



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



Prepared for:
CLIENT

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.



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SAMPLE



DATE

CLIENT NAME

Inspection Site



ADDRESS

Dear Client 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 Doors:
2.3 Exterior Doors

The doorbell was noted inoperable.

Dents were noted at the front entry door threshold. Builder Correction is needed.

ATTIC

Attic & Insulation:
5.3 Insulation:

Detached insulation was noted at the ceiling hatch. Builder correction is needed.

ELECTRICAL SYSTEM

Junction Boxes:
7.19 Condition:

No disconnect switch was noted at the 2nd floor air handler. Builder correction is needed.

PLUMBING SYSTEM

Sump Pump:
8.9 Basement:

Secure sump pump discharge right side. Builder corrections are needed.

Waste Lines/Sink Drains:
8.11 Laundry:

The laundry sink was not attached to the wall. Builder correction is needed.

WATER

Fuel System:
9.5 Meter/Tank:

No bond wire was noted at the gas meter.



Direct bonding is required for all piping systems incorporating **CSST gas supply piping**. This includes piping connected to natural or propane gas equipment that is grounded to the structures electrical grounding system. **CSST** piping shall not be used as a grounding path for appliances or electrical systems.

The bonding conductor must be attached to the CSST gas piping system downstream of the point of delivery (either the natural gas meter or the LP 2nd stage regulator). The bonding clamp can be located at any location within the piping system. In general, the shortest bonding conductor will be the most effective.

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.iccsafe.org/wp-content/uploads/membership_councils/CodeNotes_2015IFGC.pdf

Builder correction is needed.

HEAT/ HVAC SYSTEM

Heating Equipment: 2

11.14 General Operation & Cabinet:

The plastic cover was noted missing at the electric backup heat circuit breaker. Builder correction is needed.

Ductwork / Distribution:

11.17 Ducts / Air Supply:

Insulated sheet metal. Flexible Round. Damaged/crushed/unsupported ductwork was noted at the basement ceiling at several location at the basement ceiling.

Damaged/Missing register(s) noted at the ceiling adjacent to the water heater. Builder correction is needed.

Damage ductwork was noted at the attic cavity. Builder correction is needed.

COOL

Air Conditioning: 1

12.8 System Condition:

Outdoor unit appears to be out of level and beyond the tolerance zone of 10 percent. Builder correction is needed.

KITCHEN / APPLIANCES

Kitchen Interior:

13.7 Counters & Cabinets:



Quartz Damage was noted at the kitchen island counter top. Builder correction is needed.

Damage was noted at the base kitchen cabinet to the right of the refrigerator.

BATHROOMS

Baths:

14.1 Sinks And Cabinets:

Damage was noted at the 2nd floor bathroom sink top. Builder correction is needed.

INTERIOR ROOMS

Stairs & Handrails:

15.6 Condition:

A creaking sound was noted at several steps. Builder correction is needed.

SAFETY HAZARDS (SH)

ELECTRICAL SYSTEM

Junction Boxes:

7.19 Condition:

No disconnect switch was noted at the 2nd floor air handler. Builder correction is needed.

WATER

Fuel System:

9.5 Meter/Tank:

No bond wire was noted at the gas meter.

Direct bonding is required for all piping systems incorporating **CSST gas supply piping**. This includes piping connected to natural or propane gas equipment that is grounded to the structures electrical grounding system. **CSST** piping shall not be used as a grounding path for appliances or electrical systems.

The bonding conductor must be attached to the CSST gas piping system downstream of the point of delivery (either the natural gas meter or the LP 2nd stage regulator). The bonding clamp can be located at any location within the piping system. In general, the shortest bonding conductor will be the most effective.



chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.iccsafe.org/wp-content/uploads/membership_councils/CodeNotes_2015IFGC.pdf

Builder correction is needed.

HEAT/ HVAC SYSTEM

Heating Equipment: 2

11.14 General Operation & Cabinet:

The plastic cover was noted missing at the electric backup heat circuit breaker. Builder correction is needed.

MAINTENANCE AND MONITOR (MM)

EXTERIOR & FOUNDATION

Exterior Walls:

2.1 Materials & Condition:

Gaps were noted at the sump pump discharge drain.

Recommend calling a licensed trim/siding contractor for correction/repairs/replacement as needed.

2.2 Flashing & Trim:

Damage was noted at the front door trim..

Damage was noted at the front door trim..

Damage was noted at the front door trim. Locations can be identified by blue tape. Builder correction is needed.

Exterior Doors:

2.3 Exterior Doors

The screen door was noted of the track at the basement walkout. Doors can be identified by blue tape. Builder Correction is needed.

Exterior Windows:

2.5 Overall Condition:

The window at the front bedroom was noted hard to operate. Windows can be identified by blue tape. Builder correction is needed.

FOUNDATION



Basement:

3.6 Floor:

Concrete, Typical cracks were noted and sealed. Monitor for any future movement.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

7.7 Main Panel Observations:

Missing screws were noted at the electrical panel. Builder correction is needed.

PLUMBING SYSTEM

Waste Lines:

8.7 Condition:

A plumbing fitting was noted at the right side of the basement ceiling. The inspector was unable to determine its purpose. Builder correction is needed.

COOL

Air Conditioning: 1

12.7 Air Temp Drop:

17 F Marginal. Builder correction is needed.

Air Conditioning: 2

12.18 System Condition:

Refrigerant suction line is exposed and needs pipe insulation added. Builder correction is needed.

