



Bayside Home Inspections, LLC
104 Ewing Road
Ocean View DE 19970
302-500-0130
baysidehomeinsp@gmail.com www.baysidehomeinsp.com



Inspection reference: #

Confidential Inspection Report
ADDRESS LINE 1
ADDRESS LINE 2
DATE



Prepared for:
NAME

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



Inspection: # Address:



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SAMPLE



Inspection: # Address:



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

DATE

NAME

Inspection Site



ADDRESS LINE 1
ADDRESS LINE 2

Dear NAME:

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

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

Please see below a list of issues the we recommend further evaluation or repair/replacement by appropriately Licensed Contractors. These findings are grouped by the rating categories, to include: Major Defects (MD),



Safety Hazards (SH), Maintenance and Monitor (MM) and Can't Confirm (CC). **Some issues listed below you may find in more than one rating category, for example, an issue may be a major defect, as well as a safety hazard.**

MAJOR DEFECTS (MD)

EXTERIOR & FOUNDATION

Exterior Walls:

2.1 Materials & Condition:

Walls covering are Vinyl siding and Stone. Siding was noted wavy/bulging at right side of home.

Recommend calling a qualified trim siding contractor for further evaluation and repairs as needed.

FOUNDATION

Crawlspace:

3.3 Moisture:

Moisture level was noted elevated on the surface of the floor vapor barrier.

Recommend builder install a dehumidifier to lower levels of moisture in the crawlspace.

3.5 Ventilation:

Conditioned crawlspace. See moisture section of crawlspace.

PLUMBING SYSTEM

Sump Pump:

8.8 Crawlspace:

None installed. One should be considered for installation to prevent water intrusion into crawlspace.

Recommend builder install a sump pump to prevent water intrusion in crawlspace.

COOL

Air Conditioning: 1

12.6 Condensate Line:

The secondary condensate drain line for attic unit overflow pan appears to be incomplete.

Overflow pan switch did not operate at time of the inspection.



Recommend calling a licensed HVAC contractor for further evaluation, correction/repairs as needed.

Air Conditioning: 2

12.12 System Condition:

Unit not tested due to temperatures below 65 degrees. HVAC suction line is missing insulation.

Recommend calling a licensed HVAC contractor for repairs/correction as needed.

BATHROOMS

Sinks & Drains:

15.2 Sinks & Drains:

The toilet bowl was loose at floor in the master bathroom.

Recommend calling a licensed plumber for repairs/correction as needed.

Tub/Shower Fixtures & Drains:

15.3 Tub/ Shower Fixtures & Drains:

Appears Serviceable, Jetted tub. There did not appear to be any access to the jet tub pump.

Recommend calling a licensed contractor to install access for future servicing/replacement.

Jetted tubs accumulate soap scum, biological materials and other gunk in their jets over time. Routine maintenance and cleaning is recommended.

SMOKES

Smoke/Fire Detector:

17.1 Comments:

Combination Smoke detector/Carbon monoxide detector. Smoke detectors did not respond to test buttons in several locations.

Recommend calling a licensed electrical contractor to make corrections/repairs as needed.

SAFETY HAZARDS (SH)

EXTERIOR & FOUNDATION

Exterior Doors:

2.3 Exterior Doors

Composite, Sliding Vinyl. A storm door was present. All 3 sliding door screens did not lock.



Recommend calling a qualified licensed contractor for further evaluation and repairs as needed.

ELECTRICAL SYSTEM

Electrical Outlets:

7.15 Crawlspcace:

Missing or damaged cover plates viewed at the gas furnace location.

Recommend calling a licensed electrical contractor for repairs/correction a needed.

BATHROOMS

Tub/Shower Fixtures & Drains:

15.3 Tub/ Shower Fixtures & Drains:

Tub Faucet hot and cold water supply are reversed at the 2nd floor hall bedroom bathroom.

This presents a safety hazard and should be corrected by a licensed plumbing contractor.

SMOKES

Smoke/Fire Detector:

17.1 Comments:

Combination Smoke detector/Carbon monoxide detector. Smoke detectors did not respond to test buttons in several locations.

Recommend calling a licensed electrical contractor to make corrections/repairs as needed.

