOR ROOMS	48
ELECTRICAL SYSTEM	48

April 2, 2016

Jim Hennessey
2109 N Whipple Street
Chicago, IL 60647

RE: 2658 Sheridan Road
Evanston, IL 602201



Dear Mr. Hennessey:

At your request, a visual inspection of the above referenced property was conducted on April 3, 2016 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

ITEMS NEEDING ACTION

GENERAL INFORMATION

General Comments:

Exterior Trim:

Paint on exterior trim needs repairs.

Column to the right of the front door needs to be caulked at the top.

Exterior Windows:

The original wood windows need glazing and paint touchup.

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

Attention- The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Clean as needed.

Attic / 3rd Floor:

Attic Accessibility:

There is a full staircase installed. However, no hand rail installed.

Windows:

Glass broken in window to the left on the south wall.

Insulation Noted:

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces wall.

SITE

Site:

Site Drainage:

Attention Needed - The area around the AC units needs some minor adjustment in areas to prevent water from standing in the yard.

Paving Condition:

Driveway Condition:

Action Necessary - The driveway needs action. Repair or replacement is indicated.

Walkway Condition:

Attention Needed - The walkways need attention and minor repair to prevent further deterioration.

Backdoor Stoop:

Damaged noted.

Patio:

Slab Condition:

Attention Needed - Some flagstones are loose and needs adjustment.

Fences & Gates:

Gates and Latches:

Action Necessary - The gate is deteriorated to the degree that repair or replacement is indicated. One of the board is loose on the gate.

FOUNDATION

Foundation:

Perimeter Foundation Drainage Surface:

The drain in the back basement stairwell is capped off. A functional drain would prevent water entering basement.

Interior View of Basement:

Basement Ceiling Exposed:

None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.

Conditions Noted in Exterior Walls, interior View:

Attention Needed - The interior exposed foundation walls appear to need attention to prevent further deterioration.

Fire Place Cleanout:

Clean out doors are damaged and are no longer attached to the fireplace brick wall in basement.

Basement Windows:

The windows as installed appear to need some adjustment or repair. The windows as installed are not egress

accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

Basement Windows Wells:

Most of the concrete window wells are damaged. Replacing the existing concrete with metal is recommended.

Basement Windows:

The windows as installed appear to need some adjustment or repair.

Basement Windows Well Covers:

The windows well covers are broken and need to be replaced.

Evidence of Water Entry in the Basement Noted:

Action Necessary - Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls around the back basement door.

Walkout Basement:

Walkup Basement - Number of Exposed Walls:

Hand rail missing on basement exterior staircase.

Drainage in Area of Walkout:

Action Necessary - There is evidence of water entry at the doorway. The drain may need to be repaired.

Interior of Basement

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention.

HEATING, VENTILATION & AIR CONDITIONING

Heating System - #1 Unit:

Flues, Vents, Plenum:

The flue pipe is metal and enters a masonry flue. **Action Necessary** - Some visible portion of the flue/vent system appears to need repairs. There is a crack in the wall where the flue pipe enters. Action is necessary to correct this condition.

Heating System- #2 Unit:

Air Filters:

Action Necessary - Replacement is recommended; the filter is not functioning as intended. The filter is in a condition that may cause damage to the heat exchanger due to restricted airflow across the heat exchanger.

ELECTRICAL SYSTEMS

Electrical Outlets:

Interior of Basement

Ceiling light needs to be secured to ceiling.

Electrical Service:

Garage:

Grounding clamp not connected and it should be.

Electrical:

Interior of Basement

Attention Needed - At least one light outlet noted needs a new outlet cover:

Light Switch:

Living Room:

Switch is coming detached from the wall.

Study:

Action Necessary - The light installed in this room did not function using the wall switch. I did not determine if the switch or the light.

LAUNDRY

Laundry:

Entry Door:

Exterior door locked at time of inspection.

Windows:

Action Necessary - The window in this room needs repair. There is at least one broken window pane. The window in this room is painted shut or otherwise sealed. There is no window in this bedroom.

Washer & Dryer

Dryer in basement not installed.