KITCHEN / APPLIANCES

Kitchen Interior:

13.7 Counters & Cabinets:

Caulking is needed at the kitchen counter top to the left of the refrigerator. Builder correction is needed.

Gaps were noted at the kitchen cabinet crown molding.

Some cabinets drawers were noted not lining up. Damaged can be identified by blue tape. Builder correction is needed.



BATHROOMS

Tub/Shower Fixtures & Drains:

14.3 Tub/ Shower Fixtures & Drains:

Paint stains were noted at the hall bathtub faucet. Builder correction is needed.

INTERIOR ROOMS

Walls:

15.2 General Material & Condition:

Damage was noted at the 2nd floor utility closet. Builder corrections are needed.

Interior Trim:

15.7 Condition:

Missing shoe molding was noted at the kitchen adjacent to the refrigerator.

Gaps were noted at the interior trim. Areas can be identified by blue tape and arrows with notes. Builder corrections are needed.

CAN'T CONFIRM (CC)

PLUMBING SYSTEM

Waste Lines:

8.7 Condition:

A plumbing fitting was noted at the right side of the basement ceiling. The inspector was unable to determine its purpose. Builder correction is needed.

Sump Pump:

8.9 Basement:

A 3rd sump pump was installed but not completed. Builder corrections are needed.

Hose Bibs / Hookups/Sink Faucets:

8.10 Laundry:

Not tested. No clothes washer in place at time of inspection.

Waste Lines/Sink Drains:



8.11 Laundry:

Not tested. No clothes washer in place at time of inspection.

LAUNDRY AREA

Laundry:

10.5 Dryer Vent:

A dryer vent is provided. Piping appears in good visual condition. Not tested.

Dryer maintenance. A good rule of thumb is to have your dryer exhaust vents inspected and cleaned by a professional at least once per year. However, if you have a household that uses your dryer often, such as one with a lot of children, you may want to consider increasing that amount to every six months.

Thank you for selecting Bayside Home Inspections, LLC for your inspection needs. Please feel free to call us with any questions regarding the information in this inspection report at (302) 500-0130.

Sincerely,

Joseph S. Cusumano

Joseph S. Cusumano DE Lic # H4-0000134

Bayside Home Inspections, LLC

SAMPLE



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.

**Thank you for choosing Bayside Home Inspections, LLC.
Bayside Home Inspections, LLC is truly grateful for your business and appreciates your referrals.**

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:

1.1 Inspection Date & Time: DATE/TIME	1.2 Client: CLIENT NAME	1.3 Inspector: Inspector Joseph S. Cusumano DE Lic # H4-0000134.	1.4 Inspection #: Inspection # 041820232.
1.5 Inspection Site: ADDRESS	1.6 Occupancy: Vacant, Vacant, New Construction.	1.7 People Present: No One. Cleaning crew toward the completion of the inspection.	

Building Characteristics:

1.8 Estimated Age: Brand new home.	1.9 Building Style & Type: Single Family.	1.10 Stories: 2.	1.11 Space Below Grade: Basement.
1.12 Water Source: Public.	1.13 Sewage Disposal: Public.	1.14 Utilities Status: All utilities on at the time of the inspection.	

Climatic Conditions:

1.15 Weather: Clear.	1.16 Soil Conditions: Damp.	1.17 Outside Temperature (f): 68 F.
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Exclusions:

1.18
Irrigation System, Cable/Internet Systems, Cable/WIFI Systems. Security System.

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:

S MM SH MD CC

2.1 Materials & Condition:

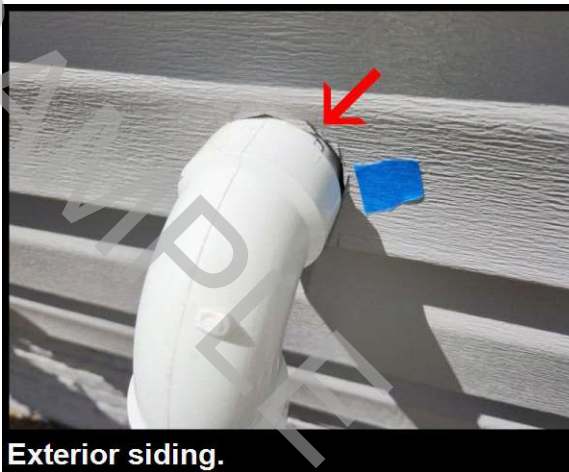
- Wall coverings are vinyl siding. Appears serviceable.
- Gaps were noted at the sump pump discharge drain.

Recommend calling a licensed trim/siding contractor for correction/repairs/replacement as needed.

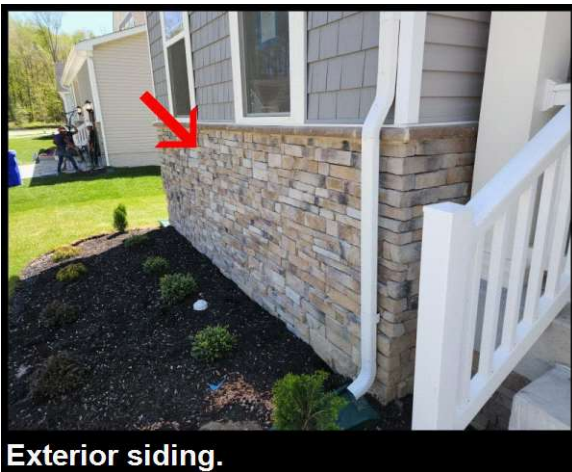
- Wall coverings are Stone veneer. Appears serviceable.



