

Thursday, May 28, 2015

IM Buyer  
1 Seller Lane  
Anywhere, NY 11563

Inspection Site



Dear Mr/Mrs Buyer:

At your request, a visual inspection of the above referenced property was conducted on . This inspection report reflects 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.

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, expressed as a result of the inspection. 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.

### **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting EGA Home Inspections Incorporated 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,

**Anthony Gervasi**  
**EGA Home Inspections Incorporated**  
**250 Merrick Road #601**  
**Rockville Centre, NY 11570**  
**(516) 580-5507 / (646) 331-5830**

# GENERAL INFORMATION

## Client & Site Information:

1.1

**1.3 Client:**

Mr/Mrs Buyer.

**1.4 Inspection Site:**

1 Seller Lane, Anywhere, NY 11563

**1.5 People Present:**

Homeowner, Listing agent, Purchaser.

## Building Characteristics:

**1.7 Building Style & Type:**

1 family, Colonial.

**1.8 Stories:**

2

**1.9 Space Below Grade:**

Basement.

**1.10 Water Source:**

Public.

**1.11 Sewage Disposal:**

Public.

**1.12 Utilities Status:**

All utilities on.

**1.13 Main Entry Faces:**

North.

## Climatic Conditions:

**1.15 Soil Conditions:**

Dry.

**1.16 Outside Temperature (F):**

70-80.

### 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.*

# 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:

### 2.1

The front of the house faces North.

### 2.2 Style of House:

Two Story, Colonial.

### 2.3 Estimated age of house:

Built in 1960

The house is more than 50 years old.

### 2.4 Approximate Lot Size:

8512 sqft.

### 2.5 Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding.

### 2.6 Bushes and Shrubs Condition:

Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



### 2.7 Trees Condition:

Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material. Trees that have power lines passing through them can cause a power outage. Also, tree limbs can break off due to wind or ice. The owner may be responsible for repair expenses.



**Paving Condition:**

**2.8 Driveway Paving Material:**

Asphalt.



**2.9 Driveway Condition:**

The driveway surface material is in functional condition with only normal deterioration noted.



**2.10 Walkways and Stoop Materials:**

Brick, slate.



**2.11 Walkway Condition:**

The walkway surface material is in functional condition with only normal deterioration noted.



**2.12 Entryway Stoop:**

The entryway stoop is in functional condition.

**Patio:**

**2.13 Patio Slab Materials:**

Tile in front; Brick in rear.



**2.14 Slab Condition:**

Functional condition with only normal deterioration noted.

**2.15 Patio Cover Condition:**

Functional condition with only normal deterioration noted.

**Fences & Gates:**

**2.16 Fencing Materials:**

PVC.



**2.17 Fence Materials Condition:**

The fencing materials appear to be functional.

**2.18 Gates and Latches:**

The gates and latches are performing as intended.

**Utility Services:**

**2.19 Water Source:**

City.

**2.20 Water Meter Location:**

Basement level.

**2.21 Electric Service:**

Overhead.



**2.22 Fuel Source:**

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

**2.23 Sewage Disposal System:**

Sewers.

**Gas Services:**

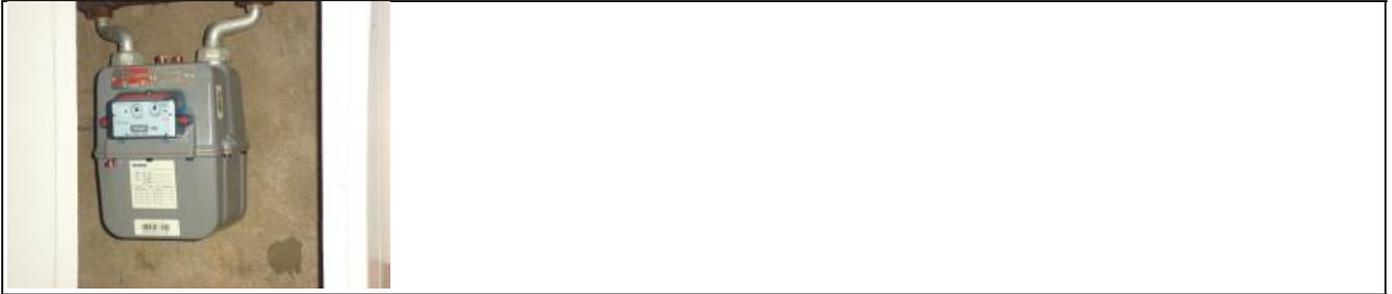
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**2.24 Gas-fired Equipment Installed:**

Furnace. Water heater. Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.

**2.25 Type of Gas Supply:**

Natural Gas.



**2.26 Gas Appliances in Garage Area?:**

None installed in the garage area.

**2.27 Gas Line Primary Piping Material:**

Black Iron Pipe.

**2.28 Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Gas supply piping as installed appears adequate.

**2.29 Gas Odors Noted:**

No.

