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Anywhere Drive, North Bay, CA
Inspection prepared for: John Sample
Date of Inspection: 6/1/2015

Inspector: John Marshall
Building Inspector # 5073014 | General Contractor License # 646931
Vallejo, CA 94591
Phone: 707-649-8700
Email: john@northbayinspection.com
<http://www.NorthBayInspection.com>

Thank you for choosing North Bay Inspection!

Dear John Sample ,

On 6/1/2015, I completed an inspection of the building located at Anywhere Drive. Your inspection report was compiled after performing a comprehensive visual inspection of the property using the criteria of serviceability and durability.

This property has some deficiencies that need attention, while others simply enhance safety, and utility of the building. I have listed some of the more notable issues observed by me in the "Primary Recommendations" section at the end of this report. This summary of recommendations is provided as a courtesy only. It is important to establish your own priorities after reading the entire report.

It has been a pleasure being able to serve you, and if I can be of any assistance to you concerning this report, or in the future, please do not hesitate to call on me. I will be happy to answer any questions you might have concerning this property.

Sincerely,

A handwritten signature in black ink, appearing to read "John Marshall". The signature is fluid and cursive, written in a professional style.

John Marshall
Owner & Inspector
(707) 649-8700
John@NorthBayInspection.com
NorthBayInspection.com

This is a confidential document and should be regarded as such.

If you are not a named client on this report and you wish to use this report we urge that you retain North Bay Inspection or hire another qualified inspection firm for an on-site review of this property and this report. This report was conducted on site by John Marshall of North Bay Inspection on 6/1/2015. Conditions change with time and the information provided in this report may become inaccurate. We do offer on-site re-inspections with any interested party for 50% of the total fee paid for this inspection with a minimum of \$375. We recommend a new inspection be performed if this report is six months old or more.

Purpose and Scope of Home Inspection

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the National Association of Home Inspectors (NAHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the NAHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

General Limitations and Exclusions

The NAHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with

the NAHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the NAHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

Definitions

IMPORTANT: An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

ATTENTION: A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

REPAIR NEEDED: An issue that in the opinion of your inspector needs repair now.

FURTHER INSPECTION: An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

ACCORDING TO OTHERS: Sometimes the inspector will receive information about the status of a structure, system or appliance from persons on site or in conversation. The report may have a notation "ATO" to indicate that this inspector had received information that may be pertinent to the condition of the property but could not be (or is beyond the scope of the inspection) confirmed by this inspector. Often simply asking your real estate professional/ or seller will confirm the information.

IMMEDIATE HAZARD: An issue, in the opinion of your inspector, that is inherently dangerous and needs to be addressed now. This can include issues that were not a violation of any code and were not considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

GENERALLY: This term is used to indicate that a system is primarily in a given state of repair but may have specific exceptions that are typically noted elsewhere in the report or section. For example "The roof is in generally good condition." Meaning the roof was observed to be sound but has some areas that may need normal maintenance or small "touch-up" routine repairs.

MAINTENANCE NEEDED: Used to highlight components that in the opinion of your inspector that need to be maintained, serviced or minor repairs.

NEEDS SERVICING: Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

SATISFACTORY: The item or system inspected is in fully serviceable condition, significant wear or damage was visible and may be at or near the middle of its service life.

GOOD CONDITION: The item or system shows only minimal wear and is in the first half of its service life.

MODERATLY WORN: A system or item that shows normal wear but is functional at the time of the inspection.

GENERALLY WORN Is defined as a system or item that shows significant wear, is functional but appears to be at or near the end of its service life. This item may continue to be serviceable but will need to be monitored and may need replacement in the short term.

REPLACEMENT NEEDED: Minor structural, electro-mechanical or plumbing components that need replacement now.

RELATIVELY NEW: The subject item appears newer but it is beyond the scope of this inspection to verify if the item is of recent manufacture or simply appears new. It is not uncommon for appliances

EXPECTED SERVICE LIFE: “Expected service life” refers to the length of time that the manufacture or inspector anticipates that appliance, fixture or system will remain fully functional with only normal maintenance required. The “beyond the service life” is this inspectors opinion that the system/ item could fail at any time. It is not uncommon for many components and systems in a home to go significantly beyond “the expected service life”.

QUALIFIED, LICENSED PROFESSIONAL: The report will often recommend the client seek the advice, repairs or further evaluation by persons who have legitimate, recognized credentials in the field or trade that they practice.

Inspection and Site Details

Inspection Time

Start: 09:00 AM

End: 11:00 AM

Attending Inspection

Client not present

No attendance

Residence Type/Style

Two story detached single family home

Garage

Attached 2-Car Garage

Occupancy

Vacant

Weather Conditions

Clear, sunny sky

65 degrees

Exterior

Limitations of Exterior Inspection

IMPORTANT: Although we do look for insect and moisture damage we are not a licensed pest inspection firm. According to applicable laws we cannot provide a pest clearance. Our standard recommendation is that buyers have a specialized investigation for wood destroying pests, moisture damage and related issues.

This property has an irrigation system. It is beyond our scope of inspection to test and inspect this system. We recommend asking the owner about the use, care and maintenance of this system.

Grading and Surface Drainage

Grade of lot: Relatively level

Observations:

- This home has surface drains. These drains can be effective in reducing ponding and controlling surface water and runoff. It is not uncommon to have catch basins fill with debris and become ineffective. We recommend that all surface drains be tested periodically by using a garden hose and check the low point or discharge termination. Some systems have separate systems for the downspouts and surface drains, however most systems are dual function. It is important to check this system every fall. Excess water near the perimeter of the home can adversely affect the foundation.



home has surface drains

surface drains clogged

Driveway

Materials: Concrete

Condition: Generally satisfactory

Observations:

- The parking for this property is limited, determining the adequacy and location of specific parking arrangements is outside our scope of inspection. We recommend asking your real estate professional for more information about parking.

- The driveway is in generally satisfactory condition with typical cracks and stains in several places. There were no indications of unusual settlement.

Walkways

Materials: Concrete

Gravel

Generally satisfactory

Observations:

- The walkway at the front is cracked or damaged. This is primarily a cosmetic issue at this time. Over time cracks may enlarge and become a trip hazard. We advise monitoring this area and to consider having a qualified contractor make the appropriate repairs.



typical settlement cracks in concrete walkways

patio cover, concrete, outbuilding(s)

Patio Description: Rear

Concrete

Observations:

- The concrete flatwork and patios were in generally good condition with no indications of unusual settlement or problems.