Exterior siding.



Exterior siding.



Exterior siding.

2.2 Flashing & Trim:

- Metal materials. Vinyl materials. Composite, Appears serviceable.



- Damage was noted at the front door trim..
- S MM SH MD CC
- Damage was noted at the front door trim..
- Damage was noted at the front door trim. Locations can be identified by blue tape. Builder correction is needed.



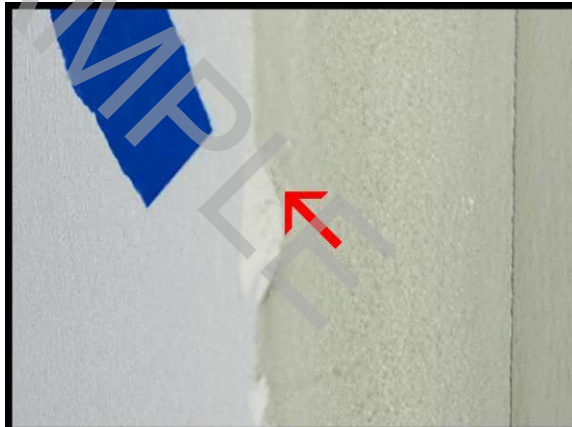
Exterior trim.



Exterior trim.



Exterior trim.



Exterior trim.

Exterior Doors:

2.3 Exterior Doors

- Composite, Appears serviceable.
- The screen door was noted of the track at the basement walkout. Doors can be identified by blue tape. Builder Correction is needed.
- The doorbell was noted inoperable.
- Dents were noted at the front entry door threshold. Builder Correction is needed.



Exterior doors.



Exterior doors.



Doorbell.



Exterior doors.

Exterior Windows:

2.4 Predominant Type:
Single Hung, Vinyl, Insulated.



Exterior windows.

S MM SH MD CC



2.5 Overall Condition:

Appears serviceable.

S MM SH MD CC

Appears serviceable.

The window at the front bedroom was noted hard to operate. Windows can be identified by blue tape. Builder correction is needed.



Exterior windows.



Exterior windows.



Exterior windows.

Foundation:

2.6 Materials & Condition:

Poured Concrete. The exterior view of the foundation is limited to the portions visible above grade. Appears serviceable.



Foundation walls.

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:

S MM SH MD CC

2.7 Driveway:

Driveway Type: Concrete, Appears serviceable.



Driveway.

2.8 Walks:

Sidewalk type: Concrete, Appears serviceable.



Sidewalks.

S MM SH MD CC

2.9 Exterior Steps / Stoops:

Concrete, Appears serviceable.

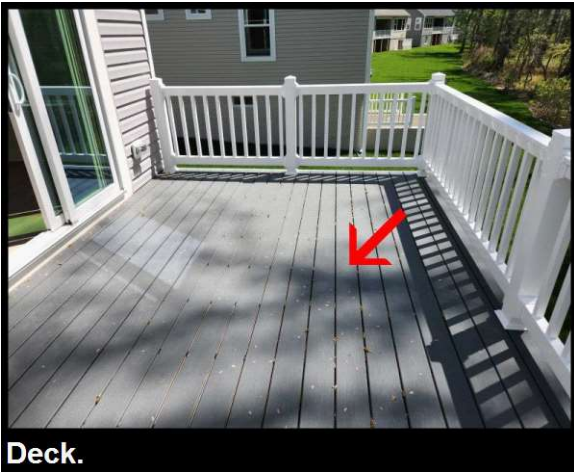


Steps & stoop.

Decks / Balcony:

2.10 Condition:

Composite, Appears serviceable.



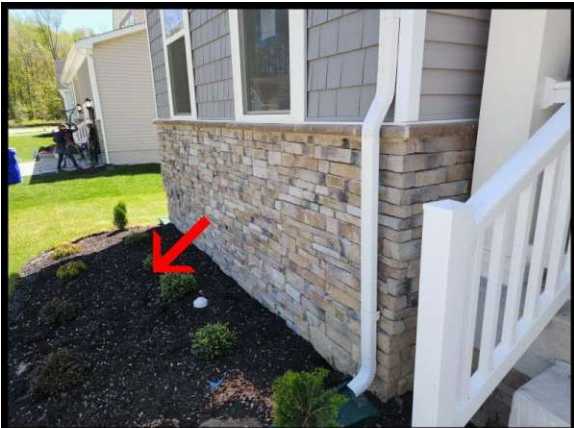
Deck.

Grading:

S MM SH MD CC

2.11 Site:

- Flat site, Gentle slope, Steep slope, Grade at foundation appears serviceable, Vegetation was noted ok.
- Appears serviceable.



Grading & vegetation.



Grading.

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.

Basement:

3.1 Access:

- Basement is fully accessible, Basement is unfinished. Stairs are serviceable.



Basement stairs & handrails.

S MM SH MD CC

3.2 Walls:

Walls are poured concrete. Viewing was Limited due to insulation on foundation walls, Appears serviceable.



Foundation walls.

3.3 Moisture:

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

3.4 Beams/Underfloor:

Under floor support beams are Steel. Appears serviceable.



Steel support beams.

S MM SH MD CC

3.5 Posts/Piers & Columns:

Support posts are Steel. Appears serviceable.



Steel supports post.

3.6 Floor:

Concrete, Typical cracks were noted and sealed. Monitor for any future movement.