MAINTENANCE AND MONITOR (MM)

EXTERIOR & FOUNDATION

Patio / Porch:

2.12 Cover / Roof:

Same as main roof. See Roofing page.

ROOF

Roof:

4.4 Roof Covering Condition:

Loose/excess nails were noted scattered about the roof.



Recommend builder clean and remove excess nails.

GARAGE / CARPORT

Roof:

6.2 Condition:

Same as house. See house roof report.

BATHROOMS

Tub/Shower Surrounds:

15.4 Tub/Shower Surrounds:

Ceramic Tile. Shower wall appears serviceable. Caulk and seal all tub and shower areas to prevent water infiltration at the jetted tub in the master bathroom.

Tub/Shower Doors:

15.5 Tub/Shower Doors:

Damaged sweep was noted at the bottom of the master bathroom shower door.

Recommend replacement to water leakage.

INTERIOR ROOMS

Floors:

16.4 Condition:

Engineered Wood, Ceramic Tile, Carpet. Damage/deterioration is noted at the dining room floor. Floor appeared to be uneven.

Recommend further evaluation and repairs as needed by a licensed contractor.

Interior Trim:

16.7 Condition:

Recommend setting nails and paint touch up at the window sill area of the sunroom.

Left built-in cabinet in great room is in need of adjustment.

CAN'T CONFIRM (CC)

COOL

Air Conditioning: 1

12.5 System Condition:



Unit not tested due to temperatures below 65 degrees.

12.7 Normal Controls:

Not tested due to below 65 degree temperatures.

Air Conditioning: 2

12.12 System Condition:

Unit not tested due to temperatures below 65 degrees.

12.14 Normal Controls:

Not tested due to below 65 degree temperatures.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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

Sincerely,

Joseph S. Cusumano DE Lic # H4-0000134

Bayside Home Inspections, LLC

SAMPLE



GENERAL INFORMATION

General Information:

1.1 General Information:

General Home Inspection Scope and General Conditions

The general home inspection is a visual inspection of the buildings structural components, exterior grading, plumbing systems, electrical systems, heating, appliances, and air conditioning systems. The purpose of this home inspection is to evaluate and report on the condition of the aforementioned components at the time and date of this inspection.

Limitations

This home inspection is limited to a visual evaluation of the accessible systems and components that are in operation at the time and date of the inspection and is neither technically exhaustive nor an engineering or architectural evaluation. No warranty or guarantee is expressed or implied. This inspection does NOT take into account product/component nor system recalls. It is beyond the scope of this home inspection to determine if any system or component is currently or will be part of any recall in the future. Client(s) may wish to subscribe or contact the Consumer Product Safety Commission (CPSC) website [www.cpsc.gov] for recall information regarding any system or component.

The inspection findings do NOT reflect, applied to, indicate conditions resulting from future or ongoing user activity. The inspection is NOT a code compliance review although some items such as safety issues may reflect that of code regulations. Systems that are NOT readily observable or are NOT in operation at the time and date of inspection are excluded from this evaluation. The inspection does NOT include, but is NOT limited, to solar systems, geothermal systems, low voltage electric systems, generators, fire suppression sprinkler systems, residential elevators, pneumatic controls, security alarm systems, wells, irrigation systems, independent sewage treatment plants, water conditioning systems, sewage ejector pump systems, above ground and underground storage tanks, lightning rods and no tests involving precise calibrated measurements or evasive procedures will be performed unless otherwise ordered as an additional service. The inspector will determine and provide a detailed report of the condition of the equipment, systems, parts, or components by visual observation and operation in normal modes and operating range noted at the date and time of the inspection in a timely manner.

The inspector must have specialized training in tools necessary to conduct these inspections. It is the responsibility of the inspector to be properly informed of any known sellers disclosure and be familiar with the current jurisdictional requirements and procedures for inspecting the items described in this section.

Additional Clarification of Limitations, Exceptions, and Exclusions

Systems or components of a building, or portions thereof, which are NOT readily accessible, NOT permanently installed, or NOT inspected due to circumstances beyond the control of the inspector, or which the client has agreed or specified, in writing, are NOT to be inspected.

