



(949) 565-5904
rsm inspections.com

Confidential Inspection Report

LOCATED AT: 123 Sample Street
RSM, CA 92688

PREPARED EXCLUSIVELY FOR: I. M. Buyer

INSPECTED ON: Monday, April 18, 2016



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CERTIFIED CREIA INSPECTOR



Executive Summary

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

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

COLOR CODE

GENERAL INFORMATION



s-1: - This symbol means: "Hazardous condition that should be corrected as soon as possible"



s-2: - This symbol means: "Issue that warrants your attention."

DRAINAGE

GROUND



s-3: - Planters along the perimeter of the house. This is a defect in design. Planters are designed to retain moisture for the plants inside. This also keeps moisture against the siding. Soil should be no less than 6" below the weep screed. This is a moisture intrusion hazard. If you opt to keep the planters, ensure these planters have a means to drain away from the house.

DRYER VENT

EXTERIOR



s-4: - Exterior dryer vent cover is dirty. This is a fire hazard. Recommend the vent be cleaned before using.

PATIO COVERING

EXTERIOR



s-5: - Wood damage noted. Recommend contacting a licensed pest control specialist for further evaluation.

OUTLETS/RECEPTACLES

EXTERIOR



s-6: - Outdoor receptacle missing a weatherproof cover. This is a safety hazard. Recommend one be installed by a licensed electrical contractor.

ROOF FACIA

ROOF



s-7: - Facia missing. Recommend replacement by a licensed roofing contractor.

FIREPLACE DAMPER


FACTORY-BUILT FIREPLACE



s-8: - Damper not in a fixed open position where a gas fire is present. No damper clamp installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the fireplace. An approved damper clamp should be installed for safety. A "Fireplace Damper Stop Clamp" can be purchased at a place like Amazon for around \$6. FYI - this is what a damper clamp looks like.


ATTIC INSULATION

ATTIC

 **s-9:** - Insulation was installed wrong side up. This is a fire hazard. The kraft paper backing has a better chance of burning when the paper is facing up. In the attic, paper side should be down.


ROOF STRUCTURE FROM ATTIC

ATTIC

 **s-10:** - Water stains present. Evidence of past leak noted. The leak appears to be repaired. Recommend you ask the seller about this condition and/or check the disclosures.


PANEL

MAIN SERVICE PANEL ELECTRICAL

 **s-11:** - Breakers are not labeled correctly. This is a safety concern. Recommend you have all breakers labeled correctly by a licensed electrician.


BREAKERS

MAIN SERVICE PANEL ELECTRICAL

 **s-12:** - Breaker appears to be damaged. This is a safety hazard. Recommend replacement by a licensed electrician.


PANEL WIRING

MAIN SERVICE PANEL ELECTRICAL

 **s-13:** - White wire used as "hot" wire. White wires used as "hot" wires should be marked with black tape. Recommend contacting a licensed electrician to mark the wire.


GFCI

GFCI ELECTRICAL

 **s-14:** - GFCI protection is missing at the follow locations: all kitchen countertop receptacles and all bathroom receptacles. This is a shock hazard. Recommend repair or replacement by a licensed electrical contractor. A Ground Fault Circuit Interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. It works by measuring the current leaving the hot side of the power source and comparing it to the current returning to the neutral side. If they are not equal, this means that some of the current is flowing along an unintended path, and the GFCI shuts the power off. When the problem is corrected, the GFCI can manually be reset by pushing the reset button. There is also a test button that can be used to verify that the GFCI works. It is recommended to test GFCIs at least once a month. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following receptacle locations: Bathrooms, Outside, Garages, Crawlspace (at or below grade), Unfinished basements, Kitchen countertops, Laundry rooms, Within 6' of all plumbing fixtures.


WATER PRESSURE

PLUMBING

 **s-15:** - Water pressure from the street is 100 psi. This pressure is too high. The water pressure should not be above 80 psi. Fittings and hoses could fail at this high of a setting. Recommend replacing the current pressure regulator by a Licensed Plumbing Contractor.

PRESSURE REGULATOR

PLUMBING

 **s-16:** - Pressure regulator is present and appears to be NOT functioning properly . Recommend repair or replacement by a licensed plumbing contractor.

DETAILS

GAS WATER HEATER

WARN **s-17:** - Water heater has exceeded its designed life expectancy of 12 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit.

WARN **s-18:** - Corrosion present. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

WARN **s-19:** - Rust around top of the water heater. This usually indicates the water heater will soon fail. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

WARN **s-20:** - Rust around base of the water heater. This usually indicates the water heater will soon fail. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

WARN **s-21:** - Leaks observed. This is a safety / moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

BASE

GAS WATER HEATER

WARN **s-22:** - Water heater base shows signs of water damage. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

TPRV DISCHARGE TUBE

GAS WATER HEATER

!!! **s-23:** - Discharge tube discharges in the drip pan, this should be moved to discharge above the floor, by a licensed plumber, due to the possibility of scalding should a discharge situation happen (6" - 24" from the floor). This is a potential safety hazard.

WATER TEMPERATURE

GAS WATER HEATER

!!! **s-24:** - Water temperature observed to be: >120° F. This is too hot. Recommended temp should be set at 118-120° F to prevent scalding, extend water heater life, and improve energy efficiency and conservation. This is a potential safety hazard. Make adjustments at the water heater controls.

SUPPLY PIPING

GAS WATER HEATER

WARN **s-25:** - Insulation advised for hot water pipes in unheated areas.

EXPANSION TANK

GAS WATER HEATER

WARN **s-26:** - It appears that there is no expansion tank or other thermal expansion relief device installed on the water distribution system. Since this water supply system is a closed system, thermal expansion created by the water heater generates additional pressure on your supply lines. I always recommend the installation of an expansion tank or a thermal expansion relief device be installed on your supply line, by a licensed plumbing contractor, to mitigate the additional pressure.

DRIP PAN

GAS WATER HEATER

WARN **s-27:** - Drip pan appears to be rusted through. This is a moisture intrusion hazard. Unable to tell if there is additional hidden damage under the floor. Recommend repair or replacement by a licensed plumbing contractor.

GAS LINE

GAS FORCED AIR HEATING



s-28: - Valve inside the furnace cabinet. Valve should be outside the cabinet. This is a safety hazard. Recommend replacement by a licensed plumbing contractor.

COMPRESSOR UNIT

AIR CONDITIONING



s-29: - The compressor has exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit.



s-30: - Dryer vent within 3' of the A/C compressor unit. Recommend a licensed HVAC contractor move the compressor unit accordingly.

PRIMARY CONDENSATE LINE

AIR CONDITIONING



s-31: - There is only a primary condensate removal line present. This is a possible moisture intrusion hazard. Recommend repair or replacement by a licensed HVAC contractor.



s-32: - Primary condensate line has no P trap. A P trap prevents the escape of cooling energy, as well as, stops contaminated air from entering the system. Recommend you have a licensed HVAC Contractor install a P Trap.

SECONDARY CONDENSATE LINE

AIR CONDITIONING



s-33: - There is no secondary condensate line. Recommend a licensed HVAC Contractor install a condensate overflow shut-off device on the secondary condensate line. This device will automatically shut off your A/C in the event your primary condensate line is blocked.

DRIP PAN

AIR CONDITIONING



s-34: - Drip pan missing. This is a moisture intrusion hazard. Recommend installing a drip pan by a licensed HVAC contractor.

WALLS

FRONT / LEFT BEDROOM INTERIOR

s-35: - Panel damage noted. Recommend contracting a licensed general contractor for estimates for repair and/or replacement.