Concrete, Appears serviceable.



Basement floor.



Basement floor.

S MM SH MD CC

3.7 Windows:

- The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. Appears serviceable.



Basement egress window.

Insulation & Vapor Retarders:

3.8 In Unfinished Areas:

- Wall Insulation is installed on the foundation walls Appears serviceable.



Foundation wall insulation.



Rim joist insulation.

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, Hip, Valley.

4.2 Roof Access:

Drone. Camera zoom.

4.3 Roof Covering:

Composition shingles. Architectural heavy duty design, Metal.

S MM SH MD CC

4.4 Roof Covering Condition:

- Appears serviceable.
- Appears serviceable.
- Appears serviceable.
- Appears serviceable.
- Appears serviceable.



Roof.



Roof.



Roof.



Roof.



Roof.



Roof.

Flashings:

S MM SH MD CC

4.5 Type & Condition:

Rubber, Appears serviceable.



Appears serviceable.



Roof flashings.



Roof flashings.

Valleys:

S MM SH MD CC

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.
- Appears serviceable.
- Appears serviceable.



Roof valleys.



Roof valleys.



Roof valleys.

Eaves - Soffits - Fascias:

S MM SH MD CC

4.7 Type & Condition:

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



Exterior trim.

Gutters & Downspouts:

4.8 Type & Condition:

Building is fully guttered. Gutters and downspout materials are aluminum. Appears serviceable.

SAMPLE



Gutters & 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:

S MM SH MD CC

5.1 Access:

- Attic access is located in the 2nd floor bedroom ceiling hatch and the walls at the loft area. Viewing was limited. Viewing was limited to observing from hatch areas only. No walk boards provided, Appears Serviceable.
- Appears Serviceable.
- Appears Serviceable.



Attic access.



Attic access.



Attic access.

S MM SH MD CC

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. Appears serviceable.



Attic structure.

5.3 Insulation:

- Blown in fiberglass. Appears serviceable.
- Detached insulation was noted at the ceiling hatch. Builder correction is needed.



Attic insulation.



Attic insulation.

S MM SH MD CC

5.4 Depth & R-factor:

22 Inches. Appears serviceable.



Attic insulation.

Ventilation Provisions:

5.5 Ventilation:

There are ridge vents installed. Appears serviceable.

There are soffit vents installed. Appears serviceable.



Attic ridge vents.



Attic soffit vents.

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.

Ceilings:

S MM SH MD CC

6.2 Condition:

Drywall. Appears serviceable.

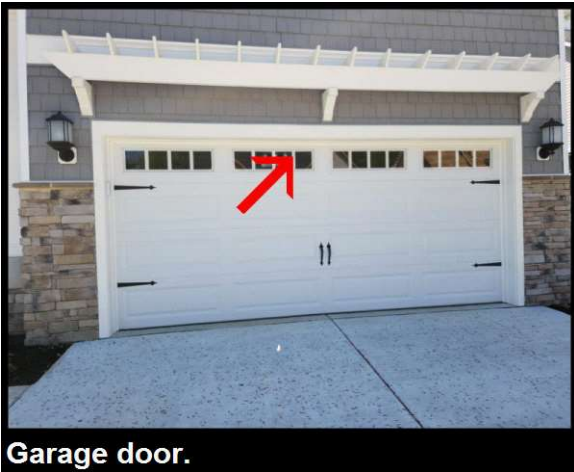


Garage ceilings.

Garage Door:

6.3 Material - Condition:

Metal. Appears serviceable.



Garage door.

S MM SH MD CC

6.4 Door Operator:

Automatic door opener(s) - operational. Automatic reverse feature is, Operational. The garage door is powered by the GFCI outlet in garage. Should the outlet/circuit breaker trip the door will not operate.



Garage door opener.

6.5 Service Doors:

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



Garage fire door.

Garage Walls:

S MM SH MD CC

6.6 Type & Condition:

Drywall, Appears serviceable.



Garage walls.

6.7 Fire Wall

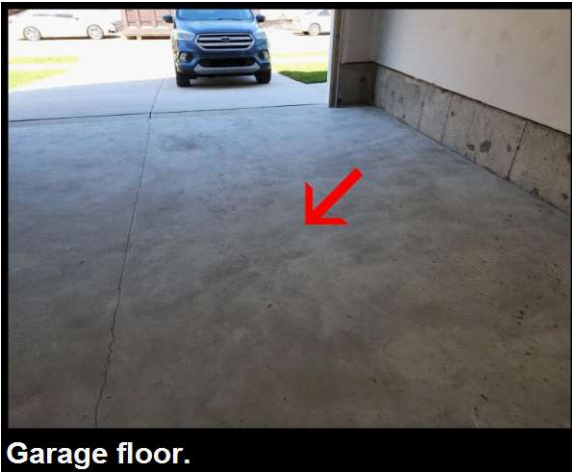
Appears serviceable.

Floor:

6.8 Condition:

Concrete, Appears serviceable.

SAMPLE



Garage floor.

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:

S MM SH MD CC

7.1 Type & Condition:

Underground. Circuit breakers. AFCI circuit breakers. GFCI circuit breakers. Appears serviceable.



Underground electrical service.

S MM SH MD CC

7.2 Grounding Equipment:

Ground Rods. Grounding system. Appears serviceable.



Grounding systems.

Electrical Distribution Panels:

7.3 Main Panel Location:

Basement.