Exterior Doors

Description: Sliding vinyl
Metal insulated

Composition wood

Generally satisfactory

Exterior Cladding

Description: Stucco

Observations:

- There are typical, small hairline cracks and small flaws in the stucco in several places. It should be noted that settlement cracking is a common occurrence in stucco wall surfaces and the cracking observed is believed to be typical of that found in the average home of the same age.

About stucco: Stucco is a mixture of cement and sand plaster, reinforced with metal lath and installed over a water resistant membrane, often oil saturated felt. Stucco can be pigmented, color within the product, instead of painted. Sometimes the pigmented stucco can appear to be stained when it is simply moist or wet in one area and not another. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks typically do not need repair and may fill during the painting process. Larger cracks that may allow water to enter should be filled with an appropriate (textured) caulking and or patch material. Modern construction technique use a metal edge, called a weep screed at the base of the building that allows water or moisture that may have entered the stucco to escape. This weep screed should be about 6 inches above soil and 2 inches above concrete surfaces. We recommend keeping the base of the stucco clear of extraneous debris/soil and monitoring these areas close to the ground for evidence of wood destroying insects.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood they make a smooth product, for stucco a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries paint and seal the area.

- About stucco: Stucco is a mixture of cement and sand plaster, reinforced with metal lath and installed over a water resistant membrane, often oil saturated felt. Stucco can be pigmented, color within the product, instead of painted. Sometimes the pigmented stucco can appear to be stained when it is simply moist or wet in one area and not another. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks typically do not need repair and may fill during the painting process. Larger cracks that may allow water to enter should be filled with an appropriate (textured) caulking and or patch material. Modern construction technique use a metal edge, called a weep screed at the base of the building that allows water or moisture that may have entered the stucco to escape. This weep screed should be about 6 inches above soil and 2 inches above concrete surfaces. We recommend keeping the base of the stucco clear of extraneous debris/soil and monitoring these areas close to the ground for evidence of wood destroying insects.

- The paint on the siding and wood trim components are weathered and worn at many places. This home would benefit from proper paint preparation and application of a high quality primer and paint. We recommend getting prices for painting from qualified painters. Note: Be sure to specify/ quantify quality and initial/ approve color samples and degree of preparation to be done (cracks larger than 1/ 16 to be properly sealed with Dap 35 year caulking... etc.) It is often useful to go to a home that the painter has done and it is satisfactory then specifically include the address of the sample home in the contract - The paint job shall be the same or better that the home located at 1515 Mockingbird Lane...

- There are some typical gaps between various trim pieces and between trim and siding components around this home. Keeping this home well sealed and painted will reduce water and insect entry. As a part of this home's routine maintenance program these gaps or small voids should be filled with the appropriate caulking.

About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood they make a smooth product, for stucco a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries paint and seal the area.



typical cracks between exterior cladding and trim

typical stucco cracks

Eaves, Soffits, Fascia and Trim

Description: Exposed frieze blocking with vents

Enclosed soffit

Observations:

- The fascia and/or bargeboard paint is generally worn, cracking and peeling. These components would benefit from being properly prepared, sealed and painted.

Note: Exposed wood is susceptible to moisture and sun related damage.



cosmetic damaged trim

Window Frames and Trim

Description:

- Dual glazed
- Vinyl

- Sliders

Observations:

- This home has dual glazed windows.

About dual glazed windows: This inspector makes reasonable efforts to inspect dual glazed windows for broken seals. Fogged glass or condensation is an indication of failure. Light conditions, shading, dirt/film and window coverings can obscure visual identification of broken seals. We recommend that all windows be cleaned and the windows be carefully checked during ideal light conditions.

- Window and door screens are not generally within the scope of a standard home inspection. Screens are considered a seasonal use item and can be stored and are not considered permanent as they do have a relatively short service life compared to most components. This inspector will however try to report any large rips, and screen doors that are obviously damaged.

Fence Observations

Materials: Wood**Observations:**

- There are fences and on at least three sides of this property. They are in generally serviceable but worn. The fence(s) may be directly on the lot line. It is beyond the scope of this inspection to determine lot lines or if these fences are in owned in common with neighbors. If precise delineation of lot lines is needed the property should be professionally surveyed. Note: Sometimes carefully reading the assessor's map and using a tape measure from a known point can provide fairly accurate lot lines.

Soils

Soils

Materials: This soil under this home may be considered expansive.

About expansive soils: These soil types tend to expand when saturated and shrink when dry. This dynamic action can cause seasonal movement of the foundation, walls, trim, windows and doors. Often older foundations are more likely have these kinds of effects. More contemporary foundation styles are less prone to movement as the footings are deeper where the moisture content remains more stable. To minimize seasonal expansion/contraction we recommend that rain and roof water be effectively controlled away from the foundation. During the summer watering areas adjacent to the foundation can reduce summer soil shrinkage. It is beyond our scope to determine soils types and geologic conditions. To obtain further definitive information on soils a geologist or soils engineer may be consulted.

Environment

Observations:

Observations:

- Potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be dangerous or have adverse effects upon our environment. These substances include but are not limited to lead paint, asbestos, formaldehyde, electromagnetic radiation, and radon. Prior use of the property may also have adverse effects on use and occupant health such as fuel storage tanks, chemical storage and spills. Hazardous materials, environmental hazards and product liability are not included in the scope of this inspection. For further information call the EPA in San Francisco at (415) 744-1500.
- This home was not tested for radon as that is outside the scope of a standard home inspection. Radon is not commonly found in the San Francisco Bay area. Although possible, it is unlikely, with the exception of imported materials or interior building materials. If more information is needed regarding radon we recommend contacting the Environmental Protection Agency and/ or a specialized hazardous testing firm.
- This inspector found no obvious evidence of asbestos in this home. This is not a guarantee that there is none. It is beyond our scope of inspection to test for asbestos. Hazardous materials, environmental hazards and product liability are not included in the scope of this inspection. For further information about asbestos we recommend calling the EPA in San Francisco at (415) 744-1500 or go to www.epa.gov.
- About Mold: Usually the first indication of a mold problem is a strong earthy or musty smell. Mold requires moisture and /or high humidity to growth therefore it is imperative to identify the source of water and correct that condition. Molds thrive in areas where humidity levels exceed 60%. There are various devices available that can dehumidify indoor air. Areas where there is minimal air movement tend to promote mold, particularly moisture laden stagnant closets, corners or crawlspaces. Often simply providing greater ventilation or by installing more or larger perimeter vents can solve a fungus problem.