LIGHTING

FRONT / RIGHT BEDROOM INTERIOR



s-36: - No bedroom lighting present. This is a safety hazard. Recommend a licensed electrician install the light and/or switch.

ANTI-TIP


KITCHEN INTERIOR




s-37: - Range was not installed with an anti-tip device, which prevents the range from tipping or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed by a licensed contractor. FYI - this is what the device looks like.

OUTLETS/RECEPTACLES


KITCHEN INTERIOR

 **s-38:** - Receptacle is located directly over the basin. This is a safety hazard. Recommend relocating the receptacle by a licensed electrical contractor.

 **s-39:** - Receptacle is located directly over the stovetop. This is a safety hazard. Recommend relocating the receptacle by a licensed electrical contractor.


LAUNDRY VENTILATION

LAUNDRY ROOM INTERIOR

 **s-40:** - No fans or window observed. Recommend an exhaust fan be installed in laundry room for proper ventilation and moisture control.


CHUTE

LAUNDRY ROOM INTERIOR

 **s-41:** - Door on chute is not fire rated. This is a fire hazard. Recommend one be installed by a licensed general contractor.


RAILING

STAIRWAY INTERIOR

 **s-42:** - Balusters are over 4" apart. This is a safety hazard. Recommend corrections be made by a licensed contractor.


**SMOKE DETECTOR


COMMON AREA INTERIOR

 **s-43:** - Not all required smoke detectors were present. There should be a smoke detector in each bedroom, each sleeping area and in the hallway (near the bedrooms), on each floor. Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors last 6-10 years. Recommend replacing all smoke detectors every time you purchase a house, every 10 years, or as recommended by the manufacturer. Do not rely on the alarm test button. The button tests the alarm sounding mechanism, not the sensor that detects the smoke.

LIGHTING


GARAGE

 **s-44:** - No garage side door lighting present. It is common industry practice to have at least one wall light by the garage side door. This switch should be located at the door. Recommend a licensed electrician install the side garage light and switch.

 **s-45:** - Light is an exposed bulb. Due to the near proximity of combustible material, this is a fire hazard. Recommend having a licensed Electrician replace with a proper protected lighting fixture.

GARAGE DOOR OPENER

GARAGE DOOR

 **s-46:** - Photoelectric eye is more than 6" from the ground. This is a safety hazard. Recommend you reposition the eye between 4 - 6" from the ground.

Monday, April 18, 2016
I. M. Buyer
123 Sample Street
RSM, CA 92688


Dear I. M. Buyer,


I have enclosed the report for the property inspection I conducted for you on Monday, April 18, 2016 at:

123 Sample Street
RSM, CA 92688

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

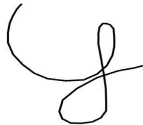
Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Hazardous condition that should be corrected as soon as possible.

 = Issue that warrants your attention.

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

Sincerely,



Inspector, Bill Bryan
RSM Inspections



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Introduction

I have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

I do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

My recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, I may list items that I feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in my opinion, it is ultimately your responsibility to review the entire report. If you have questions regarding any of the items listed, please contact me for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that I recommend further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the contract provided by me.

General Information

COLOR CODE



1: - This symbol means: "Hazardous condition that should be corrected as soon as possible"



2: - This symbol means: "Issue that warrants your attention."

INSPECTION DETAILS

3: - This home was built around 1977 and the estimated age of this home is approximately 39 years.

4: - Structures built prior to or around 1979, may contain lead-based paint and/or asbestos in various building materials such as insulation, exhaust vents, air ducts, siding, floor tiles, ceiling and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. You should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation.

5: - The size of this home is approximately 1,936 square feet.

6: - At the time of the inspection, the outside temperature was between 60-70°.

7: - At the time of the inspection, it was raining.

HOME TYPE

8: - This is a single family home.

9: - This is a two-story home.

10: - This home has an attached, 2-car, garage.

INSPECTION TIME

11: - 1:00 to 3:00.

PRESENT FOR THE INSPECTION:

12: - Clients.

13: - Buyers Agent.

14: - Seller was present for the first 2 minutes.

OCCUPANCY

15: - This property was Occupied - Furnished / Heavy volume of personal and household items observed.

UTILITIES

16: - Utilities were on at the time of inspection (Gas, Water, Electricity).

SCOPE OF INSPECTION

17: - I evaluate conditions, systems, or components, and report on their condition.

National, State and Local building codes contain a number of requirements for construction. However, these codes are not retroactive. Thus, once a building is built, the building owner generally does not have an obligation to comply with subsequent revisions to the building code, absent a significant renovation or change in use. I perform a home inspection based on the latest building standards. When I call out a defect or safety upgrade, it is based on these standards and not those at time of construction. There is no requirement for the seller to repair or upgrade any item. In fact, many times when I make a recommendation for upgrades, the seller will bring in a licensed specialist that will state the item met the building codes at time of construction.

I take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as, the cracks that appear in concrete and in the plaster around windows and doors, worn or squeaky floors, and stiff or stuck windows. Therefore, I tend to ignore insignificant and predictable defects, and do not always annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. I am not authorized, nor have the expertise, to comment on termite, dry rot, fungus, or mold, but may alert you to its possible presence. Regardless, you should schedule any such specialized inspection, for example, for the presence of termites, with the appropriate specialist before the end of your contingency period. That is not my concern. My concern is that you, my client, has information on the latest standards, and can make an informed decision on whether you want those items repaired as part of the purchase and sales agreement, or you will have them repaired after the sale. It does not change my recommendation that the item should be repaired, replaced or upgraded. A house and its components are complicated, and because of this and the limitations of an on-site review, I offer unlimited consultation and encourage you to ask questions. In fact, I encourage candid and forthright communication between all parties, because I believe that it is the only way to avoid stressful disputes and costly litigation. Remember, I only summarized the report on-site and it is essential that you read all of it, and that any recommendations that I make for service or evaluation by specialists should be completed and documented well before transfer, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property.

Thank you, Bill Bryan, Owner, RSM Inspections

GENERAL OBSERVATIONS

18: - All or part of this home has been recently painted inside and/or outside. While common in preparation to place a house on the market, this also can mask defects which would otherwise be visible during our inspection. Stains in ceilings or on walls, which indicate possible roof leaks or other water intrusion, can be covered by a fresh coat of paint. Only the owners or occupants of a property should have knowledge of any visible clues to such defects which might have been covered. I will point out visible evidence of damage, repairs or leaks which might be apparent from all locations I inspect. While I strive to conduct a thorough property inspection, I cannot report on conditions that are not visible, or may have been intentionally or unintentionally masked.

19: - A portion of this property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because I do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

20: - Although not always required, I always recommend a termite inspection by a licensed structural pest control operator. These inspections are free. A termite inspection looks for wood destroying pests and organisms. I am not a pest control operator. If I see damaged or deteriorating wood, I will refer you to the termite report. If there is no termite report, again, I recommend you get one.

Grounds

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view my vegetation, at or below grade level and/or behind walls cannot be inspected and are not part of this inspection - taking into account typical wear for properties at this age and type (excluding cosmetic considerations). Grading and drainage are probably the most significant aspects of the property, simply because of the direct and indirect damage moisture can have on structures. More damage has resulted from moisture and expansive soils than from natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the foundation. I have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, I recommend downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to fall hazards.

STREET NUMBER

WARN

21: - Street number is visible from the street for emergency responders to find the house.

SIDEWALK/DRIVEWAY/WALKWAY

22: - Concrete and brick walkway.

WARN

23: - Damaged surfaces. Replacement is expensive. Recommend you get an estimate for repair and or replacing.