7.4 Main Circuit Rating:

200 amps, BRAND- Siemens.

7.5 Entrance Cable Size:

4/0 Aluminum, Appears serviceable.

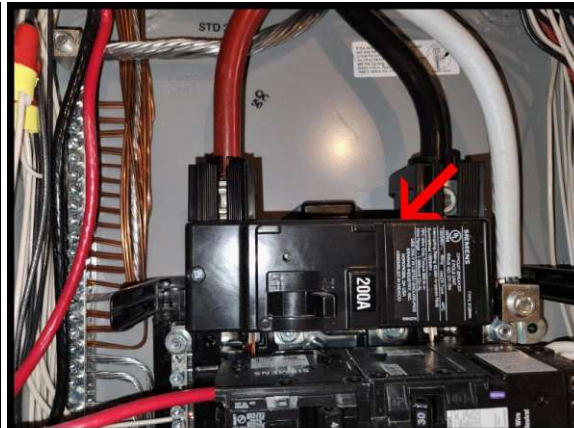
7.6 Service Disconnect Switch:

Located at the exterior of building. Appears serviceable.

Located at the top of main panel. Appears serviceable.



Exterior service disconnect switch.



Interior service disconnect switch.

S MM SH MD CC

7.7 Main Panel Observations:

- Circuit and wire sizing correct so far as visible. Grounding system is present. Appears serviceable.
- Missing screws were noted at the electrical panel. Builder correction is needed.



Main electrical panel.



Main electrical panel.

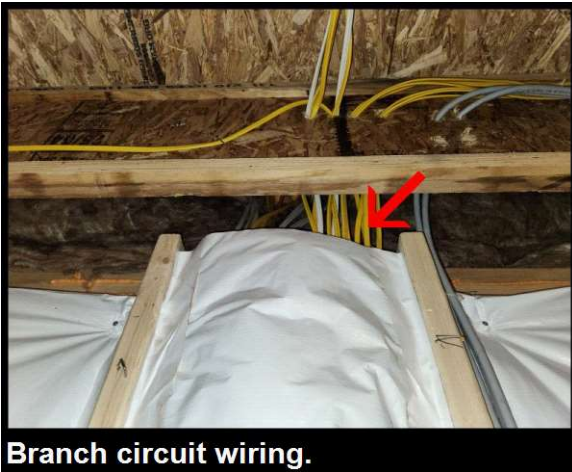
Conductors:

7.8 Entrance Cables:

- Aluminum - Appears serviceable.

7.9 Branch Wiring:

- Copper - Appears serviceable. Aluminum (220 volt OK)



Branch circuit wiring.

Switches & Fixtures:

S MM SH MD CC

7.10 General:

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

7.11 Basement:

Appears serviceable.

7.12 Garage Walls:

Appears serviceable.

7.13 Laundry:

Appears serviceable.

Electrical Outlets:

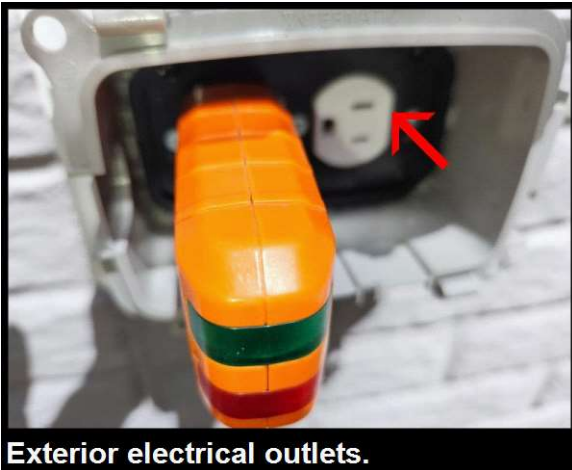
7.14 General:

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 powder room.
- 2 - Exterior electrical outlets reset at the GFCI receptacle in the garage.
- 3 - Kitchen electrical outlets reset at the GFCI circuit breakers in the main electrical panel.

7.15 Exterior Walls:

Appears serviceable.



Exterior electrical outlets.

7.16 Basement:

Appears serviceable.

S MM SH MD CC

7.17 Garage Walls:

Appears serviceable.

7.18 Laundry:

Electrical outlet is grounded, 220 Service-operational. Appears serviceable.

Junction Boxes:

7.19 Condition:

No disconnect switch was noted at the 2nd floor air handler. Builder correction is needed.



Air handler.

Attic Wiring:

7.20 Attic & Insulation:

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:

S MM SH MD CC

8.1 Shut Off:

- Main water shutoff valve is located at basement. Appears serviceable. Recommend closing main water shutoff valve when home is unoccupied for an extended period of time. If the water heater is electric the circuit breaker must be turned off as well.



Main water shutoff valve.

8.2 Material:

- Main line is 3/4 inch diameter, PEX, Appears serviceable.

8.3 Pressure:

- Water pressure was checked at an exterior hose bib. Pressure was 51 PSI. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure appears adequate.



Water pressure.

Supply Lines:

8.4 Material:
Plastic - PEX.

S MM SH MD CC

8.5 Condition:

Appears serviceable.

Waste Lines:

8.6 Material:
PVC.

8.7 Condition:

Sewer cleanout is located at the front of the home. Appears serviceable.

A plumbing fitting was noted at the right side of the basement ceiling. The inspector was unable to determine its purpose. Builder correction is needed.



Sewer cleanout.



Waste drain lines.