Dryer Ventilation:

Basement dryer is not vented outside. the 2nd floor dryer is, Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Laundry Basin:

Action Necessary - There is evidence that the basement utility sink leak in the drain piping and drains slowly.

KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Attention Needed - The kitchen faucet leaks. Attention is needed.

Kitchen Interior

Outside Entry Door:

Attention Needed - The outside entry door to the kitchen needs some minor adjustment or repair. The weather strip around the door needs some repair.

Windows:

At least one window or associated hardware in the kitchen needs repair. Some portion of the glazing needs repair or replacement.

BATHROOMS

Master Bathroom:

Toilet Condition

Action Necessary - The toilet in the master bathroom needs repair. Cracked China - There is at least one crack in the china toilet tank, lid, or bowl. These china parts are not repairable. If unsightly or leaking, replacement will be necessary. The new individual parts may not be interchangeable.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Action Necessary - The finish on the bathtub is damaged. It is not a leak now. However, when the finish on a steel tub is damaged, it will eventually rust causing a leak. Repair of the damaged area can delay further deterioration.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage.

Heat Source:

Attention Needed - The heat source in this room needs attention.

Walls:

Attention Needed - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time. Wall tile cracked.

Floor:

Action Necessary - The flooring in this bathroom is in need of repair.

Bathroom #2:

Vanity Cabinet:

Attention Needed - The vanity cabinet and/or top in this bathroom needs attention. Paint chipping noted on doors.

Shower/Shower Head and Mixing Valves:

Handheld spray hose leak at wall water supply connection.

Bathroom #3:

Windows:

Attention Needed - At least one window or associated hardware in this bathroom needs attention.

Floor:

Attention Needed - The flooring in this bathroom is in need of attention(cracked tiles) to prevent further deterioration.

1/2 Bathroom #4:

Floor:

Attention Needed - The flooring in this bathroom is in need of attention(broken tile) to prevent further deterioration.

Coach House:

Vanity Cabinet:

Attention Needed - The vanity cabinet in this bathroom needs attention. Water stains noted in vanity base.

BEDROOMS

Bedroom #5:

Closet:

Ceiling in the closet is damaged.

OTHER LIVING SPACES

Front Entry & Main Hallway:

Front Entry Door:

The front door knocker is missing.

Living Room:

Fireplace:

Yes - There is a fireplace in this room. The log holder is damaged. Tuckpointing repairs are needed inside the fire place. Cleanout floor ash door is broken.

Dining Room:

Windows:

At least one window or associated hardware in the kitchen needs repair. Some portion of the glazing needs repair or replacement.

Study:

Windows:

Attention Needed - All the windows in this room are screwed shut. Glazing repairs need.

GARAGE/ COACH HOUSE

Garage:

Inside Staircase:

Peeling paint noted on staircase walls going to the second floor.

Floor Condition:

Attention Needed - The garage floor needs some minor repair to prevent further deterioration.

Lighting:

The light in the kitchen doesn't work.

Water Heater:

Electric water heater could be better insulated. All exposed water pipes should be insulated. Heater may be needed in garage to protect water piping.

Water Source Installed:

Recommend insulated all water lines.

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

Sincerely,

Robert Cavanaugh
Capital Inspections of Illinois

GENERAL INFORMATION

Client & Site Information:

2658 Sheridan Road.

Inspection Date:

March 31, 2016 4:00 PM.

Client:

Jim Hennessey.

Inspection Site:

2658 Sheridan Road
Evanston, IL 602201

House Occupied?

Yes.

Building Characteristics:

Main Entry Faces:

East.

Estimated Age:

1925.

Building Style & Type:

Georgian.

Stories:

3

Space Below Grade:

Basement.

Climatic Conditions:

Weather:

Overcast.

Soil Conditions:

Wet.

Outside Temperature (F):

40-50.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

General Comments:

Exterior Trim:

Paint on exterior trim needs repairs.



Column to the right of the front door needs to be caulked at the top.



Exterior Windows:

The original wood windows need glazing and paint touchup.



Payment Information:

Total Fee:
\$735.00.