GRADING

24: - No major grading concerns noted at time of inspection. Lot grading has a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should, and does, slope away and fall a minimum of 6" for the first 10' around the perimeter of the building.

WARN

25: - House is situated on a flat, level pad with an uphill slope at the rear. Such slopes will increase the chances for soil movement. Visual indications of such movement might be noted elsewhere, however, I am not a geo-technical engineer or structural specialist, you may wish to have a site evaluation.

DRAINAGE

26: - Drainage on this property appears to be adequate. No signs of previous pooling water and drains are in place where the water seems to be directed.

WARN

27: - Planters along the perimeter of the house. This is a defect in design. Planters are designed to retain moisture for the plants inside. This also keeps moisture against the siding. Soil should be no less than 6" below the weep screed. This is a moisture intrusion hazard. If you opt to keep the planters, ensure these planters have a means to drain away from the house.



VEGETATION

28: - No major safety or functional concerns, with vegetation, noted at time of inspection.

FENCING

29: - Wood fence present.

30: - No major safety or function concerns with the fence noted at time of inspection.

YARD WALLS

31: - Block wall.

32: - No major safety or function concerns with the walls noted at time of inspection.

GATES

33: - Wood gate present.



34: - Gate hardware out of alignment; gate will not secure.



35: - Gate is missing the vertical and diagonal support required to keep the gate in working order for much longer.

Recommend you repair the gate with the proper support.

ADDITIONAL OUTDOOR ITEMS

36: - Underground lawn irrigation sprinkler system noted; beyond the scope of this inspection. Ask seller to demonstrate at final walk through.

Exterior

SIDING

37: - The siding is made of stucco.

38: - Siding was in satisfactory condition at time of inspection.

TRIM

39: - Paint on the trim was in satisfactory condition at the time of inspection.

PAINT

40: - Paint was in satisfactory condition at the time of inspection.

WINDOW SCREENS



41: - Damaged window screens observed. Recommend repair or replacement, as necessary.

DRYER VENT



42: - Exterior dryer vent cover is dirty. This is a fire hazard. Recommend the vent be cleaned before using.

DOORBELL



43: - Doorbell did not operate when tested.

FRONT DOOR

44: - Door appeared functional and in satisfactory condition, at time of inspection.

PORCH

45: - Brick porch.

46: - No major system safety or function concerns with the porch, noted at time of inspection.

PORCH COVERING

47: - The porch covering is the same as the roof covering the house.

48: - No major system safety or function concerns on the porch covering, noted at time of inspection.

PATIO DOORS

WARN 49: - Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door to allow easy and smooth operation.

PATIO

50: - Brick patio.

51: - No major system safety or function concerns with the patio, noted at time of inspection.

PATIO COVERING

52: - Wood pergola-type patio covering.

WARN 53: - **Wood damage noted. Recommend contacting a licensed pest control specialist for further evaluation.**



SCREEN DOORS

WARN 54: - Screen door is off the tracks. Recommend putting back on the tracks.

WARN 55: - Screen door needs adjustment in order to close properly. Recommend adjustment.

OUTLETS/RECEPTACLES

56: - (See GFCI Conditions in the electrical section).

!!! 57: - **Outdoor receptacle missing a weatherproof cover. This is a safety hazard. Recommend one be installed by a licensed electrical contractor.**



LIGHTING

58: - Lights were tested and are functional.

Structure

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

BUILDING STRUCTURE

59: - Roof structure is conventionally framed with wood members.

60: - The ceiling structure is conventionally framed with standard joists.

61: - The wall structure is conventionally framed with wooden studs.

Foundation

SLAB-ON-GRADE

62: - Slab foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. My inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. I check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but I do not move furniture or lift carpeting and padding to look for cracks, and I do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than 1" in 20', which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, I 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.

63: - Slab appears to be in good condition.

64: - Concrete slab not visible due to floor coverings.

ANCHOR BOLTS

65: - I could only see a very small sample of anchor bolts (underneath the Forced Air Unit, when I removed the air filter). Anchor bolts were present.

CRIPPLE WALL

66: - No visible cripple walls present on this home.

WOOD TO SOIL SEPARATION

67: - There is no wood framing to soil contact. Always maintain at least 6" of space (where practical) between the wood framing and the soil below. This will deny an entrance for moisture or insects.

Roof

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

ROOF DETAILS

68: - I walked on the roof to inspect.

69: - I estimate this roof to be approximately 10+ years old. However, this is just an estimate. I always recommend that any roof over 10 years old receive a roof certification by a licensed roofing contractor.

ROOF COVERING

70: - Asphalt shingles.

ROOF FLASHING

71: - No major system safety or function concerns with the flashing noted at time of inspection.

72: - Drip edge present.

ROOF EAVES

73: - Eaves were in satisfactory condition at time of inspection.

ROOF FACIA

WARN **74:** - **Facia missing. Recommend replacement by a licensed roofing contractor.**



ROOF VALLEYS

75: - No major system safety or function concerns with valleys noted at time of inspection. There is enough room in the valleys for debris to clear itself out. Valley flashing properly extends beyond the drip edge.

ROOF VENTS

76: - No major system safety or function concerns with vents noted at time of inspection.

ROOF DRAINAGE

77: - No major system safety or function concerns with the gutters noted at time of inspection.

DOWNSPOUTS

78: - No major system safety or function concerns with the downspouts noted at time of inspection.

Chimney

Chimney review is limited to visible accessible components only. The National Fire Protection Association (NFPA) (www.nfpa.org) requires that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at http://www.csia.org/homeowner-resources/chimney_inspections.aspx. I also advise that this inspection be conducted by a certified F.I.R.E. Inspector. For a list of certified inspectors, go to gotofire.com.

Factory-built

TYPE

79: - No major system safety or function concerns with the exterior of the factory-built chimney noted at time of inspection. A functional spark arrestor and rain cap noted. I was unable to determine condition or presence of liner due to accessibility. The chimney review is limited to visible accessible components only.

Fireplace

Factory-Built

TYPE

80: - Factory-built fireplace.

FIREPLACE FIREBOX

81: - Gas logs with flame burner present.

FIREPLACE DAMPER

82: - Manual damper is present.

!!! **83:** - Damper not in a fixed open position where a gas fire is present. No damper clamp installed. This is an important safety feature that helps ensure that gases will be vented into the atmosphere instead of being trapped in the fireplace. An approved damper clamp should be installed for safety. A "Fireplace Damper Stop Clamp" can be purchased at a place like Amazon for around \$6. FYI - this is what a damper clamp looks like.



FIREPLACE HEARTH EXTENSION

84: - Hearth extension extends the proper distance from the fireplace opening.

FIREPLACE SCREEN

85: - Fireplace screen is present and functional.

FIREPLACE GLASS

86: - Glass doors are present and functional. **CAUTION:** During operation, glass door can become extremely hot. Warn children that the glass may be hot.

FIREPLACE MANTLE MATERIAL

87: - Mantle has no significant defects.

FIREPLACE GAS SUPPLY

88: - Gas valve is functional.

89: - Gas key was present.

Attic

The attic contains the roof framing and usually serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. I visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements.

ATTIC ACCESS



90: - Attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with fiberglass insulation to reduce energy expenses.

91: - Attic access doubles as a hallway light.

ATTIC STRUCTURE

92: - No major system safety or function concerns in the attic noted at time of inspection.

ATTIC VENTILATION

93: - Attic ventilation good.

94: - Soffit inlet vents noted.

95: - Gable exhaust vents noted.

WARN 96: - High exhaust vents noted.