Hose Bibs / Hookups:

8.8 General:

Frost proof type. Appears serviceable. DO NOT LEAVE HOSE CONNECTED TO FAUCET

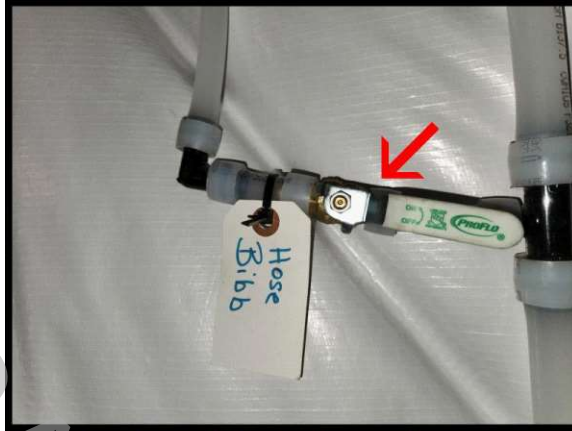


DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

- | S | MM | SH | MD | CC | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shutoff valves are/is located at the basement. Appears serviceable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shutoff valves are/is located at hall bathroom cabinets. Appears serviceable. |



Exterior hose bibs.



Exterior hose bib shutoff valves.



Exterior hose bib shutoff valves.

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

Sump Pump:

8.9 Basement:

- | | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The pump appears functional. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The pump appears functional. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Secure sump pump discharge right side. Builder corrections are needed. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A 3rd sump pump was installed but not completed. Builder corrections are needed. |



Sump pump.



Sump pump.



Sump pump discharge.



Sump pump # 3

Hose Bibs / Hookups/Sink Faucets:

S MM SH MD CC

8.10 Laundry:

Not tested. No clothes washer in place at time of inspection.

Waste Lines/Sink Drains:

8.11 Laundry:

Not tested. No clothes washer in place at time of inspection.

The laundry sink was not attached to the wall. Builder correction is needed.



Laundry sink.

Fixtures & Drain:

S MM SH MD CC

8.12 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:

Electric, Natural Gas.

9.2 Capacity:

50 Gallons.



Water heater capacity.

9.3 Location:
Basement.



Water heater.

S MM SH MD CC

9.4 Condition:

Water temperature at kitchen sink 117 F. Appears serviceable.



Fuel System:

S MM SH MD CC

9.5 Meter/Tank:

- Meter located at exterior right side of the home. Appears serviceable.
- No bond wire was noted at the gas meter.

Direct bonding is required for all piping systems incorporating **CSST gas supply piping**. This includes piping connected to natural or propane gas equipment that is grounded to the structures electrical grounding system. **CSST** piping shall not be used as a grounding path for appliances or electrical systems.

The bonding conductor must be attached to the CSST gas piping system downstream of the point of delivery (either the natural gas meter or the LP 2nd stage regulator). The bonding clamp can be located at any location within the piping system. In general, the shortest bonding conductor will be the most effective.

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Builder correction is needed.



Gas meter.



Gas meter.

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 laundry room.



Laundry room.

S MM SH MD CC

10.2 Fuel System:

Electric, Appears serviceable.

10.3 Clothes Washer:

None Present at time of inspection.

10.4 Clothes Dryer:

None Present at time of inspection.

10.5 Dryer Vent:

A dryer vent is provided. Piping appears in good visual condition. Not tested.



Dryer maintenance. A good rule of thumb is to have your dryer exhaust vents inspected and cleaned by a professional at least once per year. However, if you have a household that uses your dryer often, such as one with a lot of children, you may want to consider increasing that amount to every six months.

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 Basement.

11.2 Fuel Source:

Electric, Natural Gas.

11.3 Approx. Age:

New construction.

S MM SH MD CC

11.4 General Operation & Cabinet:

Unit was operational at the time of inspection.

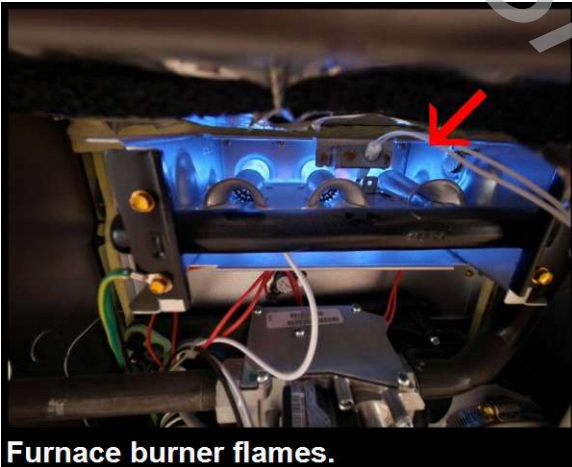


Gas furnace/air handler.

S MM SH MD CC

11.5 Burners:

Burner Flame(s) appear typical. Appears serviceable.



Furnace burner flames.

11.6 Pump / Blower Fan:

Appears serviceable.

11.7 Combustion Air:

Appears serviceable.

11.8 Flues, Vents, Plenum:

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

11.9 Air Filters:

Air filter is located at the air handler. 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 filters.

S MM SH MD CC

11.10 Normal Controls:

Thermostat is located in the Front hall foyer. Appears serviceable.



Thermostat.

Heating Equipment: 2

11.11 Type & Location:

Forced Air. Heat pump. Located at the 2nd floor closet.

11.12 Fuel Source:

Electric.

11.13 Approx. Age:

New Construction.