**2.30 Vents Noted From Roof View:**

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

# 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:

### 3.1 Type of Foundation:

Walkout 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 at ground level.

### 3.2 Foundation Materials:

Poured in place concrete, 8 inches or more thick.

### 3.3 Visible Portions of Exterior Foundation Walls:

The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

### 3.4 Visible Foundation Wall Cracks at Exterior:

No visible cracking in the vertical foundation walls was noted during the exterior examination.

### 3.5 Evidence of Recent Movement:

No - There is no evidence of any recent movement.

### 3.6 Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

## Interior View of Basement:

### 3.7 Interior of Basement Percentage Finished Into Living Space:

Approximately 50% to 75% of the interior basement is finished into living space. The living space is approximately at grade level.



**3.8 Basement Ceiling Exposed:**

Viewing was limited. Only about 50% to 75% of the basement ceiling/floor joists were visible.

**3.9 Sill Plates Percentage Visible:**

Visibility of the sill space is limited. Only that portion that is readily visible, about 5% to 10% is commented on in this inspection.

**3.10 Percent Interior Foundation Wall Exposed:**

The interior view of the foundation is limited to the visible portions of the walls. Only about 5% to 10% of the interior foundation walls were visible.

**3.11 Conditions Noted in Exterior Walls, Interior View:**

The exposed portions of the interior foundation perimeter walls appear to be functional.

**3.12 Columns and Posts:**

There are wood columns or posts installed as supports under the main beam or girder. The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view. The wall under the main beam is finished on both sides making it impossible to determine if there are posts or columns installed or if the wall is load bearing.

**3.13 Columns Condition:**

There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed. The main support columns or beams appear to be adequately fastened at the top and the bottom.

**3.14 Main Beam:**

The main beam is a single large dimension wood board.

**3.15 Slab Foundation Floor Type:**

Slab.

**3.16 Floor Cracks Noted:**

No - There were no cracks noted in the visible portions of the slab floor.

**3.17 Basement Windows:**

There are basement level windows. The windows as installed appear to be functional. The installed windows are above grade, and no leakage problems are anticipated. **Attention Needed** - The ground level in the bottom of the window wells needs to be lowered by digging out the soil to help prevent water from entering the windows or rotting the window framing.



**3.18 Interior Stairway Access From:**

Main Entry. Garage. Rear.

**3.19 Staircase Condition:**

There are handrails solidly attached and in useable condition. The staircase to the basement level appears functional. Hand rails are heavily weathered and should be maintained to prevent further deterioration. Rear entry steps appears functional; Support post is weathered and should be maintained to prevent further deterioration.





**3.20 Moisture on Exposed Basement Walls Noted:**

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

**3.21 Evidence of Insect Infestation:**

Possible - There was no visible evidence of insect infestation on the lower level. Boring holes are visible along exterior perimeter on the side and rear of residence. Recommend further evaluation by a licensed pest control technician.



**Walkout Basement:**

**3.22 Walkout Basement - Number of Exposed Walls:**

Only the walkout doorway is exposed to daylight at ground level.

**3.23 Drainage in Area of Walkout:**

The area around the walkout door appears to have adequate drainage. There is a floor drain located outside the doorway to minimize water entry.

**3.24 Outside Entry Doors:**

There is a wood walkout door installed. **Attention Needed** - The outside entry door to the walkout basement needs some minor adjustment or repair.



**Crawlspace:**

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**3.25 Crawlspace Entrance:**

N/A.

**3.26 Location of Crawlspace Entrance:**

N/A.

**3.27 Crawlspace Inspected By:**

N/A.

**3.28 Crawlspace Ceiling Exposed Percent:**

N/A.

**3.29 Percent Interior Foundation Wall Exposed:**

The interior view of the foundation is limited to the visible portions of the walls. Only about 10% to 25% of the interior foundation walls were visible.

**3.30 Conditions Noted in Exterior Walls, Interior View:**

The exposed portions of the interior foundation perimeter walls appear to be adequate.

**3.31 Repairs In Exterior Walls Noted:**

There is some form of repairs made to some portion of the walls. The inspector was unable to determine the age of the repairs or the effectiveness of the repairs made. The repairs are described, but the inspector accepts no liability for the repairs or their effectiveness. It is strongly recommended that you investigate the source of the repairs made with the current owner prior to closing. If possible, determine who made the repairs and what warranty if any remains.



**3.32 Sill Plates Percentage Visible:**

Only about 5% to 25%

**3.33 Foundation Bolts Noted:**

No - This inspection was unable to locate foundation bolts or brackets installed.

**3.34 Sump Pump Noted:**

Yes. The pump appears functional.



## 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:

#### 4.1 Type Roof:

Gable and shed.