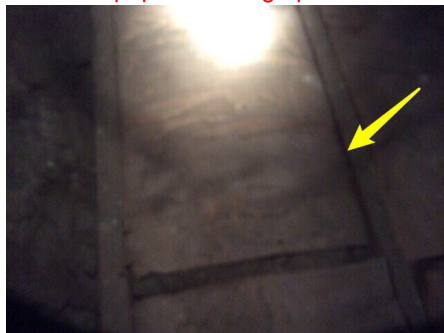
97: - Vent screens are functional.

ATTIC INSULATION

98: - Fiberglass batts with kraft paper facing present.

99: - Insulation averages about 6-8 inches in depth. Minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

!!! 100: - Insulation was installed wrong side up. This is a fire hazard. The kraft paper backing has a better chance of burning when the paper is facing up. In the attic, paper side should be down.



EXHAUST VENTS

101: - There are no bathroom exhaust fans, therefore there were no vents in the attic.

ATTIC PLUMBING VENTS

102: - Plastic plumbing vent piping present.

103: - No visible deficiencies seen in plumbing vent piping.

ATTIC DUCTING

104: - Visible portions of the air ducts appear functional.

ROOF STRUCTURE FROM ATTIC

WARN 105: - Water stains present. Evidence of past leak noted. The leak appears to be repaired. Recommend you ask the seller about this condition and/or check the disclosures.



LIGHTING

WARN

106: - Light does not work. Recommend repair or replacement by a licensed electrical contractor.

Electrical

Service Drop

UNDERGROUND

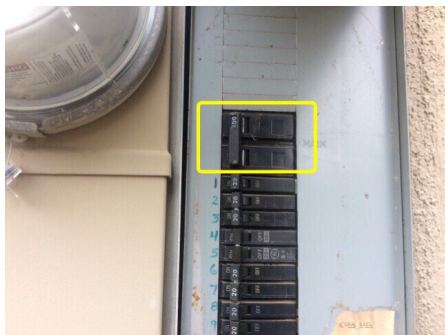
107: - There is an underground service lateral present.

Main Service Panel

PANEL

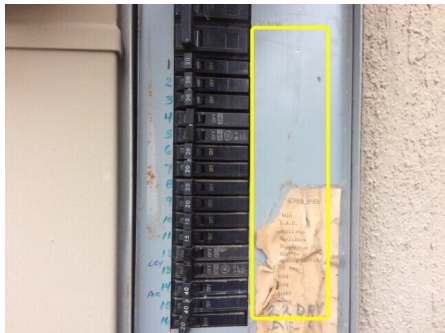
108: - Main panel is manufactured by General Electric.

109: - Main disconnect is at the main electric panel. This switch will turn off all power to the house.



!!!

110: - Breakers are not labeled correctly. This is a safety concern. Recommend you have all breakers labeled correctly by a licensed electrician.



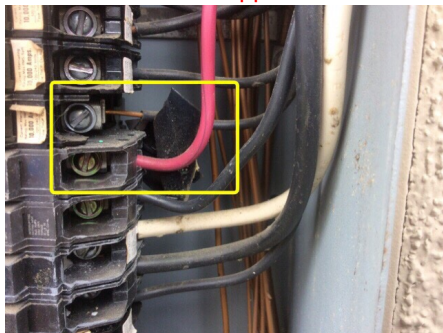
AMP CAPACITY

111: - Main Electrical Panel has a maximum Amp capacity of approximately 100 amps/ 240 volts.

BREAKERS



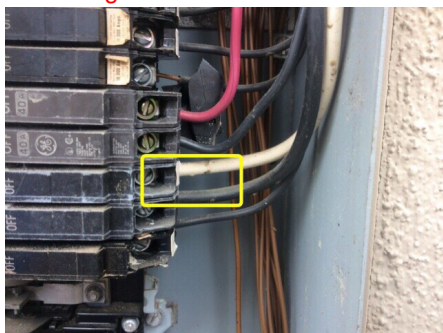
112: - Breaker appears to be damaged. This is a safety hazard. Recommend replacement by a licensed electrician.



PANEL WIRING



113: - White wire used as "hot" wire. White wires used as "hot" wires should be marked with black tape. Recommend contacting a licensed electrician to mark the wire.



NEUTRAL BAR

114: - No major system safety or function concerns noted on the neutral bar at time of inspection.

GROUNDING



115: - Main electrical panel should be grounded to the metal water pipe in the ground (if you have one, most homes around here have pvc pipe) or the metal rebar in the slab (called a "Ufer") or to a copper grounding rod. The connections for grounding were not visible and I could not verify. Recommend that you have a licensed electrician verify that the electrical system is, in fact, grounded.

Bonding

BONDING

116: - Non-current carrying electrically conductive materials (TV and cable wiring, all metal pipes, such as, cold water supply, hot water supply, and gas piping) that are likely to become energized shall be connected together and to the electrical supply source, in a manner that establishes an effective ground-fault current path. This is typically done at the water heater. Just because I don't see it at the water heater, doesn't mean that the pipes have not been bonded elsewhere. If I don't see it, I recommend you get a licensed electrical contractor verify the bonding is present.

117: - Bonding visibly present on the following items: cold water piping.



118: - Bonding not visibly present on the following items: hot water piping and gas piping.

AFCI

AFCI

119: - No AFCI protection present. Arc-Fault Circuit Interrupter (AFCI) protection protects electrical circuits in sleeping, family, dining, living, sun, and recreation rooms, and parlors, libraries, dens, hallways, closets, and similar rooms and areas. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include AFCI protection at the following locations: sleeping, family, dining, living, sun, and recreation rooms, and parlors, libraries, dens, hallways, closets, and similar rooms and areas.

GFCI

GFCI

!!! 120: - GFCI protection is missing at the follow locations: all kitchen countertop receptacles and all bathroom receptacles. This is a shock hazard. Recommend repair or replacement by a licensed electrical contractor. A Ground Fault Circuit Interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. It works by measuring the current leaving the hot side of the power source and comparing it to the current returning to the neutral side. If they are not equal, this means that some of the current is flowing along an unintended path, and the GFCI shuts the power off. When the problem is corrected, the GFCI can manually be reset by pushing the reset button. There is also a test button that can be used to verify that the GFCI works. It is recommended to test GFCIs at least once a month. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following receptacle locations: Bathrooms, Outside, Garages, Crawlspace (at or below grade), Unfinished basements, Kitchen countertops, Laundry rooms, Within 6' of all plumbing fixtures.

Plumbing

The visible areas of the main water line, shut off valves, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended, if you are concerned by this possibility. Older fixtures or components should be budgeted for replacement. I do not operate shut off valves as they may be prone to leakage.

GAS METER

121: - Main gas shut-off valve is located at the gas meter.



122: - Visible portions of the gas pipes, at the meter, appear to be in acceptable condition.

SEISMIC SHUTOFF

123: - No seismic shut-off valve installed on the main gas line. In the event of an earthquake, the seismic shut-off valve will automatically shut-off the gas. Although not required, Experts recommend one be installed by a Licensed Plumbing contractor.

GAS PIPING

124: - Gas piping, where visible, is steel.

125: - Visible portions of the gas supply piping appears to have no major system safety or function concerns noted, at time of inspection.

WATER SHUT OFF

126: - House water shut-off valve is located in the front of the house.



WATER PRESSURE

WARN **127:** - Water pressure from the street is 100 psi. This pressure is too high. The water pressure should not be above 80 psi. Fittings and hoses could fail at this high of a setting. Recommend replacing the current pressure regulator by a Licensed Plumbing Contractor.