11.14 General Operation & Cabinet:

Unit was operational at the time of inspection.

The plastic cover was noted missing at the electric backup heat circuit breaker. Builder correction is needed.



Air handler.



Air handler.

S MM SH MD CC

11.15 Air Filters:

Air filters are located at the air handler. 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 filters.

11.16 Normal Controls:

Thermostat is located in the loft hallway. Appears serviceable.



Thermostat.

Ductwork / Distribution:

S MM SH MD CC

11.17 Ducts / Air Supply:

- Insulated sheet metal. Flexible Round. Damaged/crushed/unsupported ductwork was noted at the basement ceiling at several location at the basement ceiling.
-
-
-
- Damaged/Missing register(s) noted at the ceiling adjacent to the water heater. Builder correction is needed.
- Damage ductwork was noted at the attic cavity. Builder correction is needed.



Ductwork.



Ductwork.



Ductwork.



Ductwork.



Ductwork.



Ductwork.



Ductwork.

COOL

Air Conditioning: 1

12.1 Primary Type:



Central, Split System.

12.2 Brand:
Carrier brand.

12.3 Fuel Source:
Electric. 220 Volt, Electrical disconnect present. Appears serviceable.

12.4 Approx. Age: New construction. **12.5 Return Air Temp:** 64 F. **12.6 Supply Air Temp:** 47 F.

S MM SH MD CC

12.7 Air Temp Drop:
 17 F Marginal. Builder correction is needed.

12.8 System Condition:
 Appears serviceable.
 Outdoor unit appears to be out of level and beyond the tolerance zone of 10 percent. Builder correction is needed.



Outdoor condensing unit.



Outdoor condensing unit.

12.9 Condensate Line:
 Condensate line installed. Appears serviceable.



Condensate drain line.



12.10 Normal Controls:

See heating page. Appears serviceable.

Air Conditioning: 2

12.11 Primary Type:

Central, Split System -

12.12 Brand:

Carrier brand.

S MM SH MD CC

12.13 Fuel Source:

Electric, 220 Volt, Electrical disconnect present, Appears serviceable.

12.14 Approx. Age:

New construction.

12.15 Return Air Temp:

63 F.

12.16 Supply Air Temp:

43 F.

12.17 Air Temp Drop:

20 F Superior cooling, Appears serviceable.

12.18 System Condition:

Refrigerant suction line is exposed and needs pipe insulation added. Builder correction is needed.



Outdoor condensing unit.



HVAC line set.

12.19 Condensate Line:

Condensate line installed, Appears serviceable.



Condensate drain line.

S MM SH MD CC

12.20 Normal Controls:

See heating page. Appears serviceable.

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:

13.1 Type & Condition:

Gas, Separate cook top, Appears serviceable.



Gas cooktop.



Double electric wall oven.

Ventilation:

13.2 Type & Condition:



External, Appears serviceable.



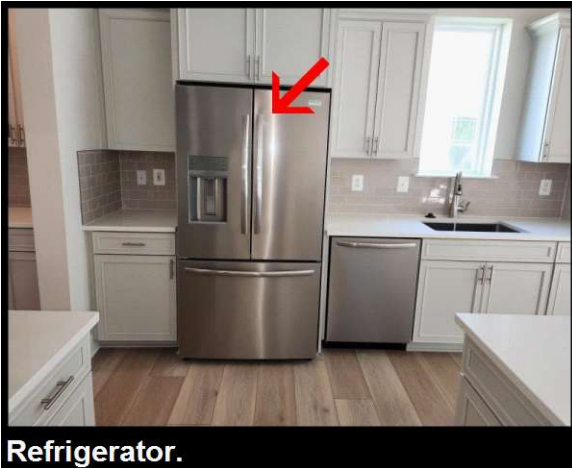
Kitchen ventilation.

Refrigerator:

S MM SH MD CC

13.3 Type & Condition:

Appears serviceable.



Refrigerator.

Dishwasher:

13.4 Type & Condition:

Appears serviceable.

SAMPLE



Dishwasher.

Garbage Disposal:

S MM SH MD CC

13.5 Condition:

Appears serviceable.



Garbage disposal.

Other Built-ins:

13.6 Microwave:

Microwave oven. Appears serviceable.



Microwave oven.

Kitchen Interior:

S MM SH MD CC

13.7 Counters & Cabinets:

- Quartz Damage was noted at the kitchen island counter top. Builder correction is needed.
- Caulking is needed at the kitchen counter top to the left of the refrigerator. Builder correction is needed.
- Damage was noted at the base kitchen cabinet to the right of the refrigerator.
- Gaps were noted at the kitchen cabinet crown molding.
- Some cabinets drawers were noted not lining up. Damaged can be identified by blue tape. Builder correction is needed.



Kitchen interiors.



Kitchen interiors.



Kitchen interiors.



Kitchen interiors.



Kitchen interiors.



Interior 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:

S MM SH MD CC

14.1 Sinks And Cabinets:

- Appears serviceable.
- Damage was noted at the 2nd floor bathroom sink top. Builder correction is needed.
- Damage was noted at the 2nd floor bathroom sink top. Builder correction is needed.



Bathroom sinks & cabinets.



Bathroom sinks & cabinets.