Site improvements or amenities, including or NOT limited to, accessory buildings, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components, or accessories. Auxiliary features of appliances beyond the appliances basic function. Systems or components, or portions thereof, with underground, underwater, or where the inspector must come in contact with water. Common areas in any dwelling unit systems or components located in common areas on condominiums or homeowners associations. Determining compliance with manufacturers installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants or other restrictions. Determining adequacy, efficiency, suitability, quality, exact age or remaining life of any building, system or component, or marketability or advisability of purchase.

Determine any class action litigation or recall of any systems or components at the property. Structural, architectural, geological, environmental, hydrological, land surveying or soils - related examinations. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property or neighborhood. Conditions related to animals, insects or other organisms, including fungi and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from.

Risks associated with events or conditions of nature, including but NOT limited to, geological, seismic, wildfires, and floods. Water Sampling any building, system or component, or determining leakage in shower pans, pools, spas, or any body of water.



Determining the integrity of hermetic seals at multi-pane glazing. Differentiating between original construction and subsequent additions or modifications. Reviewing information from any third-party, including but NOT limited to, product defects, recalls, or similar notices. Specify repairs/replacements procedures. Communication, computer, security or low voltage systems and remote, timer sensors, or similarly controlled systems or components. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies. Elevators, lifts, and dumbwaiters. Lighting pilot lights or activating or operating any system, component or appliance that is shut down, unsafe to operate, or does NOT respond to normal user controls. Operating shut-off valves or shutting down any system or component.

Additional Services

The following is a list of additional services that **Bayside Home Inspections, LLC** can provide for an additional fee. Additional services include: Wood Destroying Insect Inspections, Water Samplings, Final Reinspection, Pre-Listing Inspections, New Construction Quality Assurance Phase Inspections, and/or Pre-Settlement Walk-Through Inspections.

We wish to remind you, "the Client", that **Bayside Home Inspections, LLC** is available for a nominal fee to perform a re-inspection of those items found to be deficient at the time and date of this home inspection. Items that have been repaired/replaced as agreed upon by both parties (e.g., client/seller).

Otherwise, it is recommended that you, as the Client, conduct a complete walk-through of the home with this inspection report in-hand prior to closing to help you identify any conditions that may or may NOT have been repaired/replaced since the time and date that this inspection was completed.

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Report Limitations

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



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

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

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

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

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Report Key

Note: A Summary of the report can be found at the beginning of the report.

Items not found in this report should be considered not inspected at this time and are beyond the scope of this inspection. Please read the entire report for important details, as there is important related information pertaining to this home contained therein. (Note: Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time.)

Inspected items are rated as described below:

(S) "Serviceable" = These systems or components were found to be in acceptable condition and performing as intended at the time and date of the inspection. Helpful tips and related information concerning various systems or components may also be noted in the body of the report.

(MM) "Maintenance/Monitor" = Deficient items in this category and the cost to repair such items would be considered minor in nature. In most cases, routine service or normal household maintenance of these items would be recommended. Typically, the items noted in this section reflect normal aging and wear, repairs over time are also common and result with older systems and components. Although these items may still be performing their intended purpose during the inspection, we would recommend monitoring them as their remaining useful life expectancy may be limited and additional repairs or replacement may be required in the near future. You, as the client, should consider budgeting for those additional expenses.

(SH) "Safety/Health " = These items were found to compromise the safety and health of individuals and/or their environment. Some safety and health risks may be more or less serious in nature, however, recommendations to correct these conditions as required would be advised to ensure proper safety and health. Further evaluation and needed repairs should always be performed by a qualified licensed contractor or technician.

(MD) "Major Defect" = Systems or components listed in this category were found to be non-functional, not operating properly, and in need of major repairs or costly replacement. It is strongly recommended that you, the client, prior to settlement, obtain the services of a qualified licensed contractor or technician to further evaluate the full extent of the repairs/replacement cost and scope of work associated with these subsequent major defects.

(CC) "Cant Confirm " = In some cases, due to certain conditions and/or circumstances that may exist at the time and date of the inspection, such as inclement weather, the item was not in operation, not visible, or not accessible. The inspector may be unable to fully determine the exact cause of an identified item or condition, or know whether or not the underlying cause has been repaired or what effect the future may have on an existing condition if not attended to. It is strongly recommended the buyer pursue confirmation as to the operation or condition of these unknown items with the seller or a qualified licensed contractor prior to settlement.