PRESSURE REGULATOR

WARN **128:** - Pressure regulator is present and appears to be NOT functioning properly . Recommend repair or replacement by a licensed plumbing contractor.

WATER PIPING

129: - Water piping, where visible, is copper. Copper supply plumbing has a potential for failure and leaking. Such leaks can lead to significant property damage, including mold. Leaks may occur inside walls or other areas where the plumbing is present. Age of the supply plumbing is one indicator of the potential for leaking, but improper installation, sub-standard quality of the pipe used, water chemistry, water pressure, recirculating pumps (if in use) and total water usage all can contribute to the wear and potential for such leaks. Some areas of recent construction newer than 3 years old have history of such leaking. However, without visible clues such as stains or damage to floors, walls and ceilings, or pooling water adjacent to the exterior foundation, a plumbing leak may be present for a period of time without such evidence. If any visible stains or evidence are seen from water leaks, they are reported elsewhere, but you should consider the age of the home and its history to determine if further action is needed.

There are alternatives to help prevent further leaks and damage. The cost varies, but may be less than the potential damage from a leak that goes undetected for several weeks or longer. One option is to have a complete repipe of the home, either with new copper or another approved material such as PEX - a flexible plastic that is acceptable in California. Another option is to have the existing copper pipes relined with an epoxy coating, which can seal any small leaks and provide a permanent separation between the water and copper. Most companies that perform this epoxy lining offer a 10 year warranty against leaks. Repiping will require cutting open walls and ceilings to run the plumbing, along with patching and painting of the affected interior and exterior areas. Relining usually does not require opening as many walls. Recommend consultation with a licensed, qualified plumbing contractor about this potential or the options for repair.

130: - Visible portions of the water supply piping appears to have no major system safety or function concerns noted, at time of inspection.

EXTERIOR FAUCET

WARN 131: - External faucets around the house appear to be functional, but does not include anti-siphon valve. These valves are required by current standards to help prevent dangerous backflow of contaminated water into the potable water system of the house. Recommend the addition of these devices to all faucets. These devices are relatively inexpensive and can be purchased at the nearest home improvement store.



DRAIN, WASTE & VENT

132: - I observed plastic pipe used for Drain, Waste and Vent Pipe (DWV).

133: - DWV piping appears functional.

SEWER

134: - Unable to determine the material used in the sewer line.

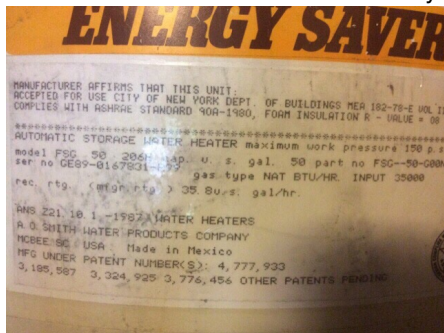
WARN 135: - Due to age of this home, I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions could be revealed.

Water Heater

Gas

DETAILS

136: - Water heater is manufactured by A.O. Smith.



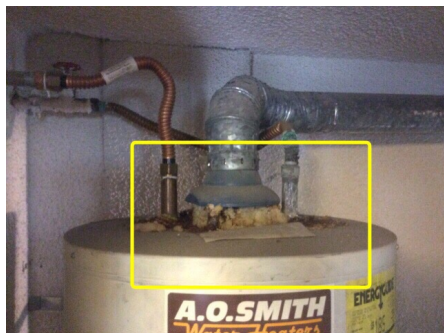
137: - This is a gas water heater.

138: - This water heater is approximately 27 years old. The average life expectancy of a water heater, in Southern California, is 12 years.

WARN 139: - Water heater has exceeded its designed life expectancy of 12 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit.

140: - This is a 50 gallon water heater.

WARN 141: - Corrosion present. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.



WARN 142: - Rust around top of the water heater. This usually indicates the water heater will soon fail. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

WARN 143: - Rust around base of the water heater. This usually indicates the water heater will soon fail. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

WARN 144: - Leaks observed. This is a safety / moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.

BASE

145: - Water heater has the 30" x 30" minimum required working space in front of the water heater.

WARN 146: - Water heater base shows signs of water damage. This is a moisture intrusion hazard. Recommend repair or replacement by a licensed plumbing contractor.



ENCLOSURE

147: - Water heater enclosure appears to be functional.

COMBUSTION

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

GAS SUPPLY

149: - Gas valve is functional.

WARN 150: - No sediment trap installed on the gas line at the water heater. A sediment trap catches debris or sediment that can otherwise clog the gas orifice, leading to a potential hazardous condition. Recommend the installation of a proper sediment trap by a Licensed Plumbing Contractor.

VENTING

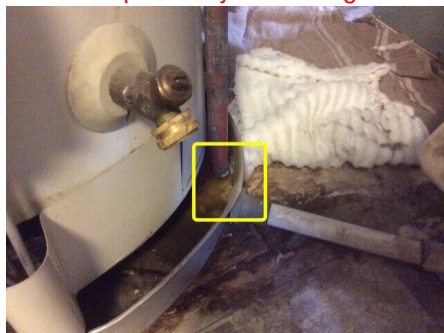
151: - Metal double wall chimney vent pipe noted.

TPR VALVE

152: - Temperature Pressure Release Valve (TPRV) appears to be functional and in satisfactory condition. Opening or testing of this valve is beyond the scope of this inspection. Simply opening this valve can cause debris to cause it to stick open, and may cause it to leak.

TPRV DISCHARGE TUBE

!!! 153: - Discharge tube discharges in the drip pan, this should be moved to discharge above the floor, by a licensed plumber, due to the possibility of scalding should a discharge situation happen (6" - 24" from the floor). This is a potential safety hazard.



COLD WATER SHUT-OFF VALVE

WARN 154: - Shut-off valve on the cold water supply line is a "gate valve." These type valves tend to fail much sooner than a "Ball Valve." Recommend replacing with a ball valve by a licensed plumbing contractor.

WATER TEMPERATURE

!!! 155: - Water temperature observed to be: >120° F. This is too hot. Recommended temp should be set at 118-120° F to prevent scalding, extend water heater life, and improve energy efficiency and conservation. This is a potential safety hazard. Make adjustments at the water heater controls.

SUPPLY PIPING

WARN 156: - Insulation advised for hot water pipes in unheated areas.

EXPANSION TANK

WARN 157: - It appears that there is no expansion tank or other thermal expansion relief device installed on the water distribution system. Since this water supply system is a closed system, thermal expansion created by the water heater generates additional pressure on your supply lines. I always recommend the installation of an expansion tank or a thermal expansion relief device be installed on your supply line, by a licensed plumbing contractor, to mitigate the additional pressure.

DRAIN VALVE

158: - Drain valve on the water heater is in place and presumed to be functional. However, I do not open or test these valves.

DRIP PAN

WARN

159: - Drip pan appears to be rusted through. This is a moisture intrusion hazard. Unable to tell if there is additional hidden damage under the floor. Recommend repair or replacement by a licensed plumbing contractor.



STRAPPING

160: - Water heater is seismically strapped.

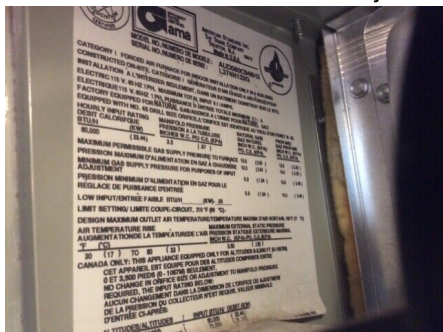
Heating

Gas Forced Air

DETAILS

161: - An annual HVAC service contract is recommended.