Paid By:
Check.

REPORT LIMITATIONS

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

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

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

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be

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

ROOF & ATTIC

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.

Roofing:

Type Roof:

gable.

Roof Covering Materials:

Slate. Slate roofing materials are virtually maintenance free, usually 3/16" - 2" thick with a life expectancy of up to 100 years, assuming good quality materials. It is installed in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Condition of Roof Covering Material:

Attention- The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life.

Repairs noted throughout the roof.



Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12 and Flat on back deck.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

The roof edge was the location of the inspection of the roof covering.

Skylights:

Good - The existing skylight(s) appears to be in good order and is of a multi-element construction. Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.



Evidence of Leakage:

None.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Clean as needed.



Attic / 3rd Floor:

Attic Access Location:

Hallway doorway.

Attic Accessibility:

There is a full staircase installed. However, no hand rail installed.



Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Room for Storage - The attic cavity has capacity for storage of light boxes or items.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The decking is made of butted one inch nominal boards.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Windows:

Glass broken in window to the left on the south wall.



Insulation Noted:

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces wall.

SITE

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.

Site:

The front of the house faces East.

Style of House:

Georgian.

Estimated age of house:

The house is more than 90 years old.

Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Attention Needed - The area around the AC units needs some minor adjustment in areas to prevent water from standing in the yard.



Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

Action Necessary - The driveway needs action. Repair or replacement is indicated.



Walkways and Stoop Materials:

Brick and flag stone.

Walkway Condition:

Attention Needed - The walkways need attention and minor repair to prevent further deterioration.



Backdoor Stoop:

Damaged noted.



Patio:

Patio Slab Materials:

Flag stone.



Slab Condition:

Attention Needed - Some flagstones are loose and needs adjustment.



Patio Lighted:
Yes.

Fences & Gates:

Fencing Materials:

Wood materials used for fencing. The fence is constructed using 6-foot boards.

Fence Materials Condition:

Satisfactory - The fencing materials appear to be in satisfactory condition.

Gates and Latches:

Action Necessary - The gate is deteriorated to the degree that repair or replacement is indicated. One of the board is loose on the gate.



Utility Services:

Water Source:

City.

Water Meter Location:

Basement level.

Electric Service:

Underground.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

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.

Foundation:

Type of Foundation:

Walkup Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior stairs to the back yard.

Foundation Materials:

Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950. There is a skin coat of cement over the inside basement walls.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

The drain in the back basement stairwell is capped off. A functional drain would prevent water entering basement.



Interior View of Basement:

Basement Ceiling Exposed:

None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.



Conditions Noted in Exterior Walls,Interior View:

Attention Needed - The interior exposed foundation walls appear to need attention to prevent further deterioration.



Fire Place Cleanout:

Clean out doors are damaged and are no longer attached to the fireplace brick wall in basement.



Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Basement Windows:

The windows as installed appear to need some adjustment or repair. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.



Basement Windows Wells:

Most of the concrete window wells are damaged. Replacing the existing concrete with metal is recommended.



Basement Windows:

The windows as installed appear to need some adjustment or repair.



Basement Windows Well Covers:

The windows well covers are broken and need to be replaced.



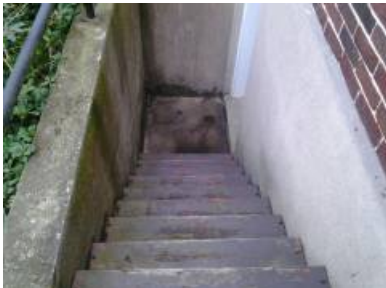
Interior Stairway Access From:
Kitchen.

Staircase Condition:
Satisfactory - The staircase to the basement level appears functional.

Evidence of Water Entry in the Basement Noted:
Action Necessary - Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls around the back basement door.

Walkout Basement:

Walkup Basement - Number of Exposed Walls:
Hand rail missing on basement exterior staircase.



Drainage in Area of Walkout:
Action Necessary - There is evidence of water entry at the doorway. The drain may need to be repaired.



Outside Entry Doors:
Satisfactory - The outside entry door to the walkout basement is satisfactory.