Client & Inspection Site Information:

1.2 Inspection Date & Time:
DATE; TIME

1.3 Client:
NAME

1.4 Inspector:
Inspector Joseph S.
Cusumano De Lic #
H4-0000134.

1.5 Inspection #:
Inspection # 3122020.

1.6 Inspection Site:
ADDRESS LINE 1
ADDRESS LINE 2

1.7 Occupancy:
This is a limited review of
many areas in this home as
the home was fully furnished.

1.8 People Present:
(3) Description



Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas.

Building Characteristics:

- 1.9 Estimated Age: 1 Year +/- Per electrical inspection sticker.
1.10 Building Style & Type: 1 family.
1.11 Stories: 2.
1.12 Space Below Grade: Crawlspace.
1.13 Water Source: Public.
1.14 Sewage Disposal: Public.
1.15 Utilities Status: All utilities on at the time of the inspection.



Climatic Conditions:

- 1.16 Weather: Overcast.
1.17 Soil Conditions: Damp.
1.18 Outside Temperature (f): 43 F.

Exclusions:

- 1.19 Irrigation System, Low Voltage Lighting, Security System, Cable/Internet Systems.

EXTERIOR & FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm



2.1 Materials & Condition:

-
-
-
-
-

Walls covering are Vinyl siding and Stone. Siding was noted wavy/bulging at right side of home.

Recommend calling a qualified trim siding contractor for further evaluation and repairs as needed.

- Serviceable
- Maint/Monitor
- Safety/Health
- Major Defect
- Can't Confirm

Walls covering are Stone veneer.



Wavy/bulging vinly siding.

Stone veneer.

2.2 Flashing & Trim:

-
-
-
-
-

Vinyl materials. Metal materials.



Flashing and trim.

Exterior Doors:

2.3 Exterior Doors

-
-
-
-
-

Composite, Sliding Vinyl. A storm door was present. All 3 sliding door screens did not lock.

Recommend calling a qualified licensed contractor for further evaluation and repairs as needed.



Sliding screen door locks.

2.4 Stairs Condition:

-
-
-
-
-

The steps are in useable condition.



Exterior stairs.

Exterior Windows:

2.5 Predominant Type:

Vinyl, Single Hung and fixed Insulated.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

2.6 Overall Condition:

 Appears serviceable.

Foundation:

2.7 Materials & Condition:

 Poured Concrete.

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

2.8 Driveway:

 Driveway Type: Asphalt. Appears serviceable.



Asphalt driveway.

2.9 Walks:

 Sidewalk type: Concrete. Appears serviceable.



Concrete walkways.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.

2.10 Exterior Steps / Stoops:



Exterior steps and front porch.

Patio / Porch:

2.11 Structure:						Type: Open design, with screens. Appears serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



Screened In Porch.

2.12 Cover / Roof:						Same as main roof. See Roofing page.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Decks / Balcony:

2.13 Condition:						Composite. Appears serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



Composite deck at rear.

Grading:

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
2.14 Site:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat site, Gentle slope. Grade at foundation appears serviceable. Vegetation was noted ok.



Vegetation.

FOUNDATION

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

Crawlspace:

3.1 Access:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Crawlspace is fully accessible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Crawlspace access.



Crawlspace access.



Crawlspace access.

3.2 Walls:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall materials are poured concrete.
3.3 Moisture:					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Moisture level was noted elevated on the surface of the floor vapor barrier.



Recommend builder install a dehumidifier to lower levels of moisture in the crawlspace.



Moisture at crawlspace vapor barrier.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.4 Beams/Underfloor:

The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam. Satisfactory - The main beam installed appears to be in satisfactory condition.



Main beam in crawlspace.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3.5 Ventilation:

Conditioned crawlspace. See moisture section of crawlspace.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.6 Floor:

Soil, Vapor barrier is present. Type of vapor barrier was noted 6 mil reinforced polyethylene plastic sheeting over lapped at least 12 inches and sealed with tape.