There are an increasing number of people who have allergic reactions to molds. Some of the better-known allergenic molds are *Cladosporium* and *Alternaria*. Your doctor can perform tests to determine if you are sensitive to these types of molds. Obviously removing and providing an inhospitable environment for mold growth is most effective long-term solution.

There are several molds that are identified as toxic to humans; however these types are not common in our climate therefore infrequently found. People who are exposed to toxic molds that have compromised immune systems (the elderly, infants, AIDs patients and those undergoing chemo therapies) are most likely to be harmed. Some molds produce mycotoxins, such as *Stachybotrys* and *Trichoderma*. These two species are recognized as being among the most toxic. The only way to positively identify the presence of toxic molds is to test for it. There are several ways to test for mold and no one method works every time. Molds can and often do grow in enclosed areas such as in walls and are not physically accessible and air samples are not always accurate as the mold spores may not be airborne at the time of sampling.

Upon request North Bay Inspection can take a swab sample and send this into a certified lab for analysis. The cost of this testing is \$125 for each sample. Usually only one sample is necessary. If there are different molds in several areas several samples may be necessary.

If significant amounts of molds are discovered during your home inspection it should be treated as if it might be dangerous and only by persons outfitted with the appropriate clothing, equipment and training. Remediation of harmful molds can be very expensive. Some home-owner's insurance policies cover the costs while others do not, we recommend checking with your insurance agent.

Roofing

Limitations of Roofing Inspection

Roofs may leak at any time - a standard home inspection is not a guarantee that the roof does not leak. Only specialized testing including water testing can provide a reasonable expectation of no leaks. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

There only limited access to the roof due to height. Home inspectors are not obligated to access roof tops. Significant flaws could exist where this inspector could not access. For more information regarding this roof we recommend further evaluation by a qualified/ specialized roofing contractor.

Access to this roof was from: The ground, walking on lower levels, upper windows and / or a ladder.

Roof Covering Observations

Description:

This home has a lightweight concrete tile/shingle roof. A concrete tile roof consists of preformed, interlocking tiles that are cast from concrete and fastened to the substrate with metal clips or by either nailing or screwing. Concrete roofs are very durable, but care must be taken when walking on them as stepping onto tiles at the wrong location can crack them. These roofs can be badly damaged by moss growth that is left unchecked, but when properly cared for have an expected service life in excess of 50 years.

There are a several small corners of tiles that are cracked and others with very minor flaws. No leaks were evident at the time of this inspection. It is unlikely that any of these findings will cause any leakage or significantly affect the expected service life of the roof. For further information on this roof we recommend evaluation by a roofer experienced with concrete tile roofs.

Observations:

- There is moss, algae or mildew growth on portions of this roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive. It is recommended that this roof be properly cleaned by a professional. High-pressure washing of the roof is not recommended, as this can further accelerate deterioration. Instead, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a low-pressure rinse of clear water.



roof ok

roof ok

Flashings

Materials: Metal

Observations:

- About Roof Flashings: Flashing is a generic term for materials, usually sheet metal, for waterproofing specific areas of a roof where the roofing materials would be inappropriate and would not provide an adequate watertight seal. Flashings usually last longer than the roofing materials but do require some regular maintenance. The roof system flashings are (normally) not fully accessible due to roofing or siding components.

Roof Drainage System

Description and Condition Metal

The gutters and downspouts are in generally satisfactory condition.

Observations:

- A representative number of accessible downspouts and gutters were inspected and one or more had significant amounts of dirt, moss or debris in them. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.
- The gutters and downspouts were not inspected at the upper level(s) as they were too high to be safely reached by this inspector. Having an experienced handyman inspect and clean all gutters at least twice a year is recommended.
- The gutter(s) at the rear appears to be improperly sloped away from the drop-out - downspout location. This condition does not allow the water to completely drain from the gutters. The standing water is heavy and will cause premature wear and/or corrosion in the gutters. We recommend further evaluation and repairs by a qualified roofing or sheet metal firm.
- This property has dedicated drains for roof drainage system. These drains can be effective in reducing ponding and controlling surface water and runoff. It is not uncommon to have these drains fill with debris and become ineffective. We recommend that all surface drains be tested periodically by using a garden hose and check the low point or discharge termination. Some systems have separate systems for the downspouts and surface drains, however most systems are dual function. It is important to check this system every fall. Excess water near the perimeter of the home can adversely affect the foundation.



debris in gutters

Framing

Floor Framing

Subfloor Sheathing Type: Concrete slab

Attic Framing

Attic Access Hallway ceiling

Materials: Manufactured truss system

Roof sheathing: Oriented Strand Board (OSB)

Observations: Our inspection was limited to viewing the attic space from the access and where planking was installed. We refrain from entering the attic (s) because the ceiling below could easily be damaged as ceiling joist were concealed with insulation, minimal headroom or a risk of injury to the inspector. Please refer to the Ventilation and Insulation section elsewhere in this report for more information on this attic.



attic framing ok

Wall framing

Materials: Wood Stud

Second Story Floor Framing

Materials: Not visible, OSB (Oriented Strand Board) or plywood likely

Insulation and Ventilation

Limitations

Observations:

- The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

Attic Insulation

Materials: Loose fiberglass, Fiberglass batt

Est. R. Value R-30

Vapor Barrier: None- typical for this location/ environment

Observations:

- Some or all of the intake vents were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate. Otherwise, moisture-related damage to the roof framing, sheathing or other components may occur. If any such issues were found, they will be enumerated elsewhere in this report. Having all of the intake vents cleared of obstructions is recommended. This may require the installation of baffles between the rafters to prevent blockage.

Wall Insulation

Not visible -- likely fiberglass batt

Estimated R-Value: Vapor Barrier Type: not visible- "Tyvek" or equivalent likely

Observations:

- Assumed typical for the age of the home - not visible. Only destructive or specialized evaluations can determine the adequacy and or type of insulation in concealed areas.

Foundation

Limitations

Limitations: Only a representative sample of the visible structural components was inspected. It is beyond the scope of a standard home inspection to inspect all structural components. Inspection of structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. No destructive testing was performed at this home. Removing carpeting, wall board, wall paper, cutting caulking, an opening or causing damage to a home is considered destructive testing and is beyond our scope of inspection. A special contract must be signed by the owner, agent buyer and the appropriate fees will be charged.

Foundation

Type and Access:

- This building is believed to have a "slab" foundation. Slab foundations are a relatively modern design that builders frequently use. They are strong, cost effective and well suited to a variety of lot conditions. These foundations are usually steel reinforced with a grid pattern of ½ inch steel reinforcing bars. It is beyond the scope of this inspection to determine how much steel is used in a particular foundation. The perimeter of the foundation is typically deeper (12-18 inches thick) than the center areas (4-6 inches thick). Plumbing waste and water supply lines are usually installed before the concrete is poured and run under the concrete. Moving waste/supply lines and repair of waste/supply lines that are in a slab foundation can be difficult. Unless carpet and other floor coverings are pulled-back or removed it is impossible to definitively determine the condition of a slab foundation. Your inspector is trained to take careful note of many conditions and patterns (out of square doors, uneven floors, exterior cracks, etc.) that could indicate a problem.

- Walked

Condition: Satisfactory - no obvious indications of any significant present or preexisting foundation flaws, including cracks, were noted during the inspection process. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Seismic restraints

Materials: 5/8 inch

Observations:

- No anchor bolts were observed although this home is likely to have sill to foundation connections. Exterior and interior walls conceal the evidence of these fasteners. Modern construction techniques require that all homes have adequate sill bolting systems. About anchor bolts: The use of sill-to-foundation anchors is a relatively recent phenomenon. Many homes built prior to the 1950's did not utilize any anchors and some earlier systems would be considered inadequate today. Installing an approved system of seismic restraints can significantly reduce earthquake related damage. Typically modern bolt systems are 5/8ths of an inch diameter with 2 by 2 inch steel washers installed at least every six feet on center and within 12 inches of any cuts in the sill plate.

Electrical

Limitations of Electrical Inspection

Limitations/ General Comments: Performing an in-depth analysis of this homes entire electrical system, breakers, panels is well beyond the scope of a standard home inspection. Labeling of electric circuit locations in panels are not checked for accuracy. This inspection firm attempts to open all accessible electrical panels - we are only looking for obvious indications of faulty wiring, heat or arcing. Electrical components concealed behind finished surfaces are not visible to be inspected. Only a representative sampling of outlets, switches and light fixtures were tested. Due to the specialized nature of home security alarm systems, phone systems, cable services we recommend you review these systems with the seller or specialized vendors.

Service Drop

Description: Underground service lateral

Service Grounding

Materials: UFER Ground, water and gas piping, This home appears to have a properly grounded electrical system with a UFER (Underground Ferrous Electrode Rod) type grounding system. It is typical for modern homes particularly those with a slab type foundation to have a UFER ground. This a system where the ground wire is connected to a piece of reinforcing steel rod (re-bar) buried in the concrete below the home. This is considered a superior method of electrical grounding.

Electrical Service Rating

Electrical Service Rating: 200 Amp

Voltage: 120/240 volts

Main Service Panel(s)

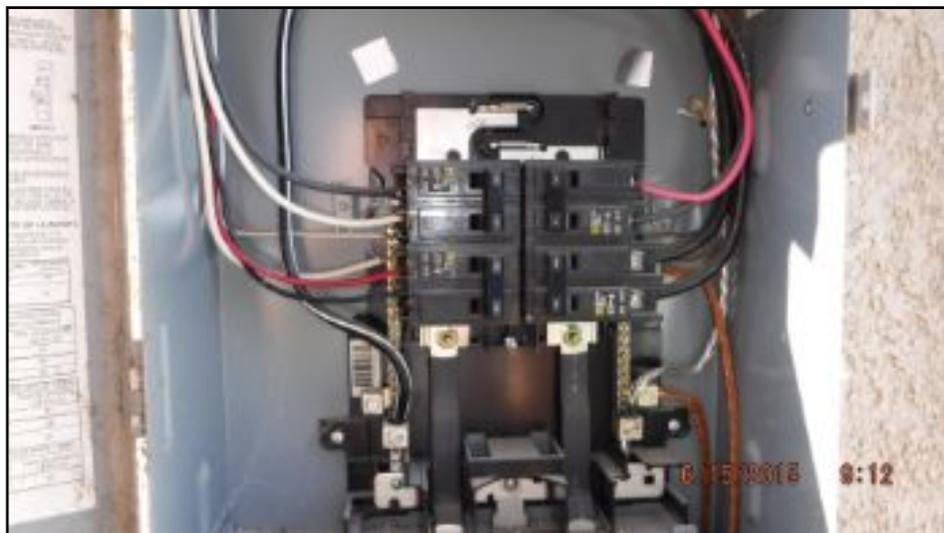
Manufacturer: Manufacturer:
Square D

Location of Main Panel:

Left side

Observations:

- The installation of the main electrical panel appears to have been completed by qualified personnel. A comprehensive analysis of the electrical system is a specialized and lengthy process that exceeds the scope of a standard general building inspection. If further examination of the system is desired, the reader is referred to the services of a certified electrician or electrical engineer.



Main panel ok

Sub Panel(s)

Location: Laundry room, Square D

Observations:

- The installation of the sub panel(s) appears to have been completed by qualified personnel. A comprehensive analysis of the electrical system is a specialized and lengthy process that exceeds the scope of a standard general building inspection. If further examination of the system is desired, the reader is referred to the services of a certified electrician or electrical engineer.
- The sub service panel appears to have no room for future upgrades or additions to the system.



sub panel ok

Overcurrent Protection

Materials: Breaker

Distribution Wiring

Type of wiring used:

Nonmetallic sheathed cable (Romex)

Copper

Observations:

- There is abandoned wiring in the garage and in the access panel for the cosmetic fireplace. Abandoned wiring is a potential hazard and makes future repairs and diagnosis more difficult. We recommend all unused/abandoned wiring be properly removed by a qualified electrician.
- There is some improper wiring at the exterior rear of this home. Please read this entire section carefully for further details. It is beyond our scope to perform a specialized electrical inspection. We recommend further inspection by a qualified electrician.



improper/abandoned wiring



zip cord wiring (improper)



abandoned wiring in garage

Lighting, Fixtures, Switches, Outlets

Description of Outlets: Grounded

Observations:

- This home has an alarm/ security system. Testing this system is beyond the scope of this inspection. We recommend meeting with the sellers to learn the proper operation of this system prior to the close of escrow.
- Note: Only a representative number of outlets was tested. At least one outlet was tested in each room. All accessible bathroom outlets and outlets within 6 feet of a water source were tested for correct polarity.
- This home has ceiling fans. Sometimes as a courtesy this firm will turn on the fans but fully evaluating these units is beyond the scope of this inspection due to myriad of types of automatic controls. Our standard recommendation is to have a qualified electrician disassemble these units to assure proper wiring and mounting. About ceiling fans: Ceiling fans are heavy and require special hanging hardware in the ceiling. This hardware is concealed and generally not visible. Unqualified persons often install these units. It is prudent to have a qualified contractor verify that ceiling fan(s) are securely mounted. This is particularly important when the fan is located over a bed. Indications of improper mounting include any wobble, unevenness or gaps visible. This inspector did not identify any ceiling fan problems at the time of inspection.
- Several lights in this home did not go on. It would be prudent to consider changing and checking all lights for operation. It is beyond the scope of this inspection to install bulbs. We recommend considering replacing incandescent bulbs with cooler fluorescent type bulbs.
- There is at least one loose outlet in the garage and living room. Loose or improperly secured outlets are a potential fire and safety hazard. We recommend that a qualified, licensed electrician perform further evaluations and repairs.



loose outlet

GFCI / AFCI Protection

About GFCI: This home has GFCI outlet protection. Ground Fault Circuit Interrupters are receptacle outlets designed to protect people from electrical shock. They are designed to "sense" a change in ground and trip off to prevent electric shock or electrocution. Most building codes adhere to The National Electric Code which requires this type of protection for bathrooms, basements, exteriors, garages, and within six feet of any water fixture such as a kitchen sink, laundry sink, etc. It is common practice to use a single GFCI device to protect a series of outlets "downstream" from it. Some homes utilize GFCI breakers that are located in the electrical distribution service panel. Both types of protection have test buttons that should be tested periodically to assure that it is operating correctly. Although GFCI protection is a significant safety improvement it is not infallible. GFCI units cannot protect against all types of electrical hazards.

Observations:

- The ground fault circuit interrupters in this building were tested and all functioned normally. The manufacturer of these units state that these units should be tested at least monthly and are not protection against all forms of electrical danger.
- At least one GFCI outlet or breaker in this structure is older - more than 12 years old. These units do not last infinitely and tend to "trip" easily as they get older. Many electricians will simply replace older GFCI outlets a preventative measure.

Carbon Monoxide (CO) Detector(s)

Location: First floor

2nd floor

Observations:

- At least one carbon monoxide detector is located in the building. This type of alarm is required to be installed on each floor of the home at the time of sale.
- About: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Smoke/Heat Detector(s)

Location: In all sleeping rooms as required

Observations:

- Smoke alarms were found in the building. Fire Codes require that alarms be installed in all sleeping rooms and in all common hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. We recommend check or changing all smoke alarm batteries when taking possession of this home. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property, including upgrading to have batteries that last at least 5 years.
- At least one smoke alarm is missing or has a low battery. We recommend checking all the smoke alarms in this home and changing the batteries in all units when moving in.
- A representative number of smoke alarms were tested. The alarms functioned normally. We recommend that all alarms be tested upon moving into this home and as recommended by the alarm manufacture. Note: Many municipalities now require that older homes must be upgraded to meet modern smoke alarm codes upon sale of the property.
- Currently this home is equipped with one or more ionization type of smoke detectors. Ionization type smoke detectors do work well alerting occupants to a smoldering fire, while a photo electric smoke detectors will detect a flaming fire as fire. To achieve a greater level of safety we recommend the installation of at least one photo electric type detector in this home.

Plumbing

Limitations of Plumbing Inspection

General Plumbing Comments: Municipal waste system

The sections of the plumbing system concealed by finishes, storage, structure, or the ground surface are not inspected.

Main Water Shut Off

Location: Front of home



main water shutoff at front

Service Piping Into The House

Materials: Copper

The size of the main service pipe to this home is: 3/4 inch

Distribution piping

Materials: Copper

Exterior Hose Bibs/Fire Suppression System

Description: Only a representative number of exterior hose bib (faucets) were tested. It is beyond the scope of a standard home inspection to test all hose bibs.

Observations:

- At least one exterior hose bib (faucet) is missing an anti-siphon valve fitting. A regular hose end fitting will not fit this hose bib. The intent of this device is to prevent contaminated water from garden hose (chemical sprays) from siphoning into the home's domestic water system. We recommend installing all missing anti-siphon fittings.

Water Flow and Pressure

Water Pressure: 50 PSI

Observations:

- Note: Water pressure between 45 and 65 PSI is considered normal. Pressure in excess of about 80 PSI is considered excessive.
- This building has a pressure regulator. Pressure regulators will reduce the water pressure to the home's fixtures. Ideal water pressure is from 45 to 65 pounds per square inch. Excessive pressure puts additional strain on piping, valves, faucets and other water fixtures. High pressure can lead to premature failure of these components. Over time the regulators may have to be adjusted and can become clogged, reducing the water volume to the home. Note: Adjusting the regulator is usually within the skill level of most handypersons. There is typically a lock nut and an adjustment bolt. Typically backing off the adjustment bolt will reduce the pressure.



water pressure ok

Waste/ Vent Observations:

Materials: ABS Plastic , Location of the main sewer clean-out is: At the left side



main sewer clean-out at left side

Traps and Drains

Water Heater Observations

Description: Approximate capacity: 40 Gallons

Brand: A.O. Smith

Type: Conventional storage tank

Energy Source: Natural Gas

Date on water heater: Approx. 2004

General Condition: The water heater appears to be functional but is in moderately worn condition (due to age). The service life remaining for this water heater is unknown. The water quality, amount of use, maintenance and the initial quality of the unit all will have an effect on how long it will last. Water heaters can last up to 20 years or fail within five. This water heater is seven or more years old.

Location of water heater: Garage

Observations:

- This water (s) heater is bonded. Modern construction now requires that the hot and cold water pipes be bonded or grounded to the gas line to prevent electrical arcing near gas appliances.
- The water heater(s) appears properly strapped and secured.
- All water heaters will benefit from regular draining of sediments. Please check the manufacture's instructions for specific details about maintaining this water heater

About draining water and removing sediment: Most water heaters have a hose bib type valve near the base of the unit. Its function is to drain the water heater for service, replacement and to help removed sediments that have collected at the bottom of the tank. Most manufactures recommend draining water out of this hose bib on a regular basis (every six months or so) to reduce sediment build-up. Performing this task on a regular basis will help the water heater attain its intended service life.

Procedure: First reduce the water heater temperature at the control valve (doing this right after morning showers, washing is best) wait until water has cooled to less than 120 degrees. Shut off the water supply to the unit. Remove the cathode anode (zinc rod). Attach a garden hose to the hose bib and turn on valve for at least ten minutes or until water runs clear. Remove the hose and check the hose bib for leaks. This procedure should significantly extend the life of the water heater.

TPR Valve

Observations:

- This water heater has a temperature relief valve (TPR valve).

About TPR valves: A Temperature and pressure relief valve is a safety valve, which released excess pressure in the event that the regulator fails, this safety device can prevent an explosion. Hot water may occasionally drip or spray from the valve discharge pipe, caused by changes in water pressure. Leaky valves may fail from build-up of mineral deposits over time and should be replaced when these deposits become readily visible. Manufactures recommend that the TPR valve be tested once a year.

Water Heater Vent Piping

Materials: Metal "B type" double wall

Faucets

Observations:

- This home has many angle stop valves at most or all plumbing fixtures. The angle stop valves were not tested. About angle stops: Angle stops are valves that control the water to a specific fixture such as a sink or toilet and are often found below that fixture. These valves provide a quick and convenient way to shut off the water to that fixture in the event of a leak or repair. Because they are infrequently used they could be difficult to turn or may be completely frozen. Angle stops should be used periodically to help keep them functional. It is not our practice to test or turn these valves during our inspection as this can cause them to leak if they have not been used regularly.

Sinks

Observations:

- The kitchen sink is chipped/ damaged and shows wear. Over time these chips in the surface can rust and corrode causing a leak. The sink(s) may need replacement soon. For more information we recommend further evaluation and repairs by a qualified plumber.



kitchen sink moderately worn, note chips

Gas Lines

Description: Black iron pipe used for gas branch or distribution service

Shut Off: The main house gas meter is located at the left side of the home. The main gas valve to the home is located to the left of the meter. We suggest having the proper (dedicated) wrench "zip tied" to the gas meter for easy access in the event of an emergency. These wrenches are now available at a home supply store.



gas meter at left

Heating and Air Conditioning

Limitations of Heating and Air Conditioning Inspection

Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

The heat exchanger was largely inaccessible for this inspection. A crack in the heat exchanger can be a serious health hazard as it can allow carbon monoxide to enter the living space of the home. No obvious flaws were detected at the time of this inspection. It is beyond the scope of this inspection to perform a specialized evaluation of this heat exchanger. For a more specialized inspection we recommend having this furnace combustion area accessed and inspected by a qualified HVAC contractor. Caution: Do not store combustible materials near this furnace or other gas fired appliances. Be particularly careful when storing flammable liquids such as paint thinner, solvents, gasoline, oil, etc.

Heating System

Description: Forced air

Manufacturer: Carrier

Energy Source: Natural Gas

Capacity: Approx 50,000 BTU capacity

Heater Type: Induced draft type

General Condition of Heating System: The furnaces in units appear worn but serviceable and area in the second half of its service life. Furnaces typically have an expected service life of about 20-25 years. It is particularly important that older furnaces receive regular servicing to assure maximum efficiency. Normal maintenance should include changing filters, lubricating bearings, adjusting the fuel/ air mixture and a basic safety check at least once per year.

The furnace/ AC ducts of this home have some typical debris and dirt/ dust in them and would benefit from being properly cleaned. It is recommended that the client(s) have this system cleaned now by a reputable/professional duct-cleaning company and at least once every two years thereafter. Note: The average cost should not exceed about \$300.- some companies will sell very high end "hypo allergenic" duct cleaning at over \$1,200 and more and is usually not appropriate for the average home.

Date on Furnace: Approx. 2003

Location of heating system: Attic

Observations:

- The condensate line appears properly configured with no obvious defects.

About water from the furnace: Water is a by-product of the heating process; as humid air touches cool condenser pipes/ coils it condenses creating the water. It is normal to see water dripping from the condensate lines when the furnace (or AC) is running. The discharge piping for this condensate should be sloped and supported in the same way as other drain piping. Newer approved systems will have a second condensate line with a p' trap. This is particularly important when the coils are located in the home over wood or sheetrock surfaces. Condensate lines should discharge to a plumbing fixture or a location approved by the local building department. Some jurisdictions require a rock-filled French drain termination for this water. The drain line should be checked periodically to verify that it is not clogged and is draining freely. Note: Newer installations have secondary condensate lines that acts as a redundant feature to assure that condensate water does not damage interior features. These secondary lines are often located directly above windows or door (conspicuous) so it can be monitored. If these secondary lines drip water it may be and indication that the system needs immediate attention from a qualified HVAC contractor.



furnace ok

Heating & Cooling Distribution

Description: Flexible polyethylene



ductwork ok

Filter(s)

Description: Type of filter: Fiberglass disposable filter(s)

Location of filter: Return intake, hallway

Condition: Dirty

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- The furnace filter is dirty and should be replaced now. A dirty filter will reduce the efficiency and service life of the furnace.



dirty filter

Flue

Flue Type: Metal B type double wall

Thermostat(s)

Description: Digital - programmable type.

Note: Thermostats are not checked for calibration or timed functions.

Observations:

- The thermostat(s) is in satisfactory condition

Cooling System

Description: Compressor/Condensing unit:

Carrier brand

Date of AC: Approx.2004

At the rear

General Condition of Cooling System:

- The A/C system appears moderately worn and is the second half of its service life. These systems typically have an expected service life of about 20-25 years. It is particularly important that older units receive regular servicing to assure maximum efficiency.

Observations:

- There is vegetation growing too close to this air conditioning compressor. For maximum efficiency this vegetation should be trimmed back to a distance of at least 12 inches from the sides and 48 inches from the top. We recommend trimming back all vegetation away from the unit.
- The insulation on the suction line for the air conditioner is damaged or missing. Missing insulation will reduce the efficiency of the unit significantly. To achieve the intended level of efficiency we recommend having this (cold) suction line properly insulated.



ac ok

Condensate Drain

Observations:

- The condensate line appears properly configured with no obvious defects.

About water from the air conditioner: Water is a by-product of the air conditioning process; as humid air touches cool condenser pipes/ coils it condenses creating the water. It is normal to see water dripping from the condensate lines when the air conditioner is running. The discharge piping for this condensate should be sloped and supported in the same way as other drain piping. Newer approved systems will have a second condensate line with a p' trap. This is particularly important when the coils are located in the home over wood or sheetrock surfaces. Condensate lines should discharge to a plumbing fixture or a location approved by the local building department. Some jurisdictions require a rock-filled French drain termination for this water. The drain line should be checked periodically to verify that it is not clogged and is draining freely.

Note: Newer installations have secondary condensate lines that acts as a redundant feature to assure that condensate water does not damage interior features. These secondary lines are often located directly above windows or door (conspicuous) so it can be monitored. If these secondary lines drip water it may be and indication that the A/C system needs immediate attention from a qualified HVAC contractor.

Air Conditioning Electrical



AC disconnect ok

Interior

Walls and Ceilings

Description: Type of interior walls: Sheetrock

Observations:

- The interior of this home has been recently painted and various imperfections may have been filled or repaired. It is possible for preexisting conditions such as leaks or mold to have been concealed. Unless stated specifically elsewhere in this report this inspector found no evidence of leaks or water damage. We recommend asking the owner about the history of any water or moisture related damage.

Floor Surfaces

Materials: Carpeting, Ceramic tile, Vinyl, Plastic laminate (Pergo or equivalent), The floors in this home are in generally satisfactory condition.

Observations:

- There are stone or ceramic tiles applied over a wood framed sub-floor in this home. On the surface, the installation appears normal. This inspector could not visually confirm the use of an approved underlayment such as mortar, Wonderboard or other concrete based backer board. There is no way that we can determine visually (without destructive testing) whether proper underlayment have been used to prevent future movement or cracking. We recommend asking the owner for the name of the contractor who installed this flooring and what type of warranty can be extended.

Interior Doors

Materials: Composition hollow core, Sliding, Condition: Appear generally satisfactory

Stairways and Railings

Closets

Observations:

- At least one set of sliding closet doors are missing the lower guide. The lower guide prevents the doors from swinging and potentially coming off the track, possibly injuring persons nearby. We recommend having a qualified handyperson install the missing guide.



missing closet track guides

Kitchen

Countertops

Materials: Ceramic tile

Condition: Moderately worn

Observations:

- There are cosmetic flaws visible on the counter tops at some places. These flaws do not affect the serviceability. This observation was included to assist our clients assess the general condition of this property.
- At least one sink backsplash to countertop connection in the kitchen has a gap that could allow water or moisture entry. These gaps should be properly filled with a high quality caulking. About Caulking Cracks: Always use the highest quality caulking available that is designed for the application and material type. One of our favorite brands is VIP. For wood they make a smooth product, for stucco a textured product. For best results always have a bucket of water and a damp clean rag. Usually cutting only a small hole (1/8 inch) at the tip of the tube at a slight angle works best. Apply only enough caulking to fill the void or crack. On wall surfaces always wipe away all excess caulking, there should only be caulking in the crack. After the product dries paint and seal the area.

Ranges, Ovens and Cooktops

Description: Range and oven: Gas

Maytag

Condition: Generally satisfactory

Observations:

- The oven and range were tested and functioned normally. It is beyond our scope of inspection to test for temperature accuracy or other functions such as self-cleaning, convection fans, timers, etc.
- There is no anti-tip bracket behind/ under the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents. A bracket should be added before using this oven.



oven ok

Dishwasher

Observations:

- About air gap devices: The air gap is used for dishwashers to assure separation between the disposer or sink wastewater and the dishwasher. An air gap is usually found mounted to a hole on the sink. It has flexible rubber hoses that run to both the dishwasher and the garbage disposal. If this device leaks when the dishwasher is run this is an indication that the line(s) are clogged or the air gap device is faulty and requires replacement.
- The dishwasher did not work when tested. We recommend further evaluation by a qualified appliance contractor.



dishwasher inoperable

Hood/Exhaust Fan

Materials: Exhaust fan built-into microwave
Condition: Generally satisfactory

Garbage Disposal

Materials: ISE- Badger V, **Condition:** Moderately worn

Observations:

- The garbage disposer is in moderately worn condition. The unit was turned on and it appeared to be functioning normally.
- The garbage disposer was noisy when run. It is likely that there is debris in the unit. Always disconnect power to this unit before attempting to clear it. Usually this type of disposer has an Allen screw at the base that can be turned with a wrench to help clear jams. If this fails we recommend further evaluation and repairs by a qualified plumber.

Refrigerator

Description: The refrigerator was not tested or inspected as this is outside the scope of our inspection. No obvious dampness was seen on the floor at the time of the inspection. We do not open the refrigerator. We do not move the refrigerator but we attempt to look behind it when possible. We recommend asking the owner about the history and function of this appliance and/or testing the refrigerator during the inspection phase of the purchase process. We recommend checking below this unit regularly as a part of this home's routine maintenance - the water lines and evaporative pans can leak causing significant damage to the floors/framing.

Side by side - Ice and water dispenser on door

Observations:

- The refrigerator appears in satisfactory condition. No leaks were observed. It is beyond the scope of this inspection to check the ability of this appliance to cool or freeze foods.



Microwave

Manufacturer: The microwave oven was not tested as this is outside the scope of our inspection. The unit may have been switched on only momentarily to confirm it has power. We recommend asking the owner about the history and function of this appliance and/or testing the unit during the inspection phase of the purchase process.

Cabinets and Drawers

Materials: Wood finished face frame

Condition: Generally satisfactory

Observations:

- The finish is worn on the edges of some cabinets in the kitchen. Note: We have had success using a plastic coating for these types of cabinets. The "Deft" brand seems to work well and dries very fast for successive coatings. It is crucial to remove all residual oils from the cabinetry and lightly sand the entire surface with fine (#220 or finer) sandpaper, steel wool or even a "green nylon-sanding pad". The spray can gives a very fine, even coat but does require all adjacent surfaces and floor surfaces be properly protected. Good results are possible using a brush applying very light multiple coats.

Appliances

Limitations of Appliances Inspection

Important: It is beyond the scope of this inspection to fully evaluate the condition and function of various appliances in a home. We do sometimes turn on appliances such as the range or oven. We do not turn on or test laundry equipment (washers, dryers). We will try exhaust fans, garbage disposer, trash compactor, plumbing fixtures and the dishwasher. We do not turn on microwave convection ovens or any counter top devices such as blenders. These are not in-depth tests, we try this equipment to assist our client with determining the overall condition of the home.

Some Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

Washer

Description: The area below the washer/ dryer was not visible. It is beyond the scope of this inspection to test these appliances.

Power source: 120 Volt Circuit for Washer

Observations:

- This home has washer/ dryer hook-up facilities in a dedicated room. It is beyond our scope of inspection to run this equipment or test the drainage. Note: It is very important to periodically clear the dryer vent screen and vent piping to prevent fires! The hot exhaust from both electric and gas clothes dryers are hot enough to cause the built-up lint to catch fire. There is often a screen at the exterior of the home and home owners often overlook clearing/ cleaning this screen. We strongly recommend checking the flow from the dryer when it is operating to assure that it is flowing freely to the exterior of the home.

Dryer

Description: There is a 220-volt outlet and a gas pipe/ line stubbed out at this location. The gas line was not tested.

Observations:

- The clothes dryer vent appears at least partially clogged with lint/debris. This is a potential fire hazard and significantly reduces the efficiency of the dryer. Clothes dryers produce enough heat to ignite dry lint. We recommend clearing this vent then checking the exhaust flow when the dryer is operating.

- The dryer vent is partially occluded/ crushed or damaged. An improperly configured or damaged dryer vent will significantly impede air flow. This condition will reduce the efficiency of the dryer. We recommend considering having a qualified handyperson or contractor properly install a proper dryer vent. Note: solid wall, insulated aluminum or metal pipe 4" diameter pipe should not exceed about 15 feet in length, have minimal bends/turns and terminate at the exterior of the home with either a flapper or a screen to prevent animal entry.



dryer vent and duct needs cleaning

Other Components

Description: None

Bathrooms

Bathtub

Description: Plastic/Fiberglass

Shower(s)

Description: Fiberglass

Observations:

- There is a gap between the shower/ tub surround and the faucet or filler spout. This gap can allow water to enter the wall behind the surface. Water in the framing can cause significant damage. It is unknown if damage already exists in this area or not. We recommend properly sealing these fixtures and/or further evaluation by a qualified pest firm.
- The showerhead in the master bathroom leaks and should be repaired. Water spraying on the wall or on the floor is a primary cause of future moisture related damage. Note: Simply applying Teflon tape to the threads of the shower head/ arm and properly tightening the various nuts will often stop the leak(s).



leaky shower head

Sinks

Toilet(s)

Observations:

- The toilet in the master bathroom is not working and/ or damaged. Specifically the toilet is not flushing. The unit could not be tested. We strongly recommend further evaluation and repairs by a qualified plumber.
- In the 1/2 bathroom the toilet tank lid is cracked. This unit may completely break if disturbed/ set down. The shards from this unit are sharp and heavy- use caution. We recommend finding a replacement for this toilet tank lid.



inoperable toilet



toilet tank lid cracked

A Word About Caulking and Bathrooms

As a general comment we recommend that the caulked seams between the base of the shower/tub and flooring be checked periodically to make sure it is water-tight. Moisture damage at this location is very common and avoidable with regular maintenance.

How to seal fixtures: We found the best way to recaulk around bathroom fixtures is to first clean the area of any mold with a light solution of household bleach and water (4:1 ratio). Remove all loose or unsightly existing caulking while taking care not to scratch the adjacent surfaces. We recommend using a high quality 100% silicone (white) caulking. Apply an even bead, about 1/8 -3/16 of an inch, of caulking to the joint. Long straight areas can be carefully masked off with blue painters tape, leaving only the small area at the joint exposed. Smooth the caulking with your finger until it looks even and covers the seam. Hint! Have a small cup of paint thinner to dip your finger in to keep it clean and assist with making a smooth joint. Have several (slightly thinner dampened) rags available to wipe your fingers as soon as any build-up of caulking happens. Clean excess caulking with clean thinner dampened rages. Caution! Let these rags dry outside in the open on non-combustible surfaces before putting in garbage (preferably a steel can).

Accessories

Observations:

- The finish on the bathroom cabinets is worn in some places. This is primarily a cosmetic issue and is provided to help our clients determine the overall condition of the subject property.

Note: We have had much success using a plastic coating for these types of cabinets. The “Deft” brand seems to work well and dries very fast for successive coatings. It is crucial to remove all residual oils from the cabinetry and lightly sand the entire surface with a very fine (#220 or finer) sandpaper, steel wool or even a “green nylon-sanding pad”. The spray can gives a very fine, even coat but does require all adjacent surfaces and floor surfaces be properly protected. Good results are possible using a brush (very light multiple coats is the trick).

Flooring

Observations:

- In the master bathroom and hall bathroom there are some gaps between the shower pan and the flooring. These voids can allow water to damage the wood sub-floor below. As a part of this home's routine maintenance we recommend checking these areas for softness (damage) and keeping these joints well sealed.



gaps at bathroom floors

Bath Fans

Locations: In all bathrooms

Condition: Functioned normally - moderately worn

Observations:

- The various fans in the bathrooms were tested and all functioned normally. Exhaust fans can become easily clogged with lint, debris and dust. For maximum service life and efficiency we recommend that the grill and fan blades be cleaned regularly.
- The exhaust fan or grill in at least one bathroom appears partially clogged with lint or dust. We recommend cleaning this fan, grill and housing.

Fireplace & Chimney

Fireplace Observations

Type and condition: Gas "faux log" fireplace

Fireplace condition: Good - no problems observed

Location: Living room

Observations:

- This home has fired type fireplace(s). This unit cannot burn solid fuels such as wood or presto logs. The unit was switched on and it functioned normally. The fireplace appear in generally good condition. We advise asking the owner for more information regarding maintenance and proper use of this fireplace.
- There is a damper that is functioning as expected.



fireplace ok

Chimney Observations

Materials: Direct vent

Garage

Type of Garage

Description: This home has an attached two car garage.

Garage Structure Observations

General Comments: Garage foundation Condition: Good - no obvious defects

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying 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.

Garage Framing Observations

Materials: Attached wood frame
Manufactured wood truss

Observations:

- The framing / garage structure appeared normal with no obvious defects.

Garage Exterior Observations

Materials: Same as house

Garage Roof Observations

Garage Fire Protection Observations

Materials: This garage has a firewall between the living space and the garage.

Garage Door Observation

Materials: Metal Sectional

Garage Door Condition: Generally satisfactory

Observations:

- The automatic garage door(s) was tested. The garage door(s) reversed upon impact as required. Note: These doors are equipped with a safety device that allows the door to reverse if they press upon an object/person with a force of greater than about 30 pounds. These doors should be tested regularly as specified by the manufacturer as a part of this home's routine maintenance system.

Garage Pedestrian Access

Primary Recommendations

Electrical		
Page 21	Distribution Wiring	<ul style="list-style-type: none">• There is abandoned wiring in the garage and in the access panel for the cosmetic fireplace. Abandoned wiring is a potential hazard and makes future repairs and diagnosis more difficult. We recommend all unused/ abandoned wiring be properly removed by a qualified electrician.• There is some improper wiring at the exterior rear of this home. Please read this entire section carefully for further details. It is beyond our scope to perform a specialized electrical inspection. We recommend further inspection by a qualified electrician.
Kitchen		
Page 37	Dishwasher	<ul style="list-style-type: none">• The dishwasher did not work when tested. We recommend further evaluation by a qualified appliance contractor.