Sinks & Drains:

S MM SH MD CC

14.2 Sinks & Drains:

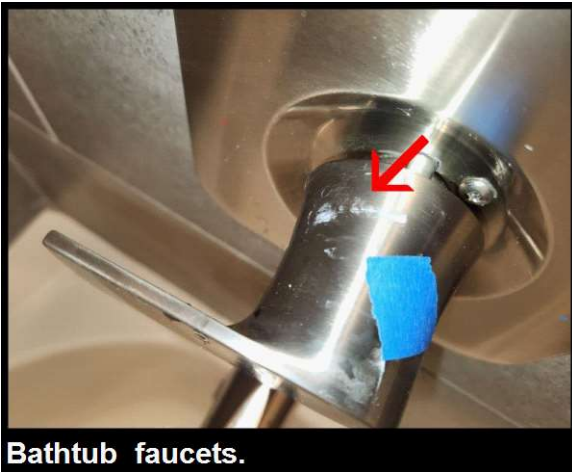
Appears serviceable.

Tub/Shower Fixtures & Drains:

14.3 Tub/ Shower Fixtures & Drains:

Appears serviceable.

Paint stains were noted at the hall bathtub faucet. Builder correction is needed.



Bathtub faucets.

Tub/Shower Surrounds:

S MM SH MD CC

14.4 Tub/Shower Surrounds:

Ceramic Tile Appears serviceable.



Shower surrounds.

Tub/Shower Doors:

14.5 Tub/Shower Doors:

Appears Serviceable.

SAMPLE



Shower doors.

Bath Ventilation:

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14.6 Bath Ventilation:

Appears serviceable.



Bathroom 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:

S MM SH MD CC

15.1 Overall Interior Door Condition:

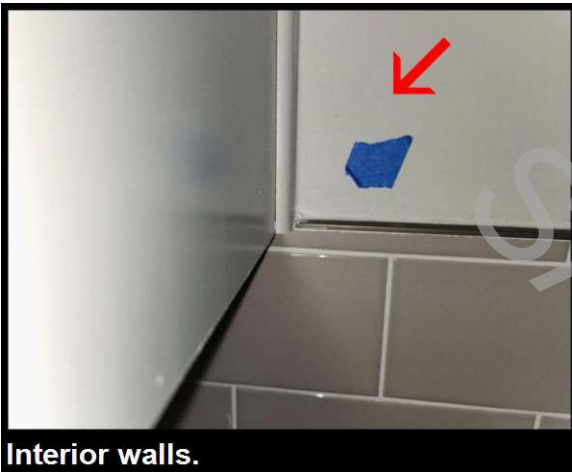
Wood Hollow Core. Appears serviceable.

Walls:

15.2 General Material & Condition:

Drywall, Damage was noted at the wall to the left of the kitchen sink. Areas can be identified by blue tape.

Damage was noted at the 2nd floor utility closet. Builder corrections are needed.



Ceilings:

15.3 Type & Condition:

Drywall. Appears serviceable.

Floors:

15.4 Condition:

LVP. Ceramic Tile, Carpet. Appears serviceable.

Appears serviceable.

Appears serviceable.



Interior floors.



Interior floors.



Interior floors.

SAMPLE

Closets:

S MM SH MD CC

15.5 General:

Appear serviceable.



Interior closets.



Stairs & Handrails:

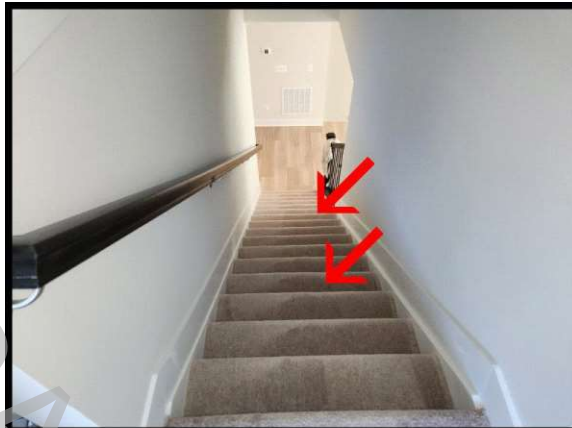
S MM SH MD CC

15.6 Condition:

- Stairs and handrails appears serviceable.
- A creaking sound was noted at several steps. Builder correction is needed.



Interior stairs & handrails.

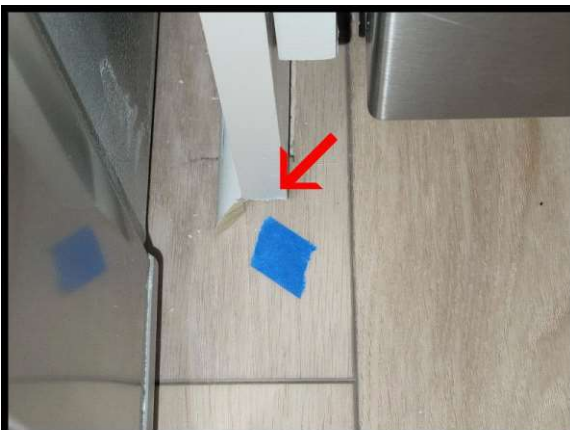


Interior stairs.

Interior Trim:

15.7 Condition:

- Missing shoe molding was noted at the kitchen adjacent to the refrigerator.
- Gaps were noted at the interior trim. Areas can be identified by blue tape and arrows with notes. Builder corrections are needed.



Interior trim.



Interior trim.

SMOKES

Smoke/Fire Detector:

16.1 Comments:

- Combination Smoke Detector/Carbon Monoxide Detector. Smoke alarm (s) responded to test button operation.



SAMPLE