Vapor barrier at floor of crawlspace.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.7 Posts/Piers:

Solid masonry piers are installed in the



crawlspace.



Concrete piers in crawlspace.

ROOF

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

4.1 Style:

Gable.

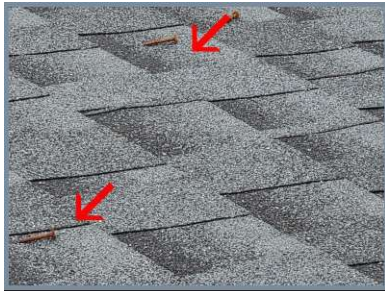
4.2 Roof Access:

Walked on roof.

4.3 Roof Covering:

Composition shingles. Standard 3-tab design.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loose/excess nails were noted scattered about the roof.
					Recommend builder clean and remove excess nails.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nails on roof.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Excess nails on roof.



Nails on roof.



Roofing.

Flashings:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

4.5 Type & Condition:

Metal, Rubber. Appears serviceable.



Roof flashings.

Valleys:

4.6 Type & Condition:

The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines. Appears serviceable.



Roof valleys.

Skylights:

4.7 Condition:

Appears serviceable.



Skylight.

Eaves - Soffits - Fascias:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

4.8 Type & Condition:

Soffits and overhang materials are aluminum and vinyl. Appears serviceable.

Gutters & Downspouts:

4.9 Type & Condition:

Building is fully guttered. Gutters and downspout materials are aluminum. Extend downspouts to route rainwater away from the building.



Extend downspouts.

ATTIC

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

5.1 Access:

Pull down stairs at the 2nd floor hallway.



Attic pull down stairs.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

5.2 Structure:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. SHEATHING - The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.



Trusses and osb sheathing.

5.3 Insulation:

Blown in fiberglass.



Blown fiberglass insulation.

5.4 Depth & R-factor:

Approximately 17 Inches.



Depth of insulation.

Ventilation Provisions:

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm
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5.5 Ventilation:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eave areas.

Soffit vent.



Ridge vent.



Soffit vent.

GARAGE / CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

6.1 Type:

Attached. Two car.

Roof:

6.2 Condition:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Same as house. See house roof report.

Ceilings:

6.3 Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Drywall.

Garage Door:

6.4 Material - Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Metal.



Metal garage doors.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6.5 Door Operator:

Automatic door opener(s) - operational. Automatic reverse feature is, Operational.



Garage door opener.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6.6 Service Doors:

There is a fire rated door separating the garage from the living areas of the house.



Garage service door.

Garage Walls:

6.7 Type & Condition:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Drywall.

6.8 Fire Wall					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Floor:

6.9 Condition:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Concrete, Floor is not fully visible, due to stored items.



ELECTRICAL SYSTEM

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

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

Service:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

7.1 Type & Condition:

 Underground. Circuit breakers. Appears serviceable.



7.2 Grounding Equipment:

 Ground Rod.



Exterior grounding system.

Electrical Distribution Panels:

7.3 Main Panel Location:

Garage.

7.4 Main Circuit Rating:

200 amps.

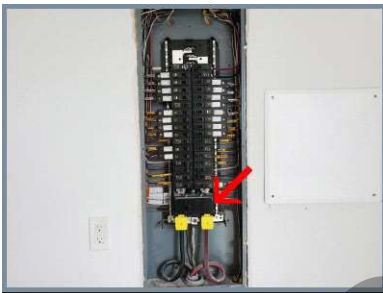
Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

7.5 Entrance Cable Size:

 4/0 Aluminum.

7.6 Service Disconnect Switch:

 Located at bottom of main electrical panel.



200 amp main circuit breaker.

7.7 Main Panel Observations:

 Circuit and wire sizing correct so far as visible. Grounding system is present. Arch fault circuit interrupters tested. Appears serviceable.



Main electrical panel in garage.

Conductors:

7.8 Entrance Cables:

 Aluminum - Appears serviceable.

7.9 Branch Wiring:

 Copper - Appears serviceable.