Crawlspace:

Crawlspace Entrance:
Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:
There is an interior entry to the crawlspace.

Crawlspace Ceiling Exposed Percent:
Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Conditions Noted in Exterior Walls,Interior View:
Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Evidence of Water Entry in the crawlspace Noted:

None.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Concrete.

Posts Condition:

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

Interior of Basement

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

1" water service line from the meter to the main cutoff.

Main Water Line Cutoff Location:

Through the slab floor.



Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 1" in diameter or larger.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly galvanized and copper.

Water Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is galvanized. The predominant waste line material is cast iron. The predominant waste line material is plastic.

Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is galvanized. The vent material, as it passes through the roof, is cast iron.

Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Objectionable Odors Noted:

No.

Location of Waste Line Cleanouts:

Base of the stack(s) in basement level.

Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. There is a submersible type sump pump installed.

Water Heater:**Location:**

Basement.

**Model/ Serial Number/ Size:**

System is Bradford White.

Tank Capacity:

80 gal.

Fuel Source for Water Heater:

The water heater is electrically heated.

Electric Service to Water Heater:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

HEATING, VENTILATION & AIR CONDITIONING

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

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

Air Conditioning- #1 Units:

Model/ Serial Number/ Size:

Outdoor unit.



System is Carrier brand.

Type and Location:

Refrigerator/Split System. Electricity-powered.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Air Conditioning(Spac Pac) - #2 & #3 Unit:

Outdood units



Model/ Serial Number/ Size:

Attic / 3rd floor unit.



Type and Location:

Refrigerator/Split System. Electricity-powered.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Heating System - #1 Unit:

Heating System Type:

Radiant heat.



Heating System Location:

Basement.

Fuel Source:

Gas.

Capacity & Efficiency:

265,500 BTU.

Approximate Age:

This unit was manufactured about 1987.

Flues, Vents, Plenum:

The flue pipe is metal and enters a masonry flue. **Action Necessary** - Some visible portion of the flue/vent system appears to need repairs. There is a crack in the wall where the flue pipe enters. Action is necessary to correct this condition.



General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

Burners / Heat Exchangers:

Burner Flame(s) appear typical.

Carbon Monoxide Tested:

Yes.

Normal Controls:

General condition appears serviceable.

Electric Baseboard Heat:

The baseboard heater in the coach house are working Satisfactory - The electric baseboard heating strips appear to be correctly installed and functional.

Heating System- #2 Unit:

Heating System Type:

A forced air furnace is installed as the primary source of heat.



Heating System Location:

Basement.

Fuel Source:

Gas.

Equipment Description:

System is Carrier brand.

Capacity & Efficiency:

42,000 BTUs.

Approximate Age:

This unit was manufactured about 2008.

Flues, Vents, Plenum:

The flue pipe is plastic from the furnace to the exterior.

General Operation & Cabinet:

Unit was operational at the time of inspection.

Burners / Heat Exchangers:

Closed System - Unable to inspect, Burner Flame(s) appear typical.

Air Filters:

Action Necessary - Replacement is recommended; the filter is not functioning as intended. The filter is in a condition that may cause damage to the heat exchanger due to restricted airflow across the heat exchanger.



Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

Humidifier Installed:

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

Normal Controls:

General condition appears serviceable.

ELECTRICAL SYSTEMS

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

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

Service:

Type & Condition:

Underground.



Electrical Distribution Panels:

Main Panel Location:

Basement.

Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:

Yes.

Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Disconnect:

Located at the top of main panel.

Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Main Panel Observations:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Subpanels:

Subpanels are located at the garage/ coach house and basement.

Conductors:

Feeder and Circuit Wiring:

Appears serviceable.

Wire Protection/Routing:

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General:

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

Electrical Outlets:

General:

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

Ground Fault Protected Outlets:

Satisfactory. GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

Interior of Basement

Ceiling light needs to be secured to ceiling.



Laundry:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Master Bedroom:

Satisfactory - 2-prong ungrounded outlets.



Bedroom #2:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Bedroom #4:

Satisfactory - 2-prong ungrounded outlets.