162: - Furnace is manufactured by American Standard.



163: - Gas forced air furnace present.

164: - This furnace is approximately 19 years old. The average life expectancy of a furnace in Southern California, is 25 years.

165: - Furnace is functional and responds to the thermostat, at the time of inspection.

ENCLOSURE

166: - Furnace enclosure appears to be functional.

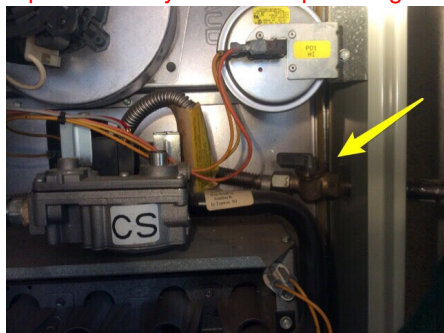
FORCED AIR UNIT (FAU)

167: - Forced Air Unit (FAU) base, below the furnace, appears to be functional.

GAS LINE



168: - Valve inside the furnace cabinet. Valve should be outside the cabinet. This is a safety hazard. Recommend replacement by a licensed plumbing contractor.



DIFFERENTIAL TEMPERATURES

169: - The furnace responded and achieved an industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out, of approx. 22°.

Air Conditioning

A/C SYSTEM

170: - An annual HVAC service contract is recommended.

171: - The air-conditioning consists of a split system. There is a compressor unit outside and the evaporator coil inside the home.

COMPRESSOR UNIT

172: - Air conditioner compressor unit is manufactured by American Standard.



173: - A/C compressor unit is approximately 19 years old. The average life expectancy of an air conditioner, in Southern California, is 15 years.



174: - The compressor has exceeded its designed life expectancy of 15 years. I make no warranty, guarantee or estimation as to the remaining useful life of this unit.

175: - Approx "3.5 Tons."

176: - Manufacturer recommends that the circuit in the main electrical panel be no larger than 40 amps.

177: - Functional and responds to the thermostat, at the time of inspection.



178: - Compressor unit is noisy while operating.

WARN 179: - Dryer vent within 3' of the A/C compressor unit. Recommend a licensed HVAC contractor move the compressor unit accordingly.



REFRIGERANT LINES OUTSIDE

WARN 180: - To add years to the life of the insulation, the insulation on the low pressure (large) refrigerant line should be wrapped with UV resistant tape.

WARN 181: - Refrigerant caps should be tamper-proof. Inquisitive children have been known to release dangerous refrigerant gasses at the condenser unit. This is a safety hazard. These "refrigerant cap locks" are inexpensive and can be purchased on-line from a store like Amazon.

DISCONNECT

182: - The compressor unit fused disconnect is safe and functional.

183: - Circuit breaker, in the main service panel, for the A/C Compressor is the correct size.

ENCLOSURE

184: - A/C enclosure appears to be functional.

REFRIGERANT LINES INSIDE

185: - No deficiencies observed at the visible portions of the refrigerant lines.

PRIMARY CONDENSATE LINE

186: - When the air-conditioning evaporator coil is located in the house to attic, there should be a primary condensate removal line and one of the following (should the primary line become blocked): A secondary condensate removal line or a drain pan. I always recommend having all 3!

WARN 187: - There is only a primary condensate removal line present. This is a possible moisture intrusion hazard. Recommend repair or replacement by a licensed HVAC contractor.

WARN 188: - Unable to determine the point at which the primary condensate line discharges. It is commonly located at an exterior location. However, because I was unable to locate it, I recommend it be traced, by a licensed HVAC contractor, to ensure it is functional and discharges to an approved location.

WARN 189: - Primary condensate line has no P trap. A P trap prevents the escape of cooling energy, as well as, stops contaminated air from entering the system. Recommend you have a licensed HVAC Contractor install a P Trap.

SECONDARY CONDENSATE LINE

WARN 190: - There is no secondary condensate line. Recommend a licensed HVAC Contractor install a condensate overflow shut-off device on the secondary condensate line. This device will automatically shut off your A/C in the event your primary condensate line is blocked.

DRIP PAN

WARN

191: - Drip pan missing. This is a moisture intrusion hazard. Recommend installing a drip pan by a licensed HVAC contractor.

AIR SUPPLY

192: - Air supply system appears to be functional.

AIR RETURN

193: - Return air supply system appears to be functional.

THERMOSTAT

194: - Thermostat functional at the time of inspection.

195: - Digital - programmable type.

DIFFERENTIAL TEMPERATURES

196: - A/C responded and achieved an industry accepted differential temperature split between the air temperature entering the system and temperature of the air coming out, of 16 to 22°. This just tells me that the A/C system is functioning. For a more definitive analysis of the efficiency of your air-conditioning system, contact a licensed HVAC contractor.

FILTERS

WARN

197: - Filter is dirty. Filters clean the air before it passes through the blower, heat exchanger and evaporator coil. This helps to keep these components working efficiently. Filters also help clean the house air, making the environment more pleasant. Recommend changing the filter and then regular maintenance and inspection.



Interior

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

Interior Materials

INTERIOR MATERIALS

198: - The ceilings in this home are primarily drywall.

199: - The walls in this home are drywall.

200: - All or part of the home appears to have original aluminum framed, single-paned windows.

201: - All or part of the house has retrofit dual-paned, vinyl windows. Dual-glazed windows are energy efficient and help reduce street noise. The space between the panes is factory-sealed. If a seal is broken, which is a common condition, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging on the inside of the glass panels. If this happens, the only remedy is to replace the window. This condensation or fogging is not always visible, and can appear or disappear depending on lighting, temperature and humidity conditions at the time of the inspection. I cannot assure the seal on each and every window, but will report on the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

202: - The flooring in this house is a combination of carpet, engineered wood, tile and vinyl squares.

Bedroom

Master Bedroom Interior

NO DEFICIENCIES

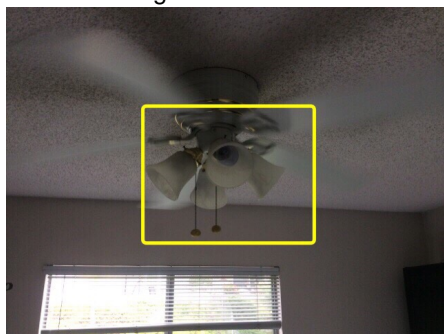
203: - No deficiencies noted in this room. Ceiling, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Back / Upstairs Bedroom Interior

LIGHTING



204: - Light does not work. Recommend repair or replacement by a licensed electrical contractor.



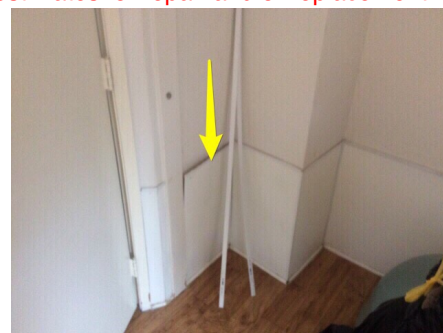
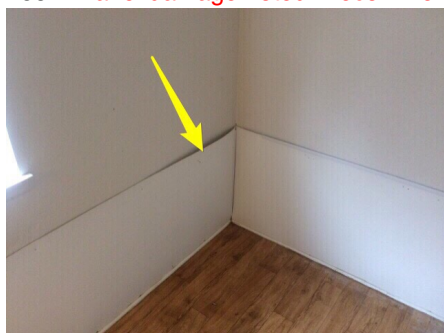
NO DEFICIENCIES

205: - Other than the above deficiency, I observed the ceiling, ceiling fan, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Front / Left Bedroom Interior

WALLS

206: - Panel damage noted. Recommend contracting a licensed general contractor for estimates for repair and/or replacement.