#### 4.2 Roof Covering Materials:

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

#### 4.3 Cover Layers:

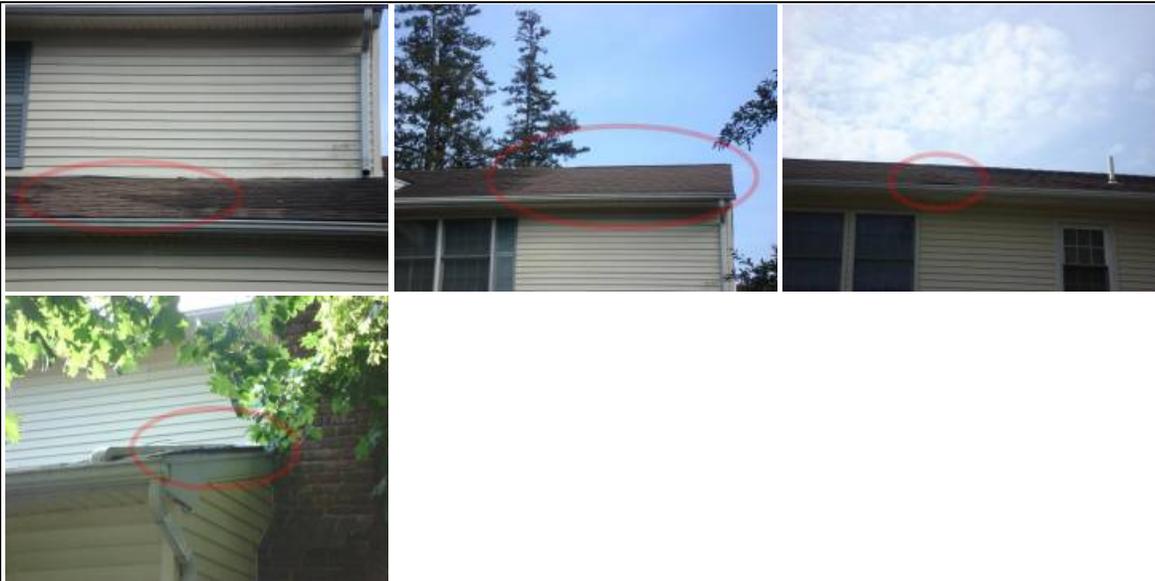
The roof covering on the main structure appears to be the first covering.

#### 4.4 Underlayment Noted:

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

#### 4.5 Condition of Roof Covering Material:

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern in older areas. No age can be determined however roof should be monitored for future issues; Repairs are evident and may have been made due to leaks. Water stains and mold are visible in garage area. This was more likely than not caused by previous damage to roof.



#### 4.6 Estimated Life Expectancy of Roof:

The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

**4.7 Slope:**

Combination of: High slope is considered to be 7 in 12, or higher. Medium slope is considered to be between 4 in 12 and 6 in 12. Low slope is considered to be 3 in 12 or less.

**4.8 Flashing:**

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

**4.9 Means of Roof Inspection:**

Binoculars were used to view the roof covering. The inspection was completed from the ground level.

**4.10 Ridges:**

The ridge covering material appears to be in functional condition.

**4.11 Roof Framing- Exterior Notes:**

Weathering on fascia is noted; Should be properly maintained to prevent further deterioration.



**4.12 Evidence of Leakage:**

Yes - Repairs are evident and may have been made due to leaks in roof. Water stains visible in garage area. This was more likely than not caused by previous damage due to water intrusion.



**4.13 Roof Gutter System:**

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

**Attic & Ventilation:**

**4.14 Attic Access Location:**

Bedroom closet ceiling.



**4.15 Attic Accessibility:**

Ceiling scuttle hole.

**4.16 Method of Inspection:**

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

**4.17 Attic Cavity Type:**

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

**4.18 Roof Framing:**

The rafters or truss system appears to be in functional condition. A rafter system is installed in the attic cavity to support the roof decking.

**4.19 Roof Framing Condition:**

The roof framing appears to be in functional condition.

**4.20 Roof Bracing:**

On a high pitch roof, collar ties are used to help distribute the load factor on the exterior walls and used to stiffen the rafters. The collar ties appear functional.

**4.21 Roof Decking:**

The roof decking material is 1/2" plywood sheeting.

**4.22 Evidence of Leaks on Interior of Attic:**

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

**4.23 Ventilation Hi/Low:**

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**4.24 Insulation Clear of Sheathing:**

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

**4.25 Insulation Noted:**

The attic insulation appears to be adequate and properly installed.

# STRUCTURAL

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

## Structural:

### 5.1 Type of Construction:

Frame.

### 5.2 Exterior Siding Materials:

Siding materials consist of vinyl siding.