Switches & Fixtures:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

7.10 General:

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

7.11 Garage Walls:

7.12 Laundry:

Electrical Outlets:

7.13 General:

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

- 1 - Bathroom electrical outlets reset at the first floor master bedroom GFCI receptacle. Powder room resets at the 2nd floor bathroom GFCI receptacle.
- 2 - Exterior electrical outlets reset at each individual GFCI at the exterior.
- 3 - Kitchen electrical outlets reset at the GFCI circuit breakers in the main electrical panel at the garage.
- 4- Garage receptacles reset at the GFCI receptacles in the garage.

7.14 Exterior Walls:

Appear serviceable.



7.15 Crawlspace:

Missing or damaged cover plates viewed at the gas furnace location.

Recommend calling a licensed electrical contractor for repairs/correction a needed.



Missing cover plate in crawlspace.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

7.16 Garage Walls:

Serviceable: checked, Maint/Monitor: unchecked, Safety/Health: unchecked, Major Defect: unchecked, Can't Confirm: unchecked

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

7.17 Laundry:

Serviceable: checked, Maint/Monitor: unchecked, Safety/Health: unchecked, Major Defect: unchecked, Can't Confirm: unchecked

Electrical outlet is grounded.

Ceiling Fan:

7.18 Condition:

Serviceable: checked, Maint/Monitor: unchecked, Safety/Health: unchecked, Major Defect: unchecked, Can't Confirm: unchecked

Appears serviceable.



Ceiling fan.

Junction Boxes:

7.19 Condition:

Serviceable: checked, Maint/Monitor: unchecked, Safety/Health: unchecked, Major Defect: unchecked, Can't Confirm: unchecked

Attic Wiring:

7.20 Attic & Insulation:

Serviceable: checked, Maint/Monitor: unchecked, Safety/Health: unchecked, Major Defect: unchecked, Can't Confirm: unchecked

Appears serviceable.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure,



leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

8.1 Shut Off:

Main water shutoff valve is located at the garage. Recommend closing main water shutoff valve when home is unoccupied for an extended period of time.



Main water shutoff valve.

8.2 Material:

Main line is 3/4 inch diameter, CPVC.

Supply Lines:

8.3 Material:

CPVC.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

8.4 Condition:

Waste Lines:

8.5 Material:

PVC.

8.6 Condition:

Hose Bibs / Hookups:

8.7 General:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Frost proof type. Shutoff is located at the master bathroom vanity for the right side hose bib.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Frost proof type. Shutoff is located at the kitchen sink cabinet for the right side hose bib.



Shutoff valve for right side hose bib.



Shutoff valve for left side hose bib.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Sump Pump:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

8.8 Crawlspace:

None installed. One should be considered for installation to prevent water intrusion into crawlspace.

Recommend builder install a sump pump to prevent water intrusion in crawlspace.



Sump pump pit.

Hose Bibs / Hookups/Sink Faucets:

8.9 Laundry:

Plumbing appears serviceable.

Waste Lines/Sink Drains:

8.10 Laundry:

Fixtures & Drain:

8.11 Kitchen Sink:

Stainless Steel. Faucet is serviceable. Hand sprayer is serviceable.



Kitchen sink.

WATER

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

9.1 Power Source:

Propane.

9.2 Capacity:

There is a special on demand hot water system installed which provides instant hot water. This unit appears functional.



On demand water heater in garage.

9.3 Location:

Garage.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

9.4 Condition:

Appears serviceable. Pressure relief valve noted, not tested. Flue vent intact. Water temperature at kitchen sink 117 F.



Water temperature at kitchen sink.



Fuel System:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

9.5 Meter/Tank:

Meter located at exterior. System appears serviceable, LPG Shutoff Valve is located at the meter at the right side of the home.



Main LPG shutoff valve.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

10.1 Location:

Service area main floor.



Clothes washer and dryer.

10.2 Fuel System:

Liquid Propane Gas.

10.3 Clothes Washer:

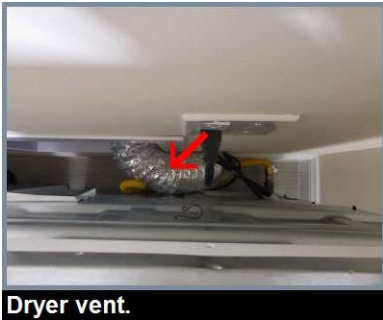
Appears serviceable.