FLOORING

WARN

207: - Floor is damaged. Recommend repair or replacement by a licensed general contractor.



CLOSETS

WARN

208: - Closet door missing. Recommend replacement by a licensed general contractor.

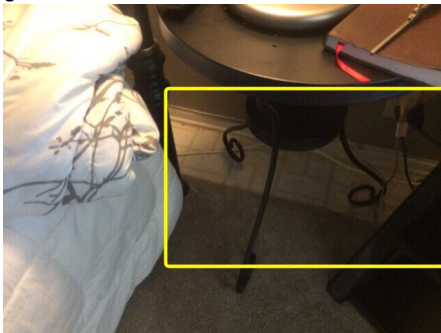
NO DEFICIENCIES

209: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Front / Right Bedroom Interior

FLOORING

210: - Flooring is carpet and vinyl squares. Carpet does not cover entire floor. Recommend repair or replacement by a licensed general contractor.



LIGHTING

!!!

211: - No bedroom lighting present. This is a safety hazard. Recommend a licensed electrician install the light and/or switch.

NO DEFICIENCIES

212: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Downstairs Bedroom Interior

SMOKE DETECTOR BEDROOM

!!!

213: - No visible smoke detector in this bedroom. This is a safety hazard. Recommend installing one in this bedroom.

WALLS

214: - Panel damage noted. Recommend contracting a licensed general contractor for estimates for repair and/or replacement.



FLOORING

WARN

215: - Floor is damaged. Recommend repair or replacement by a licensed general contractor.



CLOSETS

WARN

216: - Closet door missing. Recommend repair or replacement by a licensed general contractor.

WIRING

WARN

217: - Lamp cord wiring is used permanent wiring. This wiring is easy to overload and/or damage, and is not permitted. Recommend removal of all lamp cord wiring and installation of permanent cabling and/or additional outlets, by a licensed electrical contractor.

NO DEFICIENCIES

218: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, windows, closet, egress, smoke detector, outlets, lights and switches were all satisfactory.

Bathroom

Master Bathroom Interior

SINK

WARN

219: - Drain stop is missing.



NO DEFICIENCIES

220: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, window, outlets, lights and switches were all satisfactory.

Upstairs / Guest Bathroom Interior

WINDOWS

WARN

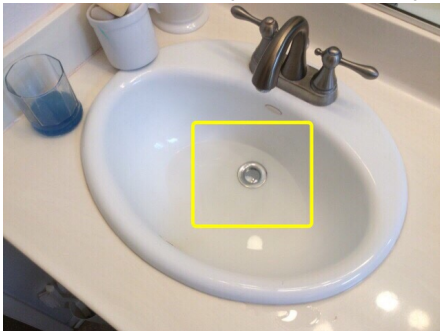
221: - Deterioration noted due to contact with moisture. Recommend replacement by a licensed general contractor.



SINK

WARN

222: - Drain stop does not work properly. Recommend repair or replacement by a licensed plumbing contractor.



SHOWER

WARN

223: - Slow drain. Recommend clearing.

WARN

224: - Drain stop is missing. Recommend replacement.

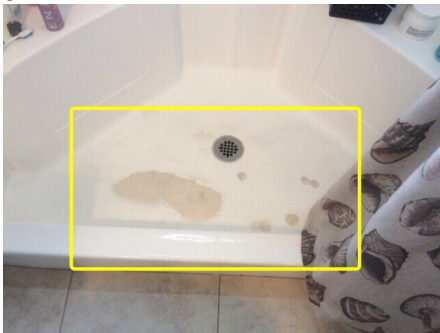
NO DEFICIENCIES

225: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, window, outlets, lights and switches were all satisfactory.

Downstairs / Guest Bathroom Interior

SHOWER

226: - Floor is damaged in shower, no leaks observed at the time of inspection. Recommend repair or replacement by a licensed general contractor.



NO DEFICIENCIES

227: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, mirror, cabinets, countertop, sink, toilet, tub, shower, window, outlets, lights and switches were all satisfactory.

Room

Living Room Room Interior

WINDOWS

WARN

228: - Window did not lock/latch properly, recommend repairs for enhanced security/safety to occupants, by a licensed general contractor.



WALLS

WARN

229: - Damage to baseboard; however, no active moisture detected during the inspection.



NO DEFICIENCIES

230: - Other than the above deficiency, I observed the ceiling, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Dining Room Room Interior

NO DEFICIENCIES

231: - No deficiencies noted in this room. Ceiling, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Hallway

Upstairs Hallway Interior

LIGHTING

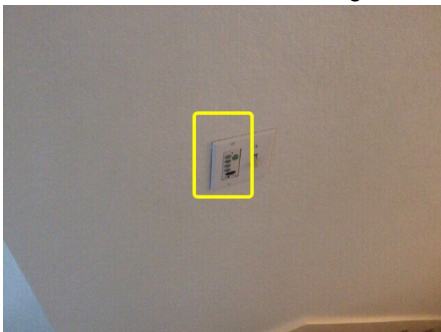
WARN

232: - Light does not work. Recommend repair or replacement by a licensed electrical contractor.

SWITCHES

WARN

233: - Switch doesn't seem to turn anything on. Recommend you ask seller to demonstrate what this switch operates, prior to the end of the final walkthrough.



NO DEFICIENCIES

234: - Other than the above deficiency, I observed the ceiling, smoke detector, CO alarm, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Downstairs Hallway Interior

NO DEFICIENCIES

235: - No deficiencies noted in this hallway. Ceiling, smoke detector, CO alarm, walls, flooring, doors, outlets, lights and switches were all satisfactory.

Kitchen

CEILINGS

236: - No major safety or function concerns with the ceiling.

WALLS

237: - No major safety or function concerns with the walls.

CABINETS

238: - Interior cabinets appeared functional and in satisfactory condition, at time of inspection

239: - Most not accessible due to stored personal items.

COUNTERS

240: - Countertop appeared functional in satisfactory condition, at the time of the inspection.

FLOORS

241: - No major system safety or function concerns with the flooring.

MICROWAVE

242: - No built-in microwave present.

RANGE COOKTOP

243: - Electric cooktop noted.

244: - All heating elements operated when tested.

RANGE OVEN

245: - The oven is electric.

246: - Heating elements operated properly when tested.

ANTI-TIP



247: - Range was not installed with an anti-tip device, which prevents the range from tipping or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed by a licensed contractor. FYI - this is what the device looks like.

COOKTOP EXHAUST

248: - Exterior vented hood fan present.

249: - Exhaust fan is operable.

250: - Light functional.

DISHWASHER

251: - Dishwasher was tested using normal operating controls and appeared to be serviceable at time of inspection.

252: - Proper "air gap" observed at dishwasher drain line. In the event of a sewer backup, this device prevents sewer matter from entering into dishwasher.

SINK

253: - Sink observed as functional and in good visual condition.

KITCHEN FAUCET WAND

254: - Spray wand operated and was functional.

GARBAGE DISPOSAL

255: - Disposal was tested using normal operating controls and appeared to be serviceable at time of inspection.

REFRIGERATOR / FREEZER

256: - Refrigerator/freezer functional at time of inspection.

OUTLETS/RECEPTACLES

257: - (See GFCI Conditions in the electrical section).

!!! 258: - Receptacle is located directly over the basin. This is a safety hazard. Recommend relocating the receptacle by a licensed electrical contractor.