### 5.3 Siding Condition:

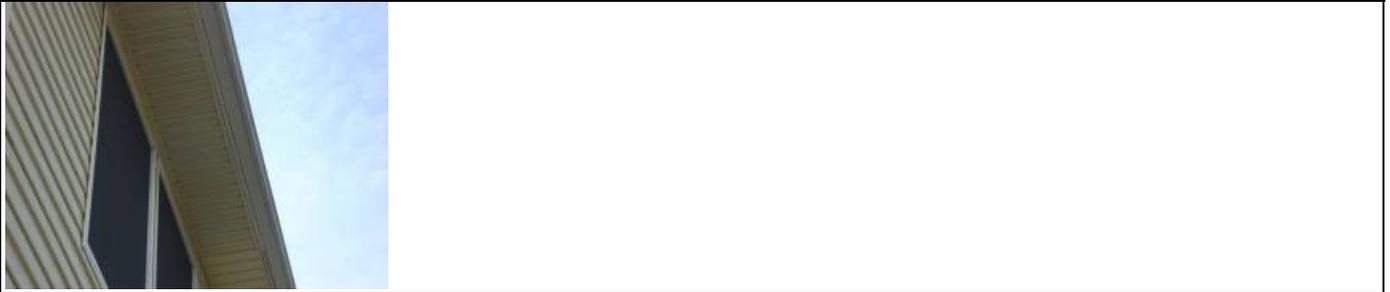
The siding is in serviceable condition. Weathering is noted on siding mainly on the left front of residence. **Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Some sagging is evident on rear extension.

### 5.4 Trim Condition:

The trim is intact and functional.

### 5.5 Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.



### 5.6 Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

### 5.7 Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional.

### 5.8 Outside Entry Doors:

Good - The outside entry door is of insulated glass. The outside entry door(s) is functional as noted from the exterior. **Attention Needed** - The outside entry door needs some minor adjustment or repair. Side and rear entry doors are made of hollow wood core and are heavily weathered at the bottoms. Solid doors of wood/metal/composite is highly recommended.

Note: Fire rated steel door is recommended for basement leading to boiler room.



**5.9 Windows Type:**

Double Hung. Bay type. Insulated glass windows. Not all of the windows in the structure are insulated glass. Casement.



**5.10 Window Condition:**

Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction.

**5.11 Window Flashing:**

The installed window flashing above the windows appears to be adequate.

**5.12 Earth-to-Wood Clearance:**

There appears to be adequate clearance between the earth and the wood.

**5.13 Insulated Sheathing Noted:**

No.

**5.14 Type Insulation Noted:**

None noted.

**5.15 Structural Caulking:**

The structural caulking appears to be functioning normally at this time.

**5.16 Framing Type:**

Platform framing was the chosen style of framing.

**5.17 Framing members sizing.**

The framing is 2" x 4" wood members. The framing is 2" x 6" wood members. The visible portions of the walls are framed with 16-inch centers.

**5.18 Exposed Wall Framing Members Condition:**

The exposed wall framing members were in functional condition.

**5.19 Exposed Floor/Ceiling Framing Location:**

Basement level ceiling, Attic Floor.

**5.20 Exposed Floor/Ceiling Framing Condition:**

The exposed portions of the floor framing and ceiling joist members are fully functional.

**5.21 Wall Covering Material:**

The wall covering material is primarily sheetrock and wood..

**5.22 Evidence of Mold Noted:**

Yes. There is a mold or fungus noted on the ceiling in at least one location in garage area. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection.

Certain molds have been recorded as having various levels of toxicity and are known to produce respiratory and neural conditions of various intensities.

Please consider having testing completed to protect your investment and your family's health.



**5.23 Interior of the Wall Cavity:**

There is insulation noted in the exposed wall cavity.

**Fireplace:**

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**5.24 Location of Fireplace:**

Living room.



**5.25 Type of Fireplace:**

Masonry - There is a masonry-built fireplace installed.

**5.26 Fireplace Fuel:**

Gas - The fireplace is designed to use gas fuel only.

**5.27 Chimney Cap or Crown:**

Yes - There is a chimney cap.



**5.28 Rain Hat:**

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

**5.29 Chimney Height and Clearance:**

Yes - The chimney installation appears to meet clearance requirements.

**5.30 Flashing:**

The installed flashing around the chimney stack appears to be functional.

**5.31 Source of Combustion Air:**

Outside air is used for combustion. This is the most efficient system.

**5.32 Hearth Condition:**

The hearth is fully functional.

**5.33 Mantle:**

Yes - There is a mantle 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- Primary Unit:

#### 6.1 Model/ Serial Number/ Size:

System is Goodman Manufacturing brand. Serial number is 0706619773 The typical service life for an AC unit is 12 - 15 years.  
Current age: July 2006  
Model # GSC130361DE.



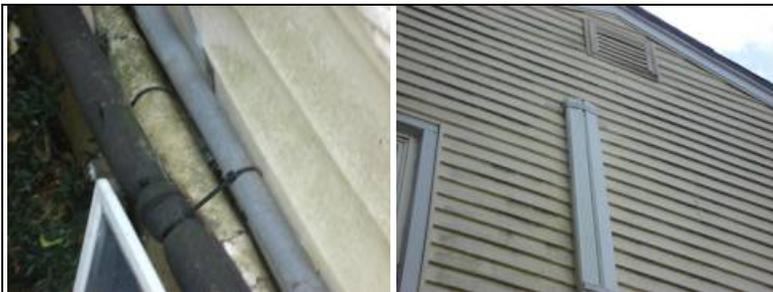
#### 6.2 Unit Tested:

Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

#### 6.3 Insulation Wrap on the Suction Line:

**Attention Needed** - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

Note: aluminum drainage pipe used in place of PVC. Not a deficiency however PVC is preferable.



#### 6.4 Condenser Clear of Obstruction:

Looks good, fully functional.

**6.5 Condenser Cabinet Level:**

Cabinet is basically level.

**6.6 Service Disconnect:**

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

**6.7 Condensate Line:**

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**6.8 Temperature at Return Registers:**

68 F.



**6.9 Temperature at Supply Registers:**

68 F.

**6.10 Temperature Differential:**

16 F air temperature drop over the coils drop over the coils Considered acceptable.

**6.11 Evidence of Maintenance:**

No.

**Heating Plant- Primary Unit:**

**6.12 Heating System Type:**

Baseboard. Radiant heat located in floor of kitchen.



**6.13 Heating System Location:**

Basement.

**6.14 Fuel Source:**

Gas.

**6.15 Equipment Description:**

System is Weil- McLain, Model # CG5SPDN, Serial number is 550201026. Mid efficiency furnace.



**6.16 Capacity & Efficiency:**

BTUs, KW.

**6.17 Approximate Age:**

The typical service life for a forced air natural gas furnace is 18 - 20 years. No age could be determined at the time of the inspection and with details of data plate.

Current home owner

may have invoice/boiler manual/maintenance schedule. This can assist in determining the age of system.

**6.18 Flues, Vents, Plenum:**

**Observations-** The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

**6.19 General Operation & Cabinet:**

Heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system. General condition appears serviceable. System appears to be well maintained.

**6.20 Does each habitable room have a heat source?**

Yes.

**6.21 Normal Controls:**

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

# 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:

### 7.1 Type & Condition:

Overhead, 120/240 Volt, Circuit breakers, Appears serviceable.



### 7.2 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector.

## Electrical Distribution Panels:

### 7.3 Main Panel Location:

Basement.



### 7.4 Panel Accessibility:

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

### 7.5 Panel Cover Removed:

Yes.

### 7.6 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.

### 7.7 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.



**7.8 Breaker/Fuse to Wire Compatibility:**

Yes - Appears serviceable.



**7.9 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.

**7.10 Main Panel Observations:**

Circuit and wire sizing correct so far as visible. The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. **ATTENTION NEEDED:** Damage/defects noted, Corrosion is noted within the electrical panel at circuit breakers. This may indicate possible water entry, probably from above.

**7.11 Subpanels- Air Conditioner:**

Appears serviceable.

**Conductors:**

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**7.12 Feeder and Circuit Wiring:**

Appears serviceable, Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

**7.13 Wire Protection/Routing:**

Visible wiring appears to be installed in an acceptable manner.

**Switches & Fixtures:**

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**7.14 General:**

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

**Electrical Outlets:**

---

**7.15 General:**

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

**7.16 Ground Fault Protected Outlets:**

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. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel. Since the mid 60's, construction standards have recommended that all circuits in the kitchen, except the refrigerator circuit, be protected by GFCI equipment. At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. **Action Necessary** - Considering the age of the structure, there should be Ground Fault Circuit Interrupt protected outlets installed in the following areas: All non-dedicated kitchen circuits. and bathroom outlets within 6 feet of a water source (lavatory, tub, or shower).

**7.17 Laundry:**

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

**7.18 Master Bedroom:**

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

**7.19 Bedroom #2:**

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

**7.20 Bedroom #3:**

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

**7.21 Bedroom #4:**

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

**7.22 Living Room:**

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

**7.23 Dining Room:**

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

**7.24 Family Room:**

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

**Other Electrical Circuitry:**

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**7.25 Smoke Detectors:**

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system.

**7.26 Doorbell :**

Yes - At least one exterior door has a working doorbell.

**7.27 Exterior Lighting:**

The exterior lighting appears functional. Also, this is a benefit for security.

**Electrical Service:**

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**7.28 Patio:**

Yes.

**7.29 Interior View of Basement:**

The electrical outlets in the basement level tested as correctly grounded.

**7.30 Garage:**

The electrical outlets in the garage tested as correctly grounded.

**Electric Service Condition:**

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**7.31 Utility Services:**

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

**Fixtures & Switches:**

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**7.32 Kitchen Interior**

The ceiling lights in the kitchen are functional. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

**Lighting:**

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**7.33 Laundry:**

Lighting in the laundry is adequate.

**7.34 Master Bathroom:**

The ceiling light and fixture in this bathroom are in functional condition.

**7.35 Bathroom #2:**

The ceiling light and fixture in this bathroom are in functional condition.

**7.36 Bathroom #3:**

Good - There is a ceiling light and a heat lamp installed in this room.

## Ground Fault Interrupt Outlets:

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### 7.37 Master Bathroom:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

### 7.38 Bathroom #2:

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.



### 7.39 Bathroom #3:

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

## Light Switch:

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### 7.40 Master Bathroom:

The light switch is functional.

### 7.41 Bathroom #2:

The light switch is functional.

### 7.42 Bathroom #3:

The light switch is functional.

### 7.43 Master Bedroom:

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

### 7.44 Bedroom #2:

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

### 7.45 Bedroom #3:

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

### 7.46 Bedroom #4:

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

### 7.47 Living Room:

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

### 7.48 Dining Room:

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

### 7.49 Family Room:

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

# PLUMBING SYSTEM

## Plumbing:

### 8.1 Water Source:

City/Municipal.

### 8.2 Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff. 1/2" water service line from the meter to the main cutoff. You may experience a decrease in water flow if more than one fixture is used at a time.

### 8.3 Public Service Piping Material:

The main service line to the structure is copper. The main service line to the structure is galvanized.

### 8.4 Main Water Line Cutoff Location:

Basement level wall. Through the slab floor.

### 8.5 Visible Mineral Deposits or Encrustations:

No.

### 8.6 Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers. The interior water supply piping is 1/2" in diameter.

### 8.7 Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper. PEX plastic piping.

### 8.8 Water Pressure:

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

### 8.9 Exterior Hose Bibs Functional:

The exterior hose bib(s) appeared to function normally.



### 8.10 Functional Supply:

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

### 8.11 Leaks in the Supply Piping Noted:

No.

### 8.12 Sewage Disposal Type:

Public Sewer System.

### 8.13 Waste Line Materials

There are visible joints where ABS piping or fittings are glued together with PVC piping. This practice is not acceptable due to the insufficiency of the glue used to cement weld the materials together. There is also some cast iron piping installed.

### 8.14 Waste Piping Condition:

The visible plumbing waste piping appears functional.

### 8.15 Vent Piping Material

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

### 8.16 Vent Piping Condition:

The visible plumbing vent piping appears functional.

### 8.17 Supply/Waste Piping Supports:

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

**8.18 Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

**8.19 Objectionable Odors Noted:**

No.

**8.20 Location of Waste Line Cleanouts:**

Base of the stack(s) in basement level.

**8.21 Location of Noted Floor Drains:**

Basement level floor. Laundry room area.

**8.22 Floor Drains Functional:**

Floor drains appear functional.

**8.23 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.



**8.24 Lawn Sprinkler System:**

The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

**Water Heater:**

**8.25 Location:**

Basement.



**8.26 Model/ Serial Number/ Size:**

System is Rheem brand. Model # 21VR75 Serial number is RH0601G00690 The average service life for a water heater is 10 - 12 years. Current Date: June 2001.

**8.27 Tank Capacity:**

75 gallon.

**8.28 Fuel Source for Water Heater:**

The water heater is gas-fired.

**8.29 Electric Service to Water Heater:**

N/A.

**8.30 Exposed Water Heater Condition:**

It shows some age, but it appears sound.

**8.31 Drip Leg Installed for Natural Gas-Fired Unit:**

Yes - There is a drip leg installed on the incoming gas line to the water heater.

**8.32 Gas Valve:**

There is a gas valve cutoff installed adjacent to the hot water tank.

**8.33 Flue/Exhaust Pipe Condition:**

The exhaust flue appears to be correctly installed.

**8.34 Water Piping Condition:**

The incoming and output piping is installed correctly.

**8.35 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.

**8.36 Temperature Controls:**

The thermostat and temperature controls appear to function normally.

**8.37 Drain Valve:**

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

**8.38 Temperature & Pressure Relief Valve:**

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

**8.39 Safety Overflow Pipe:**

The overflow pipe is correctly installed.

# KITCHEN

## Kitchen Plumbing:

### 9.1 Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted.

### 9.2 Sink and Drain Lines:

The sink and drainage lines appear to be functional.

## Kitchen Appliances:

### 9.3 Food Waste Disposal:

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.



### 9.4 Range Hood:

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.

### 9.5 Range/Oven Fuel Source:

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

### 9.6 Range/Oven:

System is Thermador. The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.



### 9.7 Microwave Oven:

There is a countertop microwave oven. The unit functioned as intended.



**9.8 Refrigerator:**

System is KitchenAid. Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures.



**Kitchen Interior**

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**9.9 Location:**

Main level rear of house.



**9.10 Outside Entry Door:**

The outside entry door to the kitchen is functional. The door has an insulated glass window.

**9.11 Interior Entry Door:**

The entry door to the kitchen is functional.

**9.12 Windows:**

The windows and associated hardware in the kitchen are functional.

**9.13 Walls:**

The walls in the kitchen appear to be without significant issues.

**9.14 Countertops:**

The countertops in the kitchen are functional.

**9.15 Cabinets, Drawers, and Doors:**

Good - The cabinets in this kitchen are of a better quality than expected.

**Ceilings:**

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**9.16 Kitchen Interior**

General condition appears serviceable.

**Floors:**

---

**9.17 Kitchen Interior**

General condition appears serviceable.

**Electrical Outlets:**

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**9.18 Kitchen Interior**

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink. This kitchen does not have Ground Fault Circuit Interrupt outlets installed within 6 feet of water sources. The age of the structure may pre-date the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

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



**Closets:**

---

**9.19 Kitchen Interior**

General condition appears serviceable.

## 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:

#### 10.1 Location:

2nd floor.

#### 10.2 Entry Door:

The entry door to the laundry room is functional.

#### 10.3 Walls:

The walls in the laundry room appear to be functional.

#### 10.4 Ceilings:

The ceiling is functional.

#### 10.5 Floor:

The floor coverings are functional.

#### 10.6 Windows:

The windows and associated hardware in this room are functional.

#### 10.7 Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection.



#### 10.8 Washer Hookup:

Yes.

#### 10.9 Dryer Hookup:

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

#### 10.10 Dryer Ventilation:

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

#### 10.11 Area Ventilation:

The area ventilation seems adequate.

# 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:

### 11.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

### 11.2 Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.



### 11.3 Faucet and Supply Lines:

Faucets and supply lines appear functional.



### 11.4 Toilet Condition

The toilet appears to be functional.

### 11.5 Tub:

Tub in functional condition. **Action Necessary** - The finish on the bathtub is damaged. Repair of the damaged area can delay further deterioration.



**11.6 Tub Mixing Valve & Stopper:**

The tub mixing valve and the tub unit are in functional condition.

**11.7 Shower/Shower Head and Mixing Valves:**

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

**11.8 Tub & Shower Walls:**

The walls appear to be in functional condition.

**11.9 Tub/Shower Drain:**

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

**11.10 Glass Tub/Shower Door:**

Yes. Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.



**11.11 Caulking/Water Contact Areas:**

The caulking in the water contact areas appears to be functional.

**11.12 Entry Door:**

The entry door to the bathroom is functional.

**11.13 Walls:**

The walls in this bathroom are functional.

**11.14 Windows:**

The windows and associated hardware in the bathroom are all functional.

**11.15 Ceiling:**

The ceiling in this bathroom is functional.

**11.16 Floor:**

The flooring in this bathroom is functional.

**11.17 Ventilation Fans:**

There is an exhaust fan installed in this bathroom, and it is functional.

**Bathroom #2:**

**11.18 Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional.



**11.19 Basin and Drain Fixture:**

**Attention Needed** - The faucet in the bathroom vanity needs handle for sink diverter.

**11.20 Faucet and Supply Lines:**

Faucets and supply lines appear functional.

Faucets and supply lines appear functional.

**11.21 Toilet Condition**

The toilet appears to be functional.

**11.22 Tub:**

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged..

**11.23 Tub Mixing Valve & Stopper:**

The tub mixing valve and the tub unit are in functional condition.

**11.24 Shower/Shower Head and Mixing Valves:**

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

**11.25 Tub & Shower Walls:**

The walls appear to be in functional condition.

**11.26 Tub/Shower Drain:**

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

**11.27 Glass Tub/Shower Door:**

Yes.



**11.28 Caulking/Water Contact Areas:**

The caulking in the water contact areas appears to be functional.

**11.29 Entry Door:**

The entry door to the bathroom is functional.

**11.30 Walls:**

The walls in this bathroom are functional.

**11.31 Windows:**

The windows and associated hardware in the bathroom are all functional.

**11.32 Ceiling:**

The ceiling in this bathroom is functional.

**11.33 Floor:**

The flooring in this bathroom is functional.

**Bathroom #3:**

**11.34 Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional.



**11.35 Basin and Drain Fixture:**

The basin and drainage fixture appear to be fully functional.

**11.36 Faucet and Supply Lines:**

Faucets and supply lines appear functional.

**11.37 Toilet Condition**

The toilet appears to be functional.

**11.38 Caulking/Water Contact Areas:**

The caulking in the water contact areas appears to be functional.

**11.39 Entry Door:**

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

**11.40 Walls:**

The walls in this bathroom are functional.

**11.41 Windows:**

The windows and associated hardware in the bathroom are all functional.

**11.42 Ceiling:**

The ceiling in this bathroom is functional.

**11.43 Floor:**

The flooring in this bathroom is functional.

## 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:

#### 12.1 Closet:

The closet is functional and of average size.

#### 12.2 Walls:

The walls in the room appear to be functional.

#### 12.3 Ceiling:

The ceiling is functional.

#### 12.4 Ceiling Fan:

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

#### 12.5 Floor:

The floors are in functional condition. The floor covering material is carpet.

#### 12.6 Windows:

The windows and associated hardware in this room are all functional.

#### 12.7 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.

#### 12.8 Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

### Bedroom #2:

#### 12.9 Entry Door:

The entry door to this bedroom is functional.





**12.10 Closet:**

The closet is functional and of average size.

**12.11 Walls:**

The walls in the room appear to be functional.

**12.12 Ceiling:**

The ceiling is functional.

**12.13 Ceiling Fan:**

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

**12.14 Floor:**

The floors are in functional condition. The floor covering material is carpet.

**12.15 Windows:**

The windows and associated hardware in this room are all functional.

**12.16 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.

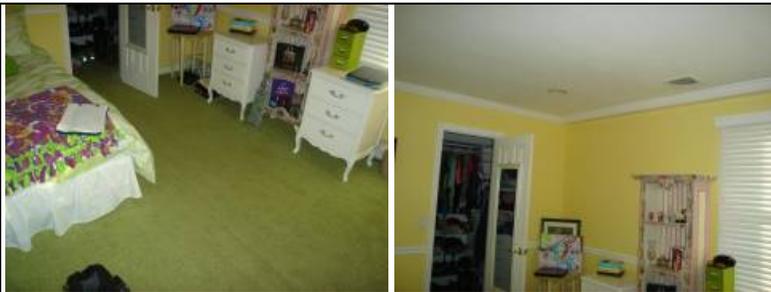
**12.17 Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

**Bedroom #3:**

**12.18 Entry Door:**

The entry door to this bedroom is functional.



**12.19 Closet:**

The closet is functional and of average size.

**12.20 Walls:**

The walls in the room appear to be functional.

**12.21 Ceiling:**

The ceiling is functional.

**12.22 Ceiling Fan:**

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

**12.23 Floor:**

The floors are in functional condition. The floor covering material is carpet.

**12.24 Windows:**

The windows and associated hardware in this room are all functional.

**12.25 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.

**12.26 Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

**Bedroom #4:**

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**12.27 Entry Door:**

The entry door to this bedroom is functional.

The entry door to this bedroom is functional.



**12.28 Closet:**

The closet is functional and of average size.

**12.29 Walls:**

The walls in the room appear to be functional.

**12.30 Ceiling:**

The ceiling is functional.

**12.31 Floor:**

The floors are in functional condition. The floor covering material is carpet.

**12.32 Windows:**

The windows and associated hardware in this room are all functional.

**12.33 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.

**12.34 Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

**Entry Door:**

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**12.35 Master Bedroom:**

The entry door to this bedroom is functional.



## 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:

#### 13.1 The Main Entrance Faces:

North.

#### 13.2 Front Entry Door:

The main entry door to the structure is in functional condition.



#### 13.3 Screen/Storm Door:

There is a combination storm and screen door installed, and it was functional at the time of inspection.

#### 13.4 Entry Floor:

The entry floor material appearance is good and material is functional.

#### 13.5 Main Hallway:

The main hallway walls and floor are without significant issues.



#### 13.6 Guest Closet:

The guest closet is functional and of average size.

#### 13.7 Main Staircase:

The main staircase is appropriately installed.



**13.8 Upper Level Hallway:**

The upper level hallway walls and floor are without significant issues.



**Living Room:**

**13.9 Entry Door:**



**13.10 Closet:**

The closet is functional and of average size.

**13.11 Walls:**

The walls in the room appear to be functional.

**13.12 Ceiling:**

The ceiling is functional.

**13.13 Floor:**

The floors are in functional condition. The floor covering material is hardwood.

**13.14 Windows:**

The windows and associated hardware in this room are all functional.

**13.15 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.

**13.16 Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

**13.17 Fireplace:**

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.



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## Dining Room:

### 13.18 Entry Door:



### 13.19 Walls:

The walls in the room appear to be functional.

### 13.20 Ceiling:

The ceiling is functional.

### 13.21 Floor:

The floors are in functional condition. The floor covering material is hardwood.

### 13.22 Windows:

The windows and associated hardware in this room are all functional.

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## Family Room:

### 13.23 Entry Door:



### 13.24 Closet:

The closet is functional and of average size.

### 13.25 Walls:

The walls in the room appear to be functional.

### 13.26 Ceiling:

The ceiling is functional.

### 13.27 Floor:

The floors are in functional condition. The floor covering material is hardwood.

**13.28 Windows:**

The windows and associated hardware in this room are all functional.

**13.29 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:

### 14.1 Garage Type

The garage is attached.



### 14.2 Size of Garage:

One car garage.

### 14.3 Number of Overhead Doors

There is a single overhead door.

### 14.4 Overhead Door and Hardware Condition:

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

### 14.5 Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.



### 14.6 Outside Entry Door:

The outside entry door to the garage is functional.



### 14.7 Floor Condition:

The garage floor is functional and has a satisfactory appearance.

**14.8 Garage Walls Condition:**

The wall covering and framing appears to be without significant issues.

**14.9 Garage Foundation:**

The visible portions of the foundation under the garage appear to be functional.