10.4 Clothes Dryer:

Appears serviceable.

10.5 Dryer Vent:

A dryer vent is provided. Piping appears in good visual condition.



HEAT/ HVAC SYSTEM

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

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

Heating Equipment: 1

11.1 Type & Location:

Forced Air. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. Location Attic.

11.2 Fuel Source:

Propane.

11.3 Approx. Age:

See Electrical Sticker.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

11.4 General Operation & Cabinet:

 Unit was operational at the time of inspection.

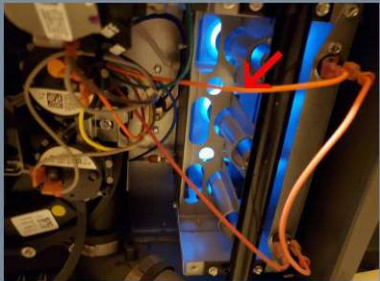




Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

11.5 Burners:

Burner Flame(s) appear typical.



Furnace burner flames at attic unit.

11.6 Pump / Blower Fan:

11.7 Combustion Air:

11.8 Flues, Vents, Plenum:

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



Gas furnace flue.

11.9 Air Filters:

Air filters are located at all the upstairs bedrooms. The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance. Size was 14x14x1.



Air filters.

11.10 Normal Controls:

Thermostat is located in the hall bedroom.



Thermostat at 2nd floor hall bedroom.

Heating Equipment: 2

11.11 Type & Location:

Forced Air. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. Location- Crawlspace.

11.12 Fuel Source:

Propane.

11.13 Approx. Age:

See Electrical Sticker.

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

11.14 General Operation & Cabinet:

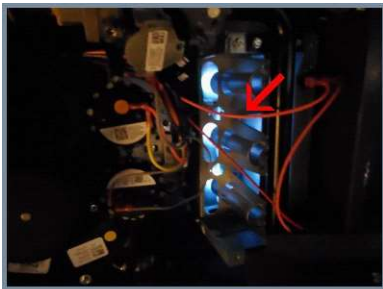
 Unit was operational at the time of inspection.



Furnace in crawlspace.

11.15 Burners:

 Burner Flame(s) appear typical.



Burner flames at furnace in crawlspace.

11.16 Pump / Blower Fan:

11.17 Combustion Air:



11.18 Flues, Vents, Plenum:

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

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

11.19 Air Filters:

Air filters is located at the front foyer and the master bedroom. Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..



Air filter in front foyer.

11.20 Normal Controls:

Thermostat is located in the great room.



Thermostat at great room.

Ductwork / Distribution:

11.21 Ducts / Air Supply:

Flexible Round.



Ductwork in crawlspace.

COOL

Air Conditioning: 1

12.1 Primary Type:



Central, Split System - Outside air temperature was below 65 degrees. Unable to test system at this time.

12.2 Brand:

Goodman Manufacturing brand.

12.3 Fuel Source:

Electric, 220 Volt, Electrical disconnect present.

12.4 Approx. Age:

See Electric Sticker.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm
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12.5 System Condition:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Unit not tested due to temperatures below 65 degrees.



Outdoor HVAC unit for 2nd floor.

12.6 Condensate Line:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The secondary condensate drain line for attic unit overflow pan appears to be incomplete.

Overflow pan switch did not operate at time of the inspection.

Recommend calling a licensed HVAC contractor for further evaluation, correction/repairs as needed.



Incomplete secondary condensate drain.



Overflow pan switch at attic unit.

12.7 Normal Controls:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Not tested due to below 65 degree temperatures.

Air Conditioning: 2

12.8 Primary Type:

Central, Split System -

12.9 Brand:

Goodman Manufacturing brand.



12.10 Fuel Source:

-

Electric, 220 Volt, Electrical disconnect present.

12.11 Approx. Age:

See electrical sticker.

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
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12.12 System Condition:

- | | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Unit not tested due to temperatures below 65 degrees. HVAC suction line is missing insulation.

Recommend calling a licensed HVAC contractor for repairs/correction as needed.

Unit not tested due to temperatures below 65 degrees.



Missing/damaged insulation.



Outdoor HVAC unit for main level

12.13 Condensate Line:

-

Condensate line installed.

12.14 Normal Controls:

-

Not tested due to below 65 degree temperatures.

FIRE

Fireplaces / Solid Fuel Heating:

13.1 Condition:

-

Gas fireplace with fan.



Gas fireplace.

KITCHEN / APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks,



thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

14.1 Type & Condition:

 Gas, Separate cook top. Appears serviceable.



Gas cooktop.

Ventilation:

14.2 Type & Condition:

 Internal, Fan/Hood operational.



Ventilation.

Refrigerator:

14.3 Type & Condition:

 Appears serviceable.

Dishwasher:

14.4 Type & Condition:

 Appears serviceable.

Garbage Disposal:

14.5 Condition:

 Wiring appears serviceable, Appears serviceable.



Garbage disposal.

Kitchen Interior:

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm
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14.6 Counters & Cabinets:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinets appear serviceable. Granite counter tops.
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Kitchen counters and cabinets.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Baths:

15.1 Sinks And Cabinets:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
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Bath cabinets and sinks.

Sinks & Drains:



15.2 Sinks & Drains:

-
-
-
-
-

The following problems were noted at the toilet bowl was loose at floor at the master bathroom.

Recommend calling a licensed plumber for repairs/correction as needed.



Loose toilet in master bathroom.

Tub/Shower Fixtures & Drains:

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm
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15.3 Tub/ Shower Fixtures & Drains:

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-
-
-
-

Jetted Tub - Appears Serviceable. There did not appear to be any access to the jet tub pump.

Recommend calling a licensed contractor to install access for future servicing/replacement.

Jetted tubs accumulate soap scum, biological materials and other gunk in their jets over time. Routine maintenance and cleaning is recommended.

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Tub Faucet hot and cold water supply are reversed at the 2nd floor hall bedroom bathroom.

This presents a safety hazard and should be corrected by a licensed plumbing contractor.



Jetted tub at master bathroom.



Tub faucet in 2nd floor hall bedroom bath.

Tub/Shower Surrounds:

15.4 Tub/Shower Surrounds:

-
-
-
-
-

Ceramic Tile, Shower wall - Appears serviceable. Caulk and seal all tub and shower areas to prevent water infiltration at the jetted tub in the



master bathroom.



Missing caulk at jetted tub / master bath

Tub/Shower Doors:

Serviceable Maint/Monitor Safety/Health Major Defect Can't Confirm

15.5 Tub/Shower Doors:

Damaged sweep was noted at the bottom of the master bathroom shower door.

Recommend replacement to water leakage.



Damaged shower door sweep.

Bath Ventilation:

15.6 Bath Ventilation:

Appears serviceable.



Bath ventilation.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they



are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
16.1 Overall Interior Door Condition:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Hollow Core, French, Glass.

Walls:

16.2 General Material & Condition:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drywall, General condition - Appears serviceable.

Ceilings:

16.3 Type & Condition:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drywall, General condition - Appears serviceable.

Floors:

16.4 Condition:					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered Wood, Ceramic Tile, Carpet, Damage/deterioration is noted at the dining room floor. Floor appeared to be uneven.
Recommend further evaluation and repairs as needed by a licensed contractor.					



Uneven flooring in dining room.

Closets:

16.5 General:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appear serviceable.

Stairs & Handrails:

16.6 Condition:					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stair handrail appears serviceable. Interior stairs appear serviceable.



Interior stairs and handrails

Interior Trim:

Serviceable	Maint/Monitor	Safety/Health	Major Defect	Can't Confirm	
16.7 Condition:					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend setting nails and paint touch at the window sill area of the sunroom.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Left built-in cabinet in great room is in need of adjustment.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Trim at sunroom window.



Left built-in cabinet in great room.



Built-in cabinet in great room.

SMOKES

Smoke/Fire Detector:

17.1 Comments:					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Smoke Detector/Carbon Monoxide Detector.
Smoke detectors did not respond to test buttons in several locations.					
Recommend calling a licensed electrical contractor to make corrections/repairs as needed.					



Combo Smoke/Carbon Monoxide detector.

SAMPLE