!!! 259: - Receptacle is located directly over the stovetop. This is a safety hazard. Recommend relocating the receptacle by a licensed electrical contractor.



LIGHTING

260: - Lights were tested and are functional.

SWITCHES

261: - Majority of the switches were tested and found to be functional.

Laundry Room

CEILINGS

262: - No major safety or function concerns with the ceiling.

LAUNDRY VENTILATION

WARN 263: - No fans or window observed. Recommend an exhaust fan be installed in laundry room for proper ventilation and moisture control.

WALLS

264: - No major safety or function concerns with the walls.

DOORS

WARN 265: - Doors missing

WATER SUPPLY

266: - Hot and cold water faucets appear to be functional. Did not test.

LAUNDRY GAS LINE

267: - Gas valve appears functional

DRYER VENT

WARN 268: - Could not fully inspect the dryer vent, is it obscured by the washing machine and dryer.

DRYER OUTLET

WARN 269: - Appears that there is only a 15 amp receptacle available for the washer and dryer. This should be a 20 amp receptacle in order to serve modern appliances. Recommend replacement by a licensed electrical contractor.

LAUNDRY FLOOR

WARN 270: - Cannot inspect the entire floor. Flooring blocked by washer and dryer.

CHUTE

271: - Laundry chute present.

WARN

272: - Door on chute is not fire rated. This is a fire hazard. Recommend one be installed by a licensed general contractor.



OUTLETS/RECEPTACLES

273: - Majority of receptacles were tested and found to be wired correctly and functional.

274: - (See GFCI Conditions in the electrical section).

Stairway

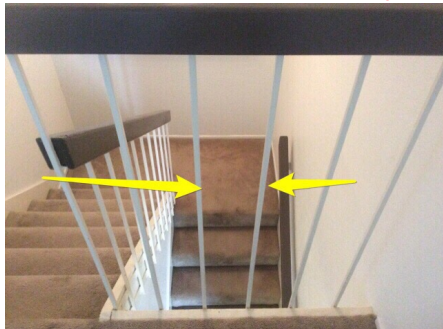
STAIRS

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

RAILING

!!!

276: - Balusters are over 4" apart. This is a safety hazard. Recommend corrections be made by a licensed contractor.



NO DEFICIENCIES

277: - Other than the above deficiency, I observed the ceiling, walls, stairs, handrail, flooring, doors, outlets, lights and switches were all satisfactory.

Common Area

**SMOKE DETECTOR

!!!

278: - Not all required smoke detectors were present. There should be a smoke detector in each bedroom, each sleeping area and in the hallway (near the bedrooms), on each floor. Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors last 6-10 years. Recommend replacing all smoke detectors every time you purchase a house, every 10 years, or as recommended by the manufacturer. Do not rely on the alarm test button. The button tests the alarm sounding mechanism, not the sensor that detects the smoke.

****CARBON MONOXIDE ALARMS**

279: - All required CO alarms were present. Carbon monoxide (CO) alarms are required outside each sleeping area, on each floor (near the sleeping area). Testing of CO alarms is beyond the scope of this inspection. CO alarms last 6-10 years. Recommend replacing all CO alarms every time you purchase a house, every 10 years, or as recommended by the manufacturer. Do not rely on the alarm test button. The button tests the alarm sounding mechanism, not the sensor that detects the CO.

CEILINGS

WARN **280:** - Popcorn ceilings noted. It is not possible to tell if there is asbestos material in the texturing merely by looking at it. In order to tell if there is asbestos, a sample would need to be sent to a lab. Many buyers choose to leave the popcorn ceilings just as they are, others choose to remove the texturing. If the textured material has asbestos material in it, it can still be left in place. Generally, it is not an immediate health concern, unless the material is friable, damaged or flaking. There are certain guidelines and rules that should be followed when removing a popcorn ceiling. A licensed professional contractor can also be hired to remove the material. It is generally very easy to remove and takes very little time to do so. Either way, EPA guidelines should be followed. Good information is available on the EPA website, as well as many state websites.

FLOORING

WARN **281:** - Carpet stained in numerous locations.

****ADDITIONAL HOME ITEMS**

282: - Sprinkler System Controls present, beyond the scope of this inspection. Recommend you seek advice of a specialist in evaluating this system before use and I also recommend that you have the seller provide the instructions for programming or show you how to operate.

Garage

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

PERSONAL ITEMS

283: - Limited inspection, garage contained an unordinary amount of personal items. I was unable to see many parts of the garage (50% blocked).



ATTIC SEPARATION WALL GARAGE

284: - Separation wall between garage attic and primary attic present.

CEILINGS

WARN 285: - Evidence of previous water damage. Tested dry. Unable to determine if repairs are effective. Recommend you check disclosures or ask the seller about this.



WARN 286: - Area above the garage has been converted to storage. Normally, the joists in the garage can accommodate light items, such as, Christmas trees and Christmas decorations. If you are concerned with how much weight these joists can support, I recommend you contact a structural engineer. Too much weight could cause structural failure and could cause injury/damage to people/items below.

WALLS

287: - No major safety or function concerns with the walls.

GARAGE FLOORS

288: - The garage flooring is made of bare concrete.

MAN DOOR EXTERIOR

289: - Garage exterior man door appeared functional at time of inspection

OUTLETS/RECEPTACLES

290: - Majority of receptacles were tested and found to be wired correctly and functional.

291: - (See GFCI Conditions in the electrical section).

LIGHTING

WARN 292: - No garage side door lighting present. It is common industry practice to have at least one wall light by the garage side door. This switch should be located at the door. Recommend a licensed electrician install the side garage light and switch.



WARN 293: - Light is an exposed bulb. Due to the near proximity of combustible material, this is a fire hazard. Recommend having a licensed Electrician replace with a proper protected lighting fixture.



SWITCHES

294: - Majority of the switches were tested and found to be functional.

WIRING

WARN 295: - Extension cord used as permanent cabling. Extension cords should not be permanently installed or be routed through walls, floors or partitions. This is a safety hazard. Recommend removing all extension cords and have the proper cable installed by a licensed electrical contractor.



Garage Door

GARAGE DOOR

296: - Roll up door noted.

297: - Garage door appeared functional at time of inspection.

298: - Garage door is properly balanced.

GARAGE DOOR OPENER

299: - Garage door opener completely functional.

WARN

300: - Manual release rope is missing. Recommend repair or replacement by a licensed general contractor.



WARN

301: - Light on the opener is not functional.

!!!

302: - Photoelectric eye is more than 6" from the ground. This is a safety hazard. Recommend you reposition the eye between 4 - 6" from the ground.



WARN

303: - Due to the high risk of door damage to a poorly adjusted auto reverse feature on the garage door, I do not test this feature. Recommend you follow the manufacturers instructions when you conduct this test. If the opener fails this test, it is a safety hazard. Recommend properly adjusting the pressure required to reverse the door.

304: - There should be, at least, one remote for the garage door opener. Ask the seller for the remote at walk-through.

Conclusion

BUYERS INSPECTION

305: - Good luck on the purchase of your new house!

Because I never know who will be occupying or visiting a property, whether it be children or the elderly, I ask you to consider following these general safety recommendations: install and maintain all smoke detectors and carbon monoxide alarms; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems, by at least adding arc-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them.

I am proud of my service, and trust that you will be happy with the quality of my report. I made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because I am not a specialist or because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon my company for any consultation that you may need.

Thank you for taking the time to read this report, and call me if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Thank you,
Bill Bryan, CCI, CPI
Certified CREIA Inspector
Certified NSPF Pool & Spa Inspector
RSM Inspections