Front Entry & Main Hallway:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Living Room:

Satisfactory - 2-prong ungrounded outlets.



Dining Room:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Family Room:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Study:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Electrical Service:

Patio:

Yes.

Interior View of Basement:

There is evidence of homeowner wiring. Although only the visible portions of the wiring were inspected, there may be some hidden from view.

Garage:

Grounding clamp not connected and it should be.



Electric Service Condition:

Utility Services:

Satisfactory - The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Electrical:

Interior of Basement

Attention Needed - At least one light outlet noted needs a new outlet cover:



Lighting:

Laundry:

Satisfactory - Lighting in the laundry is adequate.

Master Bathroom:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #3:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

1/2 Bathroom #4:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Coach House:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Fixtures & Switches:

Kitchen Interior

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Ground Fault Interrupt Outlets:

Bathroom #2:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #3:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Coach House:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Bathroom #2:

Satisfactory - The light switch is satisfactory.

Bathroom #3:

Satisfactory - The light switch is satisfactory.

1/2 Bathroom #4:

Satisfactory - The light switch is satisfactory.

Coach House:

Satisfactory - The light switch is satisfactory.

Master Bedroom:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #2:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #3:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #4:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #5:

Satisfactory - The light and light switch were functional at the time of the inspection.

Front Entry & Main Hallway:

Satisfactory - The light and light switch were functional at the time of the inspection.

Living Room:

Action Necessary - The light switch installed in this room is for the study. And is not function properly.

Score is coming detached from the wall.



Dining Room:

Satisfactory - The light and light switch were functional at the time of the inspection.

Family Room:

Satisfactory - The light and light switch were functional at the time of the inspection.

Study:

Action Necessary - The light installed in this room did not function using the wall switch. I did not determine if the switch or the light.



LAUNDRY

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:

Basement and 2nd floor.



Entry Door:

Exterior door locked at time of inspection.



Walls:

Satisfactory - The walls in the laundry room appear to be satisfactory.

Ceilings:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition.

Windows:

Action Necessary - The window in this room needs repair. There is at least one broken window pane. The window in this room is painted shut or otherwise sealed. There is no window in this bedroom.



Washer & Dryer

Dryer in basement not installed.

A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.



Washer Hookup:

Yes.

Dryer Ventilation:

Basement dryer is not vented outside. the 2nd floor dryer is, Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Laundry Basin:

Action Necessary - There is evidence that the basement utility sink leak in the drain piping and drains slowly.



KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Attention Needed - The kitchen faucet leaks. Attention is needed.



Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

Kitchen Appliances:

Food Waste Disposal:

System is Kitchen Aid. Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

Satisfactory - The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

Range/Oven:

System is Viking.

Microwave Oven:

Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

Refrigerator:

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Kitchen Interior

Location:

Main level rear of house.

Outside Entry Door:

Attention Needed - The outside entry door to the kitchen needs some minor adjustment or repair. The weather strip around the door needs some repair.



Interior Entry Door:

Satisfactory - The entry door to the kitchen is as expected, and it is functional.

Windows:

At least one window or associated hardware in the kitchen needs repair. Some portion of the glazing needs repair or replacement.



Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

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 not 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.

Master Bathroom:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Action Necessary - The toilet in the master bathroom needs repair. Cracked China - There is at least one crack in the china toilet tank, lid, or bowl. These china parts are not repairable. If unsightly or leaking, replacement will be necessary. The new individual parts may not be interchangeable.



Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition. **Action Necessary** - The finish on the bathtub is damaged. It is not a leak now. However, when the finish on a steel tub is damaged, it will eventually rust causing a leak. Repair of the damaged area can delay further deterioration.



Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No, There is a shower curtain installed.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage.



Heat Source:

Attention Needed - The heat source in this room needs attention.



Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Attention Needed - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time. Wall tile cracked.



Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Action Necessary - The flooring in this bathroom is in need of repair.



Bathroom #2:

Vanity Cabinet:

Attention Needed - The vanity cabinet and/or top in this bathroom needs attention. Paint chipping noted on doors.



Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

Tub:

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Handheld spray hose leak at wall water supply connection.



Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3:

Attic/ 3rd floor.

**Vanity Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Attention Needed - At least one window or associated hardware in this bathroom needs attention.



Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Attention Needed - The flooring in this bathroom is in need of attention(cracked tiles) to prevent further deterioration.



1/2 Bathroom #4:

1st floor.



Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Attention Needed - The flooring in this bathroom is in need of attention(broken tile) to prevent further deterioration.



Coach House:

Vanity Cabinet:

Attention Needed - The vanity cabinet in this bathroom needs attention. Water stains noted in vanity base.



Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

BEDROOMS

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.

Master Bedroom:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.



Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #2:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.



Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Play Room:

Playroom is located at the end of the two bedrooms.



All the windows are screwed shut in the playroom.



Bedroom #3:**Entry Door:**

Satisfactory - The entry door on the master room is as I expected, and it is functional.

**Closet:**

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #4:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

**Closet:**

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Good - The floor covering is newer and should provide years of service.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

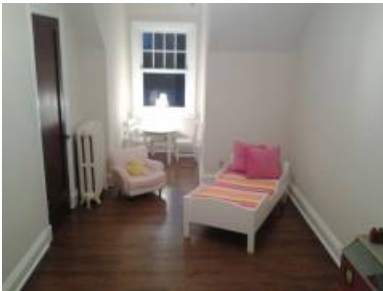
Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #5:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

**Closet:**

Ceiling in the closet is damaged.

**Walls:**

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Good - The floor covering is newer and should provide years of service.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

OTHER LIVING SPACES

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.

Front Entry & Main Hallway:

The Main Entrance Faces:

East.

Front Entry Door:

The front door knocker is missing.



Screen/Storm Door:

Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.



Main Staircase:

Satisfactory - The main staircase is appropriately installed.

Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Living Room:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.



Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Light:

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



Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Heat Source Noted:

There is a heat source to this room. Not working.



Fireplace:

Yes - There is a fireplace in this room. The log holder is damaged. Tuckpointing repairs are needed inside the fire place. Cleanout floor ash door is broken.



Dining Room:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.



Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Windows:

At least one window or associated hardware in the kitchen needs repair. Some portion of the glazing needs repair or replacement.



Family Room:

Entry Door:

New addition off the back of house.



Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Study:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Walls:

Satisfactory - The walls in the room appear to be satisfactory. Brick walls.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Attention Needed - All the windows in this room are screwed shut. Glazing repairs need.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

GARAGE

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.

Garage:

Garage Type

The garage is detached and free standing.

Size of Garage:

Two car garage.

Number of Overhead Doors

There are two overhead doors.

Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

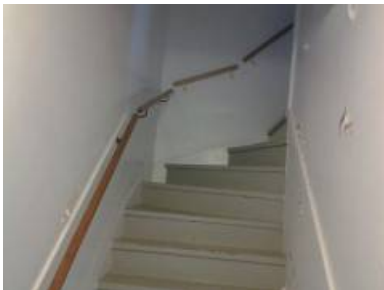
The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

Satisfactory - The safety reverse switch worked when it met resistance.

Inside Staircase:

Peeling paint noted on staircase walls going to the second floor.



Floor Condition:

Attention Needed - The garage floor needs some minor repair to prevent further deterioration.



Floor Drain:

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars.

Garage Walls Condition:

Cracks noted in ceiling.

Lighting:

The light in the kitchen doesn't work.



Water Heater:

Electric water heater could be better insulated. All exposed water pipes should be insulated. Heater may be needed in garage to protect water piping.



Electrical Panel:

100 AMP panel.

Water Source Installed:

Recommend insulated all water lines.



HEATING - AIR CONDITIONING

Heat Source:

Kitchen Appliances:

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent.

INTERIOR ROOMS

Ceilings:

Kitchen Interior

General condition appears serviceable.

Floors:

Kitchen Interior

General condition appears serviceable.

Closets:

Kitchen Interior

General condition appears serviceable.

ELECTRICAL SYSTEM

Electrical Outlets:

Kitchen Interior

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition.