Inspection reference: Sample

Confidential Inspection Report

123 Main St.
Small Town WA

April 22, 2023

Prepared for:

Steve Rogers
123 Main St.
Small Town WA

Inspection Contents

INFORMATION NOTES

The following information sets the stage for the conduct of this inspection as well as describing conditions pertinent to the inspection. In addition, wherever we could, we have provided advice to help our clients preparing for their purchase.

In an emergency, the locations of various shut-offs for the utilities should be readily available and well known. We have listed and described the locations of those controls in the section which follows. We strongly recommend familiarizing yourself and other occupants of this dwelling with their exact locations and operation.

Weather Conditions at the Start of the Inspection

1.1 Start Time — The inspection began at 10am on April 22nd, 2023.

1.2 Weather Conditions — The weather/sky was Partly Cloudy.

1.3 Temperature — The temperature was in the range of 50-60 degrees F.

The Age of the Dwelling

1.4 — The dwelling was reported to be in years, 6.

The Orientation of the Dwelling

1.5 — For the purposes of direction, comments in this report are written as if the inspector were standing at the Front of the property and looking in from the main street or driveway.

The Person(s) Who Attended the Inspection

1.6 — The people who attended the inspection were, the Client and the Client's Agent.

Location of Main Water Shutoff

1.7 — The domestic water supply main shutoff valve was near the Water Heater.

Location of Main Electrical Distribution Panel

1.8 — The main electrical distribution panel was located in the Garage.

Location of the Main Electrical Power Shut Off

1.9 The main electrical shut off, used to shut off all power to the dwelling was inside the main panel.

Location of the Electric Meter

1.10 The main electrical meter was located outside on the Left Side of the dwelling.

Location of the Gas Meter and Main Gas Shut-Off

1.11 The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

The gas meter was located on the Exterior on the Left Side of the building.

Location of the (GFCI) Ground Fault Circuit Interrupters

1.12 Bathrooms The GFCI resets for the Bathrooms was located in the Upstairs Hallway Bathroom.

1.13 Kitchen The GFCI resets for the Kitchen was located in the Kitchen.

1.14 Garage The GFCI resets for the Garage was located in the Garage.

1.15 Exterior The GFCI resets for the Exterior was located on the Exterior receptacles or on its own receptacle.

1.16 Laundry The GFCI resets for the Laundry was located in the Laundry Room.

Location of Heating Filter

1.17 The filter for cleaning the Interior air was located in a return compartment on the outside bottom of the furnace.

Sewer Cleanout Location

1.18 As is custom in modern plumbing practice, a cleanout was located at the base of virtually every sewer system drain. They can be in locations such as the cabinets of the Kitchen, Bathrooms, Laundry Room or just where it dropped below the floors in the Crawl Space, Basement. Exterior or Garages.

Important Information on the Scope of This Inspection

1.19 *NOTE:* The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. This is not a "Code Inspection". No warranty is offered on the legal use, or uses, of this building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

NOTE: Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection.
We recommend review of all appropriate public records by the client, should this information be desired.

NOTE: The presence of extensive furnishings, personal items and decorations necessarily limited the scope of the inspection. For instance, the placement of furniture prevented access to every receptacle. It is not part of the inspection to move any of the home owners personal belongings.
We recommend the purchaser conduct a thorough pre-closing walk through inspection immediately before the close of escrow.

Summary Comments About The General Construction Of The Dwelling

1.20

Based on the inspectors observations, this dwelling was judged to be of standard quality, in need of maintenance, repairs and/or upgrades for a dwelling of this age. Information concerning these conditions have been described in this report. Some additional reportable conditions will, in all likelihood, be discovered in the course of repairs or upgrading.

We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

1.21 Additional Information

With most homes that need minor repairs; here are several ways to easily correct items such as nail pops and cracks.
1. Remove the drywall nails and fill the small hole with interior latex caulk. Then paint over with a heavy nap roller. If the nail is exiting through a tape section, the tape will need to be re-secured/flattened by drywall mud. Use as little as possible to complete the job.
2. Cosmetic cracks can be filled with a small bead of interior latex caulk. If the crack is too small, you might have to us a screwdriver to open the crack slightly to be able to fill with the caulk. Then paint over with a heavy nap roller.

SITE AND GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

Descriptive Information About the Building Site and and Grounds

2.1 Topography — The general topography (surface) of the lot could be best described as nearly flat.

2.2 Driveways — The driveway surface was Concrete on grade.

2.3 Walkways — The walkway(s) was surfaced with Concrete on grade.

2.4 Patio — The surface of the patio(s) was Concrete on grade.

Grading Of The Foundation Area

2.5 Grading — The surface grading was generally in acceptable condition around the structure.

Surface and Subsurface Drainage Systems

2.6 Definition Surface Drain — A surface drainage system is designed to collect and divert roof runoff and other surface water away from a building. It is typically installed in a solid pipe and normally flows continuously downhill to a point of discharge.

NOTE: By their nature curtain/surface water drainage systems are completely underground and not available to view. Because they are not accessible for inspection, determination of the presence, extent, or condition of any drainage system that may have been installed is not within the scope of a home inspection. However, we can water test the accessible drain inlets when possible to confirm that they flow water and confirm no current blockage.

2.7 Definition Roof Drain — A typical roof water drainage system consists of a 4" diameter solid (non-perforated) pipe installed underground and directed continuously downhill to a point of discharge. The purpose of the drain system is to divert water from the roof away from the foundation, thus helping to prevent water infiltration into the Crawl Space or Interior living spaces located below grade.

2.8 Drainage System Conditions — The drains around the structure were checked and appear to be in a functional condition.

Site Water and Surface Conditions

2.9 — The left side of the property was flooded over a large area. Any drain system that may be installed is inadequate or not installed.
SUGGESTION: We recommend sub-surface, french drains or a system to assist in eliminating water ponds on the property.

Driveway

2.10 Condition

Moderate cracks were observed in the driveway surface. These cracks may indicate poor soil conditions, age/wear and/or inadequate original preparation for installation of the pavement.
SUGGESTION: The cracks may be sealed to temporarily extend the useful life of the driveway.

Walkways

2.11

The walkway was generally in acceptable condition.

Patio Surface

2.12

The patio surface was generally in acceptable condition.

Gates

2.13

The gate was operating. Routine maintenance will keep it functional and maximize its useful life.

Vegetation Considerations

2.14

The encouragement of vegetation in close proximity to structure is contrary to the best interests of the structure. If foundation plantings are healthy and their roots are kept moist from irrigations, the moisture is held close to the foundation causing deterioration of the concrete, cracking and often leading to possible water penetration of Crawl Space and/or Basement. Foundation plants and trees should be located so that their branches and roots will be several feet away from the building when they are fully grown.

Existing shrubs and trees that encroach upon the dwelling should be cut back and new plantings put in that will not encroach on the dwelling. As the new plantings grow, the older vegetation can be removed.

Irrigation System

2.15

The site/grounds has an irrigation system installed. This system was not tested during our inspection, due to it being beyond the scope of our inspection.
SUGGESTION: We recommend consulting the homeowner or a irrigation specialist for a demonstration and inspection of this system. Any maintenance or repairs should be performed if warranted.

General Comments

2.16

The Exterior Sites and Grounds were inspected adjacent to the structure only. Any exceptions that need addressed will be noted above or in the Summary Review.

BUILDING EXTERIOR

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Descriptive Information About the Exterior

3.1 Manufactured Siding — The primary Exterior wall covering(s) was Hardiplank lap siding.

3.2 Secondary Siding Type — The secondary Exterior wall covering(s) was Stone veneer.

3.3 Exterior Windows — The Exterior window material(s) were (PVC) vinyl clad.

3.4 Foundation Type — The foundation type, or design, was a posts and piers with perimeter foundation walls.

The Foundation As Viewed From The Exterior

3.5 Condition

Moderate sized cracks were observed on the Exterior foundation. This suggests unstable or settling soils.
SUGGESTION: We recommend a soil or structural engineer should be consulted for corrective repairs. This may include sealing the pieces back together with a concrete or similar patch. Sealing is to deny possible moisture entry.

Manufactured Siding.

3.6 Condition Damage

Nails were sticking out of the siding material. This can cause accelerated deterioration of the siding from moisture.
SUGGESTION: Secure all nails, caulking and painting of all nail heads, surface breaks and depressions that have broken through the siding surfaces is recommended.

Small sections of the siding have no space between the planks. This is causing buckling of the siding.
SUGGESTION: We recommend repair by the contractor to industry standards.
This was observed on the Several Sides.

3.7 Penetrations and Caulking

Gaps and/or holes were observed on one or more sides in the siding, around the gas meter, wiring and/or around plumbing penetrations.
SUGGESTION: We advise that all the holes and the gaps be caulked and/or sealed to prevent moisture and/or pest intrusion.

Masonry Veneer/Solid

3.8

The Exterior stone materials installed is a non-structural covering over the wall sheathing. Our inspection doesn't allow access of installation standards to the inner wall. This material appeared to be in serviceable condition during our inspection.

Exterior Doors

3.9

The Exterior door(s) appear generally in acceptable condition. Any exceptions will be noted in this section.

3.10 Damaged, Gaps and Frames

The Exterior door frame is damaged.
SUGGESTION: We recommend that it be repaired or replaced as needed.
This was observed at the Rear Door.

Exterior Windows Frames and Sills

3.11 The window frames and sills were in generally acceptable condition.

Downspouts

3.12 The downspouts were properly installed and in acceptable condition. This is in accordance with recommended and preferred practices. The discharge from each downspout was routed in a underground drainage system away from the dwelling to minimize water accumulation at the foundation. Any specific exceptions are noted in this section.

Exterior Trim

3.13 Condition-Damaged and Joints A number of holes or deflections through the surface of the trim material were not properly caulked and sealed. These were caused by driving nails deep into the trim material. This can cause accelerated deterioration of the trim from moisture.
SUGGESTION: Caulking and painting of all nail heads, surface breaks and depressions that have broken through the trim surfaces is recommended.

3.14 Trim-Pillars, Concrete, Roof or Loose Portions of the trim are embedded in concrete surfaces. This is not an acceptable practice. Modification would be difficult, but this can allow moisture absorption and pest infestations.
SUGGESTION: We recommend as preventive maintenance the area be flooded with a wood preservative from time to time and that the open seam be caulked or sealed closed to help deny moisture entry.
This was observed at the Left Side.

Fascia

3.15 Description — The fascia boards are the vertical boards that enclose the overhang under the eave that runs along the roof edge and some installations are behind the gutters.

3.16 Condition — The accessible fascia boards were properly installed and in good serviceable condition. Due to the exposure these should be monitored for future deterioration and repaired or replaced as necessary.

Eaves and Soffits

3.17 Condition Eaves and Soffits — The eaves and/or soffits are the areas the overhang the roof' s edge. These areas were properly installed and in serviceable condition. We suggest that a periodic inspection be performed of the eave vent screens to confirm that they are not torn or damage by birds. Repairs of any damaged screens should be repaired promptly to deny future insect or bird entry.

Exterior Decks

3.18 Deck Material — The deck is covered with a manufactured product.
SUGGESTION: We advise periodic inspections for tears, splits or damage and repaired immediately to prevent leaks or concealed damaged below the surfaces.

3.19 Deck General — The deck was generally in an acceptable condition. Regular maintenance will ensure maximum service life.
SUGGESTION: We recommend that wood deck surfaces not be painted but periodically treated with a wood stain or wood preservative.

Exterior Deck Supports

3.20 — The deck supports were in an acceptable condition where accessible.

Exterior Stairs

3.21 — The Exterior stairs were in generally acceptable condition.

Exterior Railings

3.22 — The Exterior railings were installed where appropriate by current standards and were in acceptable condition.

Exterior Drains

3.23 — The Exterior surface drains around the house/site appeared to be in acceptable condition.
SUGGESTION: We advise that you flush each drain annually to help prevent future clogging from accumulated debris.

Exterior Vents

3.24 Clothes Dryer Vent — The clothes dryer vent damper had become clogged with lint, dirt or debris. This is a fire hazard and reduces efficiency.
SUGGESTION: Dryer ducts should be disassembled and cleaned on a regular basis.

Exterior Plumbing

3.25 Hose Bib OK

The hose bibs on the dwelling were designed to be a frost freeze design, when properly cared for. They were properly installed and in acceptable condition.
SUGGESTION: During freezing weather, the hoses must be removed to prevent water from being trapped inside and preventing possible damage to the hoses or bibs when it freezes.

Gas Meter/Piping Installation

3.26

The gas piping was in acceptable condition where accessible. No evidence of leaks were detected at any of the exposed gas pipe. Pressure testing may revel leaks, but this procedure would be considered beyond the scope of a home inspection.

We recommend that all exposed sections of gas piping be prepped and painted with a rust inhibitor coating to help prevent future deterioration or rusting of the pipes.

A automatic gas shut off device has been installed on the main gas supply pipe adjacent to the gas meter, which is a beneficial upgrade in the event of a earthquake. This was not tested during our inspection and we suggest reviewing the operation directions.

Electrical

3.27 Receptacles

One or more of the Exterior receptacles were missing/damaged their moisture rated cover plates.
SUGGESTION: Proper replacement is recommended.
This condition was observed on the Rear Side.

3.28 Light Fixtures

Exterior light fixtures were Loose and/or has a gap.
SUGGESTION: Repair or replacement is recommended to restore the lights.
This was observed on the Left Side.

Pest Control Considerations

3.29 Bees and Birds

Bird nest(s) were observed on one or more sides of the dwelling.
SUGGESTION: We recommend any entry points be properly covered and the nest be removed.

Pest Control Topics

3.30 Conducive Elements Information

Information from the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

Exterior Vegetation

3.31

Tree limbs or branches were touching the dwelling on one or more sides. This situation can lead to costly damage to the structure if not mitigated or controlled, especially during high winds or a path for rodents, animals and pests.
SUGGESTION: We advise that all tree limbs or branches be removed for the touching the building.

Paint/Caulking

3.32

The paint applied of the structure was in acceptable condition. Exterior finishes protect wood from cupping, checking, warping and decay.
SUGGESTION: We recommend the dwellings Exterior be refinished and/or painted as needed to protect the surfaces. Using a additional mildewcide in the paint is recommended when the next time the structure is painted.

General Exterior Comments

3.33

The Exterior was in generally acceptable condition, but some Exterior features were in need of maintenance and repairs. These conditions suggest minor lapses in maintenance and are noted in this report.
SUGGESTION: Maintenance efforts in the way of repair or replacement of loose or deteriorated Exterior trim, repairing or painting any Exterior surfaces or components as necessary. This will help to protect the exposed materials from deterioration.

CRAWL SPACE

Many of the dwellings structural elements and portions of it's mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.

General Information About The Underbuilding Crawl Space

4.1 Foundation Type

The foundation type, or design, was a post and pier with perimeter walls.

4.2 Foundation Material

The primary foundation material was poured-in-place concrete.

4.3 Insulation

The thermal insulation material visible under the floors was fiberglass batts.

The thermal resistance or "R" value was R-30. 9.9".

4.4 Access

The Crawl Space was accessed for a closer examination from a hatch in the floor of the Entry Hallway Closet.

Building Foundation

4.5

Hairline and/or small cracks, within normal tolerances were visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the performance of the foundation.

Vapor Barrier

4.6 Vapor Information

An adequate vapor barrier will create a dry air space between the damp soil and the framing, which will limit the amount of moisture that is able to rise into the framing. This also reduces the possibility of future moisture damage which will also help keep the moisture content of the soil at an equilibrium. The preferred material for use as a vapor barrier over soil in the Crawl Space is 6 mil., or thicker, polyethylene often referred to as "visqueen".

4.7 Condition

Partial coverage of the soil by a vapor barrier was observed at various areas.
SUGGESTION: We recommend completion of the vapor barrier where necessary to cover all of the exposed soil.

Heating Air Distribution Ducts

4.8 Insulation

Several areas of the plastic that covers the duct insulation are torn. This may allow air to seep out and into the Crawl Space area.
SUGGESTION: We advise tapping and sealing all small tears in the plastic around the ducts to prevent heat loss.

Pest Control conducive Issues W.D.O.

4.9

Form-wood, cardboard on the ground or around the piers and/or scrap wood was left on the soil or at the base of the foundation in the Crawl Space. Cellulose debris can easily harbor wood destroying organisms.
SUGGESTION: Removal of all wood or other material containing cellulose in direct contact with the soil is recommended, to reduce a condition conducive to infestation by wood destroying organisms.
The codes are-- IRC-408.4, UBC-1906.2.1.

AIR CONDITIONING

A central cooling system consists of the cooling equipment, which is a means of distribution, operation and safety controls. These items were examined for proper function, unusual wear and general state of repair. Detailed testing of the mechanical components of the cooling system or predicting their service life requires specialized equipment and training and is beyond the scope of a home inspection. Cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. If the air conditioning system was not tested because the outside temperature was too cold for safe operation, this fact will be so noted in the report that follows. With any mechanical system, we recommend the employment of an air conditioning technician to conduct a regular service and inspect all air conditioning equipment.

Information About The Cooling System

5.1 Type

The cooling system for this dwelling was what is known as a single package central air conditioning system, meaning that the compressor coil and the air handling unit were all contained within one enclosure which was located outside.
This was on the dwellings Left Side.

5.2 Method

The method of cooling was electrically powered refrigerant compression with the coiling coil mounted within or adjacent to the electrically heated furnace.

5.3 Age

The air conditioning unit is a original installation when the home was manufactured.

Inspection Limitations

5.4

Inspection and evaluation of the conditions of the cooling system was limited to visual components and their basic function. A full evaluation of the conditions of the A-C equipment requires extensive testing and is beyond the scope of the home inspection.

Cooling System HVAC Wiring

5.5

The visible and accessible wiring for the electrical supply for this unit was in acceptable condition.

Cooling System HVAC Disconnect

5.6

The local disconnect was properly installed and in acceptable condition. The equipments local disconnect acts as a shutoff for emergency or for purposes of servicing.

Condensate Lines

5.7

Condensate line were installed and appear to be in serviceable condition.

Compressor/Condenser

5.8

The supporting pad for the exterior condensing unit was not level. The connections can be stressed and accelerated wear on components may occur.
SUGGESTION: A qualified contractor should evaluate this condition and determine what corrective measures can be taken.

General Comments About The Cooling System

5.9 Servicing this unit prior to closing would be appropriate.
SUGGESTION: A contractor should be called to service and clean the heating unit.

GARAGE/CARPORT STRUCTURE

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Garage Door Openers

6.1 Opener(s)

The Garage door opener operated properly to raise and lower the door, including the auto reverse mechanism, which stopped and reversed direction when striking an object.
SUGGESTION: We suggest that the door and opener be periodically lubricated and to confirm that all hardware screws or nuts are secured.

Garage Doors

6.2

The Garage is equipped with a single roll-up door.
SUGGESTION: It is advised that all roller hinge hardware be inspected annually and that any loose nuts or bolts be secured as necessary.

Concrete Drive

6.3

The driveway was inspected inside the Garage. The driveway slab appears to be in serviceable condition. Future minor cracking is not uncommon.
SUGGESTION: We advise monitoring.

Walls

6.4

The fire resistive barrier between the Garage and the Interior was completely and properly installed as per industry standards.
SUGGESTION: We recommend that any future voids be patched and sealed if necessary to restore the required fire separation between the Garage and the Interior.

Electrical

6.5 Switches

A representative number of switches were operated and were determined to be in acceptable condition.

Overall Commentary On The Surfaces

6.6

The Interior walls and ceiling surfaces all gave the appearance of having been professionally installed and were in an acceptable condition. Any exceptions will be noted in their respective sections.

General Comments About The Garage

6.7

This area was inspected and is in serviceable condition. Any repairs that are necessary will be noted above or in the Summary Review.

ROOF

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection.

These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that a annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Useful Descriptive Information About This Roof

7.1 Area	The roof described in this section covered the Dwelling and the Garage.
7.2 Slope	The slope or pitch or this roof was Medium.
7.3 Covering Material	The material in the roof covering was Asphalt-composition shingles.
7.4 Layers	Our examination of the roof revealed the amount of material in place. This was one layer.
7.5 Covering Age	The present roof covering was an original installation when the dwelling was built.
7.6 Roof Flashings	The roof surface connections and penetrations are sealed with metal flashings.
7.7 Valley Flashing	The valleys on the roof were flashed with sheet metal or standing seam metal.
7.8 Drainage Type	Water from the roof was drained through a system of gutters and downspouts.

Inspection Method For This Roof

7.9 The inspection of the roof was conducted from the roof surface. The inspector walked on the surface and visually examined the accessible roofing components.

Composition Shingles

7.10 Condition

Several buckled shingles were evident on the roof surface.
SUGGESTION: The buckled shingles should be replaced or repaired.

The roof surface has torn shingles.
SUGGESTION: It is recommended that any torn shingles be replaced as necessary to prevent further possible damage to the adjacent areas or future leakage.
This was observed in several sections.

Roof Sheathing

7.11 The visible sections of the roof sheathing was in acceptable condition during our inspection.

Flashings Overall

7.12 The accessible connection and penetration flashings are in acceptable condition. Any exceptions are noted below.
SUGGESTION: The connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

Plumbing Vents

7.13 The visible plumbing vents were in acceptable condition.

Roof Vents

7.14 The accessible roof/attic vents are properly installed are performing their intended function.

Gutters

7.15 Material/Type Roof runoff water was collected and channeled to the gutters attached to the fascia boards or to the ends of the rafters along the edge of the roof. The gutters were made of Metal.

7.16 Some parts of the gutters were filled with water and debris at the time of the inspection. All of the debris obstructing the gutters should be removed immediately to ensure proper drainage.
SUGGESTION: The gutters should be kept clear to reduce the potential for back-ups and subsequent water penetration of the structure, which can result in damage to exterior and interior elements.
The condition of the gutters may change after the debris and water is removed.

Chimney On Roof

7.17 Condition

The metal chimney flue did not include a spark arrester/rain cap and it appears to have been removed or blown off the flue during a wind storm.
SUGGESTION: We recommend that it be reinstalled as required. This will help keep out rain water and birds which may damage or clog the chimney flue or damper.

The chimneys mortar cap showed signs of minor deterioration.
SUGGESTION: The cap should be repaired during routine property maintenance.


Appliance Vents/Flues

7.18

The Interior gas appliance vent is properly installed and was in serviceable condition during our inspection.

Debris Considerations

7.19

Moss, lichen and/or debris from trees was observed on the roof surface. This will restrict drainage off the roof and into the gutters/downspouts.
SUGGESTION: Debris and moss on the roof should be cleaned and/or removed to reduce the potential for damage to the roofing materials.

General Comments About The Roof

7.20 Condition

The roof covering showed wear, with minor conditions, but was in a condition deemed acceptable for it's age.
Exceptions may be noted in other areas of this section.

The expected service life for a dual laminate composition shingle roofing material is 20-25 years.

7.21 Maintenance

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions

during the inspection.

PLUMBING SYSTEM

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

Information About The Plumbing System

8.1 Main Supply — Water for domestic consumption was provided by a municipal or community system.

8.2 Waste Supply — The waste discharge was supplied by municipal or community service.

8.3 Main Supply Materials — The main water supply line, the line bringing the supply to the dwelling, was Plastic.

8.4 Dwelling Supply Material — The water supply piping inside the dwelling, used to deliver water to the fixtures was Pex Plastic.

8.5 Waste Supply Material — The drain, waste and vent (DWV) piping within the dwelling was ABS Plastic.

8.6 Water Supply Pressure — The water pressure of the dwelling was Medium to Normal (35-70 psi).

Main Water Supply

8.7 — The visible portions of the main water supply piping was in acceptable condition.

Interior Water Supply

8.8 — The exposed and accessible supply piping generally was in acceptable condition.

Water Pressure

8.9 — Functional flow of water at remote fixtures was judged to be adequate. Several fixtures were operated at the same time. Minor changes in flow when other fixtures are turned on or off is concerted to be normal. The systems water pressure, was within normal range.

Water Shut Off Condition

8.10 — The main water shut off valve was located. Testing the operation of this valve is not within the scope of a home inspection.
SUGGESTION: Operation of the valve periodically will keep it functional and maximize it's service life.

Fixtures Overall

8.11 — The plumbing fixtures were operating. Attention to the items may be listed or found in other sections of this report. Routine maintenance, should keep them functional and maximize their service life.
Exceptions may be noted in this and other sections.

Drain And Waste Lines

8.12 — The visible portions of the drain and waste piping were generally properly installed and in acceptable condition, with any exceptions noted in this and other sections of this report.

Vent Lines

8.13 — The visible portions of the vent piping for the dwelling were generally in acceptable condition, with any exceptions noted in this section and other sections of this report.

General Comments About The plumbing System

8.14 — The plumbing system and components appeared to be in acceptable condition and operating as intended. Functional flow and adequate drainage was observed at each tested area as required. Specific exceptions may be noted in other sections of this report.

ELECTRICAL SYSTEM

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Descriptive Information About The Electrical System

9.1 Entrance Service	The service entry, supplying electricity into the dwelling was Underground.
9.2 Voltage	The voltage available at the dwelling was 120/240.
9.3 Circuits	Branch circuit overloads was provided by circuit breakers.
9.4 Amperage	The available ampacity provided through the service was 200 amps.
9.5 Grounding	The electrical system was grounded by driving a rod in the earth.
9.6 Wiring Method	The wire method provided in this structure is non-metallic sheath cable (romex).

Electrical Meter Location

9.7 The Electric Meter was located on the dwellings Left Side.

Electrical Service Capacity

9.8 The service entrance conductors, the wires which run from the meter to the main disconnect or the main service panel, were #4/0 Aluminum (200 amps). This is considered a adequate amount of power for the existing loads.

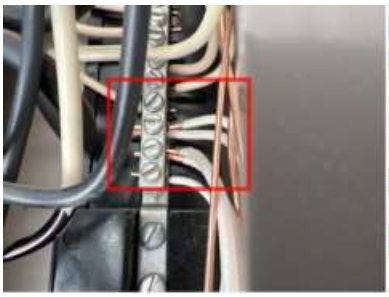
The Main Disconnect

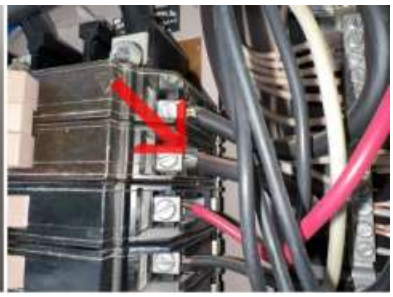
9.9 The main disconnect has a single pull switch. This was not tested during our inspection as this would interrupt power to the building.

Notes On The Main Service Panel

9.10 Panel Wiring Conditions Multiple neutral wires (white) are attached to the same terminal on the buss bar. The neutrals (white) need to be on their own terminal.
SUGGESTION: We recommend correction of this condition.

There is no antioxidant installed on the aluminum wiring.
SUGGESTION: It is recommend that the paste be installed.





Electrical Conductor Material

9.11 The conductor material in the 120 volt circuits were copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 and larger is a standard trade practices in residential electrical systems.

Service Grounding

9.12 The system and equipment grounding were acceptable.

Receptacles: Overall

9.13 A random selection of accessible receptacles were tested and found to be in acceptable condition at the time of the inspection, with exceptions noted in their specific sections.

Switches: Overall

9.14 A representative number of switches were operated and were determined to be in acceptable condition. Exceptions may be noted in other sections.

Lights: Overall

9.15 The light fixtures in this dwelling were in generally in operating and acceptable condition. Any exceptions are noted in other sections of this report.

Ground Fault Circuit Protection

9.16 Definition GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

9.17 Condition GFCI (Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required at the time of the dwellings construction.
SUGGESTION: We recommend testing these devices on a monthly basis.

Wiring: Overall

9.18 The accessible or visible wiring in this structure was in acceptable condition where inspected.

General Comments About The Electrical System

9.19 The electrical system was in acceptable condition, but with some instances of needed repair or correction observed. Other deficiencies may be discovered upon closer examination of this system.

HEATING SYSTEM

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

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 a costly condition to address.

Important Information About The Heating System

10.1 Type — The heating type for this dwelling was a forced air furnace.

10.2 Location — The location of the heating unit for this dwelling was in the Garage.

10.3 Energy Source — The energy source for the heating system for the dwelling was Natural Gas.

10.4 Input Rating — The input rating for this heating plant was 65,000 BTU's.

10.5 Age — The heating system was an original installation when the dwelling was built.

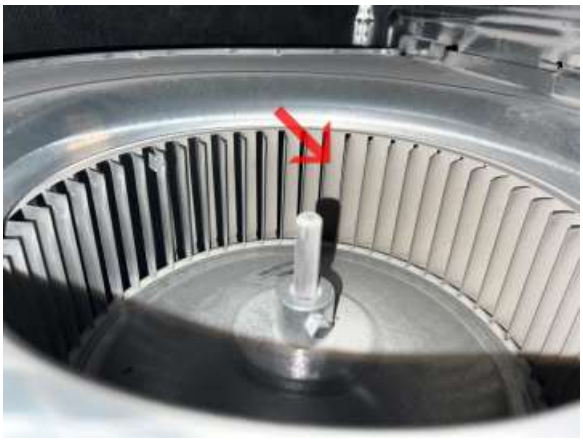
Heating System Notes

10.6 Definition — Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, filters and ducting.

10.7 Condition — The furnace was operated during the inspection with the thermostat controls. It responded to the users controls.

Blower/Motor

10.8 — Dust and/or debris have built up on the blower and in the blower compartment.
SUGGESTION: We recommend the blower and its compartment be cleaned. The blowers bearings should be lubricated as necessary.



Blower/Limit Switch

10.9 The furnace limit switch, which activates the blower on and off was functioning as designed during our inspection of the furnace. The high limit switch setting was not tested during our routine operation of the furnace, this would required the operation of the furnace without the blower air flowing across the heat exchanger.

Heating Plant Gas Supply Connections And Shut Off Valve

10.10 Shut Off Valve The gas supply piping installation included a 90 degree shutoff valve in the vicinity of the unit for service, personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and trouble free.

10.11 Connections The gas connector was an approved flexible type in acceptable condition.

The Combustion Air Supply

10.12 Definition Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, provided that industry standards are met.

10.13 Condition The combustion air supply was adequate for this unit.

Venting System Condition

10.14 The visible sections of the heating plant's venting system was properly installed and was functioning as designed.

Notes On The Air Filter(s)

10.15 The air filter for the heating unit was a conventional, disposable filter.
SUGGESTION: This should be replaced every three months.

Return Air Distribution

10.16 The return air for the heating system has been installed properly and in an acceptable condition.
Any exceptions are noted below.

Supply Air Distribution

10.17 The supply air ducts were dirty.
SUGGESTION: We recommend cleaning the ductwork.

Heating Registers/Ducts

10.18 The heating registers were inspected and were found to be providing adequate heated air supply to each room.
SUGGESTION: We suggest that the registers be lifted and the ducts be vacuumed of any accumulated debris.

Thermostats

10.19 Activation of the user controls on the electronic thermostat caused the unit to respond. Keep in mind that this was a programmable device with many options for set backs settings, timed events etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

10.20 No service record could be found on or around the heating system. It is common practice to post a service record of servicing on the heating equipment. Starting a record should be considered.
SUGGESTION: We recommend a heating contractor thoroughly clean and inspect the heating plant. Servicing would be appropriate prior to closing.

10.21 Information On Gas If you ever smell gas in your home leave immediately, leaving the doors you pass through open, to help ventilate the area. Do not turn on the lights or use the telephone. The electrical current in a telephone or light switch is enough to spark an explosion. Call your gas service provider or the fire department from another location and remain away from your home until it has been declared safe.

WATER HEATER

Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Useful Information About The Water Heater(s)

11.1 Location — The heater for domestic hot water was located in the Garage.

11.2 Age — The water heater was an original installation when the dwelling was built.

11.3 Tank — The water heater was a single free-standing unit.

11.4 Water Heater Capacity — The storage capacity of the water heater was 50 gallons.

11.5 Water Heater Energy — The energy source for the water heater(s) was Natural Gas.

11.6 Btu Rating — The input rating for the water heater burner was 40,000 BTU's.

Water Connections

11.7 Condition — The cold inlet and hot water outlet connections were properly installed and in acceptable condition.

11.8 Expansion tank — An expansion tank was observed to help relieve hot water pressure due to a anti backflow valve in the main water supply pipe. This is required and is properly installed. Testing this feature is beyond the scope of our inspection.

Temperature And Pressure Relief Valve

11.9 T-P Relief Valve — The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.

11.10 T-P Discharge Pipe — The temperature and pressure relief valve installation included a discharge pipe routed to an approved location.

Water Heater Gas Supply Connections And Shut Off Valve

11.11 Gas Valve and Connections — The gas supply piping installation included a 90 degree shutoff valve in the vicinity of the unit for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

Water Heater Combustion Air Supply

11.12 Definition — Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around the appliances is vital for their safe operation. The air can come from inside or outside, provided that the industry standards are met.

11.13 Condition — The combustion air supply was adequate.

The Water Heater Venting System

11.14 — The water heater vent was properly installed and was in acceptable condition.
SUGGESTION: Adequate clearance should be provided between all of the fuel burning appliance components and all combustible surfaces in accordance with current industry standards. We strongly advise not to store personal items adjacent to the water heater vent.

Seismic Restraint For The Water Heater(s)

11.15 — The water tank had been properly secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of an earthquake.

Installation Standards

11.16 Impact Post/Barrier — The location of the water heater in the Garage made it vulnerable to damage by impact from vehicles. A impact post was installed. This will help to prevent damage from miss-aligned autos. We suggest that this pole be covered or padded to prevent personal injury or damage to the car.

Maintenance

11.17 The key of maximum service life of the water heater is flushing the tank annually to remove excessive rust or sediments that accumulate inside the tank. Turn off the gas or electricity and open the valve at the base of the tank and attach a garden hose to it. It is then recommended to allow it to drain out for approximately 20 minutes or until the water runs clear.

General Comments About The Water Heater

11.18 The water heater was operating satisfactorily at the time of the inspection.
SUGGESTION: We suggest regular routine maintenance to ensure the unit is working safely and dependably.
The water heater service life was at it's early years.

The average statistical service life for a water heater of this type is 10-15 years. The water heater does not lend itself to internal inspection and thus, is not practical to estimate it's exact service life expectancy.

Water Temperature

11.19 The recommended maximum hot water temperature for domestic hot water should not exceed 120 degrees. Scalding may occur if the maximum temperature is exceeded.
We advise the water temperature be checked to ensure a proper rating.

INTERIOR

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

Information About The Home's Interior

12.1 Number of Bedrooms — The number of bedrooms in this dwelling and accounted for in this report is 4.

12.2 Number of Bathrooms — The number of full and partial bathrooms in this dwelling for this report (counted by the number of rooms/areas, not by how many fixtures may be in a room) was 2.75.

12.3 Window Material — The dwelling was equipped with vinyl windows with wood frames.

12.4 Glazing — The glazing in the windows in the dwelling (the glass in the window) was Double pane (insulated.)

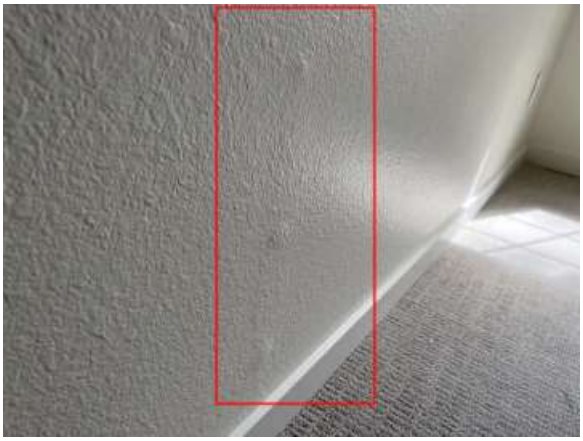
12.5 Walls — The finished walls inside this dwelling were gypsum wallboard, commonly called "drywall".

12.6 Ceilings — The finished ceilings inside of the dwelling were gypsum wallboard, commonly called "drywall".

12.7 Heating — Heating was supplied in every habitable room.

Overall Commentary On The Surfaces

12.8 — Cracks or nail pops in the drywall were observed. This is due to seasonal movement of the structure caused by changes in humidity and/or minor settlement.
SUGGESTION: We advise monitoring and patching or repair as needed to restore the appearances.



Overall Commentary On The Flooring

12.9 — The upper level sub-flooring was concealed by finished surfaces and generally could not be visually inspected. However, the areas immediately around the plumbing supply and waste lines were checked and no adverse conditions were observed during our inspection.

Overall Commentary On The Walls

12.10 The wall framing was not visible for a thorough inspection and their condition is unknown. The accessible Interior and Exterior surfaces showed no signs of significant conditions at the time of our inspection and appeared to be in acceptable condition.

Overall Commentary On The Interior Doors

12.11 Condition Doors The Interior doors were properly installed and in acceptable condition. Any exceptions will be noted in their respective sections.

12.12 Condition Hardware Closet door floor guides were missing and/or failed to properly function on several of the sliding doors throughout the dwelling.
SUGGESTION: We advise adding the guides for proper door operation.

Several of the door's hardware is loose, missing or in need of adjusting to restore its proper operation.
SUGGESTION: We recommend repairs be made.

Overall Commentary On Windows

12.13 The windows tested were properly installed and in acceptable condition. We operated a representative sample of the windows, but did not open or close and latch every window. Any exceptions will be noted in their respective sections.

Safety Glass And Glazing

12.14 Information Safety/Tempered glass is harder to break and less likely to cause injury if broken and is required in certain specific locations. These include, but are not limited to, all glass doors, and fixed and operable glass adjacent to doors, such as enclosures for showers, hot tubs, saunas, steam rooms and bathtubs. In addition, most large windows and windows near doors and floors.

12.15 Condition Safety/tempered glass was observed in all locations where recommended by industry standards.

Overall Commentary On The Fireplaces/Stoves

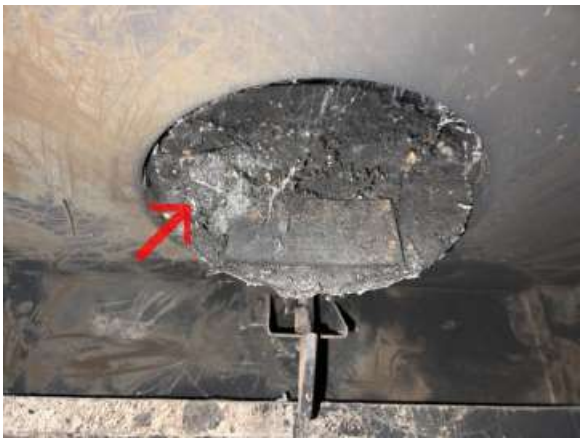
12.16 Information Components shared by most types of fireplaces include the interior, exterior and the fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter.

Accessible fireplace components are visually inspected for signs of significant malfunction, unusual wear and general state of repair. However, portions of standard fireplace construction are always by their nature and location inaccessible for a standard home inspection.

If the fireplace has a gas supply pipe and shut off valve, the gas key should not be left accessible to prevent small children form tampering with the value.

12.17 Condition The fireplace was not operated during the inspection (lighting fires is not part of a home inspection). It appears that it will be serviceable when tested.

12.18 Fireplace Flue The flue and/or firebox had a heavy built-up of creosote. This limited the evaluation of the interior fireplace.
SUGGESTION: Cleaning and evaluating is recommended.



Interior Stairs

12.19 The stairs were used several times during the inspection. No specific deficiencies were noted at the time of the inspection.

Interior Railings

12.20 The Interior stair railing(s) were installed correctly and were in acceptable condition.

Notes On Smoke Detectors: Overall

12.21 Smoke Detectors The smoke detectors were inspected for their location only. They were placed where required when the structure was constructed.
SUGGESTION: We advise periodically testing to confirm their proper function.

Notes On Carbon Monoxide Detectors

12.22 As a safety upgrade, and currently a requirement, CO detector(s) were not installed.
SUGGESTION: We recommend that one or more CO detectors be installed in locations and in the manner suggested by the manufacture of the detector.

Environmental Topics

12.23 Asbestos The acoustic material on several ceilings may contain asbestos. Actual content can only be determined by laboratory testing.
SUGGESTION: Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

General Comments About The Interior

12.24 The Interior surfaces, hardware, fixtures, doors and windows were in acceptable condition. Any exceptions are noted in their respective sections or the Summary items review.

ATTIC

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Useful Information About The Attic

13.1 Structure — The roof structure covering this dwelling was a conventional, factory built truss system.

13.2 Sheathing — In residential construction, the roof sheathing is the material directly supporting the roof covering (structure).
The sheathing used in this dwelling was OSB (Oriented Strand Board) nailed solidly across the top chords of the roof trusses.

13.3 Insulation — The thermal insulation visible in the Attic was blown in fiberglass.

13.4 "R" value — The thickness of the insulation should yield an approximate thermal value of 38, 12".

Attic Access Entry Information

13.5 Location: — The Attic was accessible by way of a hatch in the ceiling of the Hallway.

13.6 Observed — Because of limited clearance, deep insulation, potential for damage to insulation and/or ceiling finishes below caused by walking in the Attic, our inspection of the Attic was performed from the access opening only.

Roof Trusses

13.7 — Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottoms of trusses often support the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the construction site.

13.8 Condition — The trusses were generally in acceptable condition and had performed adequately since their installation where accessible.

Ceiling Joists

13.9 Definition — Ceiling joists are structural members which support the finished ceiling and often serve as important components of the roof structure.

13.10 Condition — The Interior ceiling joists were concealed by finished surfaces and/or insulation and could not be inspected. Some areas with minimal insulation may be inspected.

Roof Sheathing

13.11 — The visible sections of the roof sheathing was in acceptable condition during our inspection.

Attic Insulation

13.12 Condition — The insulation in the Attic was compressed by either stored personal items or people that have entered this area in past. Compressing the insulation is not recommended and it diminishes the insulating "R-factor" when compressed.
SUGGESTION: We advise that the insulation be fluffed or added to restore it's "R" value where necessary.

Attic Ventilation

13.13 The space between the ceiling and the roof was adequately vented.

Plumbing Vent Lines In The Attic

13.14 The vent piping for the waste system, which was visible in the Attic, was in acceptable condition.

Chimney In Attic

13.15 The chimney was in acceptable condition for it's age.
SUGGESTION: Monitoring for any future deterioration or leaks around the chimney is recommended.

Appliance Vents

13.16 The gas appliance vent was inspected where accessible and was in serviceable condition during our inspection.

Exhaust Vents

13.17 All of the Interior exhaust fan vents are properly installed and exhausting to the Exterior as required.

Electrical Switches

13.18 Condition A representative number of switches were operated and were determined to be in acceptable condition.

Attic Wiring

13.19 The majority of the wiring was inaccessible due to the insulation, but the visible wiring in the attic was in acceptable condition.

General Comments About The Conditions In The Attic

13.20 During the inspection, conditions were observed in the Attic, which indicated, the need for attention in the form of repair or replacement was noted in this section. These comments will be noted above or in the Summary review.

BATHROOM(S)

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.
Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Components and Drainage - Wash Basins

14.1 Wash Basins — The wash basins were filled to their overflows, if possible, and drained. They operated properly during our inspection.

14.2 Wash Basin Drain Stops — The wash basins in every Bathroom were operated and filled to the overflows, if possible, during the inspection. Every wash basin was in good working condition.
SUGGESTION: These should be periodically inspected for future leakage and repaired if warranted.

Components - Toilets

14.3 Toilets — The toilets were flushed several times during the inspection and were found to be in good working condition.

Water Supply and Plumbing - Wash Basins, Toilets

14.4 Wash Basin Handles — The faucet handles on the wash basins were loose.
SUGGESTION: We recommend re-securing the faucet handles.
This was observed at Several of the Bathrooms.

Components - Bathtubs and Showers

14.5 Bathtubs — The bathtubs were filled to their overflows, if possible, and drained during our inspection. They were found to be properly operating during this test.

14.6 Bathtub Drain Stops OK — The Bathtubs in the Bathrooms were operated and filled to the overflow, if possible, during the inspection. The bathtubs drain stops and overflows were in good working condition.
SUGGESTION: These should be periodically inspected for future leakage and repaired if warranted.

14.7 Shower — The shower was operated for several minutes. The shower was in serviceable condition during our inspection.

Shower and Bathtub Enclosures

14.8 — Moisture was noted behind the shower wall(s) on a meter above 30%. The maximum acceptable percentage is 17%.
SUGGESTION: A contractor should further evaluate and repairs are recommended.
This condition was observed in the Master Bathroom.

Bathroom Ventilation

14.9 Conditions

An excessive amount of dust or lint was observed at the ventilation fans.
SUGGESTION: The fan should be cleaned to restore proper operation.
This condition was observed in Several of the Bathrooms.

Bathroom Floors

14.10 Caulking Deteriorated and Mildew

The floor caulking and/or grout at the bathtub was deteriorated.
SUGGESTION: The caulking should be taken up and the area cleaned. Re-caulking is then recommended.
This condition was observed in the Master Bathroom.

Caulking And Grout

14.11 Conditions

Cracked or missing grout was observed on the shower walls.
SUGGESTION: We recommend removal of any loose or missing grout and re-grouting or caulking, as appropriate.
This condition was observed in the Master Bathroom.

Cabinets/Countertops

14.12 Backsplash Caulk and Grout

The caulking for the backsplash is missing, has gaps and/or not installed properly.
SUGGESTION: We advise caulking be installed and/or gaps filled to prevent possible water intrusion.
This was observed in the Master Bathroom.

Caulking Maintenance Information

14.13

Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to floor covering and sub-flooring.

The use of high quality sealant such as "Polyseamseal", "GE Sanitary Silicone" or "Dow Corning 786" is recommended for bathroom caulking. Generic silicone, latex and latex with silicone-sealants are inferior to these premium products and their use in bathrooms is not likely to produce dependable results.

We recommend grout sealer be applied every 6 months as a preventative measure to moisture intrusion.

General Comments

14.14

The finished surfaces, hardware, windows, countertops and doors in the Bathroom(s) were found to be generally in good condition at the time of this inspection. Any exceptions are noted in their specific area in this report.

KITCHEN

Inspection of the stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Descriptive Information About The Kitchen

15.1 Cooking Fuel

The heat sources for cooking were Electricity and Natural Gas.

15.2 Ventilation Type

Kitchen ventilation was provided by an exhaust fan above the cooking surface termination at the Exterior.

Plumbing

15.3 Sink

The surface of the sink was in serviceable condition.

15.4 Drains and Traps

The drain pipe under the sink was flexible rubber or plastic, which is non-conforming and can clog.
SUGGESTION: The system was functional and modifications would be considered optional.

The drain line for the sink lacks adequate pitch from the "P" trap to the wall. This configuration can promote clogging.
SUGGESTION: We advise adjustments be made to give the line a constant downhill slope of at least 1/4" per foot for optimal function of the sewer system.

There was no drain trap installed under the sink. The trap prevents sewer gasses from backing up into the dwelling. The lack of a trap is a significant defect and a health hazard.
SUGGESTION: We recommend the installation of a proper trap system in accordance with industry standards.

Electrical

15.5 Wiring

The visible wiring in was in acceptable condition.

Information On The Dishwasher Drain Separation

15.6

The dishwasher drain was equipped with an air gap vent fitting above the sink. This assures separation of the supply water from the waste water. It was in serviceable condition during our inspection.

Appliances In General

15.7

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition at the time of our inspection. Any exceptions are noted below or elsewhere in our report.

Kitchen Exhaust

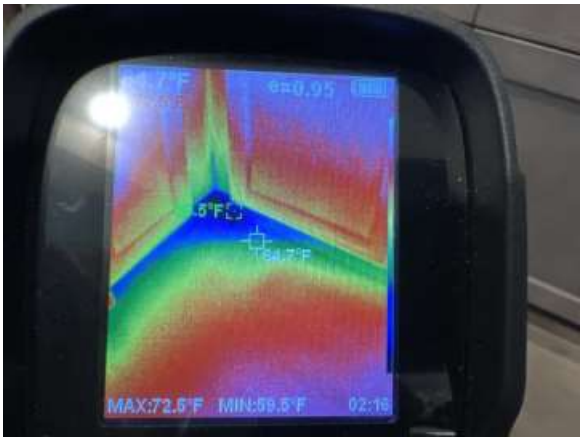
15.8

The filter for the Kitchen ventilation operated, however, this type will become heavily grease-laden in the future. This can become a fire hazard.
SUGGESTION: Thoroughly cleaning is recommended as needed in the future.

Cabinets/Counters

15.9

There is an air draft coming from under the Kitchen cabinets.
SUGGESTION: We recommend further investigation to locate and remedy the draft.



General Comments About The Kitchen

15.10

This area was inspected and is in serviceable condition. Any significant exceptions will be noted above or in the Summary review.

BEDROOM(S)

ALL BEDROOM(S)

16.1

All of the Bedroom areas were inspected and were found to be in serviceable condition. Any exceptions that need to be addressed will be noted above or in the Summary review.

ROOMS

LAUNDRY

17.1 Laundry Tub — The laundry tub/sink was inspected and is in serviceable condition.

17.2 Drains — The floor drain was tested and drained properly during our inspection.
SUGGESTION: Adding small amounts of water periodically to keep the trap filled is advised to prevent sewer gas from escaping from the drain.

17.3 Electrical Switches — A representative number of switches were operated and were determined to be in acceptable condition.

17.4 Ventilation — The Laundry Room ventilation was provided by a exhaust fan. The fan was operating and found to be working in an acceptable manner, but the fan is covered with dust or lint.
SUGGESTION: We suggest that it be cleaned as necessary to help improve exhausting to the Exterior.

BONUS ROOM

17.5 Windows — The locking mechanism and frame for one window in this room is in need of repair.
SUGGESTION: We recommend the window not be used until repairs are completed to prevent it from becoming stuck opened or jammed.