

# *RND Home Inspections, LLC.*

## Property Inspection Report



1234 RND Home Inspection Way, Malibu, CA 90265

Inspection prepared for: Sample Report

Date of Inspection: 10/18/2020 Time: 3:00 PM

Age of Home: 1967 Size: 2806

Weather: Sunny

General, pool, and sewer inspection

Inspector: Daniel Hall  
5859 Bonsall Dr, Malibu, CA 90265  
Phone: 310-962-3781  
Email: [daniel@rndhomeinspections.com](mailto:daniel@rndhomeinspections.com)  
[www.RNDHomeinsections.com](http://www.RNDHomeinsections.com)

Dear Client,

Thank you for choosing RND Home Inspection (RND) to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

RND endeavors to perform all inspections in substantial compliance with the Standards of Practice of InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards except as may be noted in the Limitations of Inspection sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well. A copy of the InterNACHI Standards of Practice is available at: [www.rndhomeinspections.com](http://www.rndhomeinspections.com)

These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without RND's express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,  
Daniel Hall

RND Home Inspections, LLC.

## INSPECTION and SITE DETAILS

### 1. Inspection Time

Observations:

- The Inspection started at 3PM

### 2. Present at the Inspection

Observations:

- The buyer and buyer's agent attended the entire inspection.

### 3. Occupancy

Observations:

- The home was occupied by the sellers, who were absent from the home during the inspection.

#### 4. Weather Conditions

**Observations:**

- During the inspection the weather was sunny.

#### 5. Year of Original Construction

**Observations:**

- The home was originally constructed in approximately 1967

#### 6. Home Footprint Size

**Observations:**

- The size of the home was approximately 2800 square feet.

#### 7. Utilities

**Observations:**

- All utilities were on at the time of the inspection.

#### 8. Ground/Surface soil Condition

**Observations:**

- At the inspection, the ground was dry.

#### 9. Standards of Practice

**Observations:**

- The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

### EXTERIOR VIEWS

#### 1. Front and Right

- Observations:** The photo shows the Front and right sides of the home.



*Front right*

## 2. Rear and Left

### Observations:

- The photo shows the Rear and Left sides of the home.



*Rear left*

## 3. Front and Left

### Observations:

- The photo shows the front and left sides of the home.



*Front left*

## 4. Rear and Right

### Observations:

- The photo shows the rear and right sides of the home.



*Rear right*

## GROUND

## 1. INSPECTOR REFERENCE

### Observations:

- Shed building on the rear of property was built using questionable building practices as well lacked proper stairs to access. We recommend having a the structure evaluated and repaired as needed.



*Shed*

## 2. Building Lot Condition

### Observations:

- The home was built on a hillside that will drain runoff from precipitation toward the home foundation. Grading near the home sloped away from the foundation adequately and this will help protect soil near the home from becoming saturated. Saturation of soil supporting the foundation can cause structural problems.

## 3. Building Lot Description

### Observations:

- The building site was relatively level and flat.

## 4. Driveway Material

### Observations:

- The home had a concrete driveway.

## 5. Driveway Condition

### Observations:

- The Inspector observed no deficiencies the driveway condition.

## 6. Fence Material

### Observations:

- Fences were made of concrete masonry units (CMU).

## 7. Fence Condition

### Observations:

- The inspector observed no deficiencies in the condition of the fences.

## 8. Gates

### Observations:

- The gates were made of plastic.
- The Inspector observed no deficiencies in the condition of the gates at the time of the inspection.



## 9. Planters

### Observations:

- Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can affect its ability to support the weight of the structure above. The Inspector recommends removal of any planting beds near the foundation or re-planting with vegetation that has low water requirements (Xeriscaping).

## WALL EXTERIORS

### 1. Foundation Exterior

### Observations:

- Cracks and deterioration noted at the front foundation large coat. The damage is likely caused by excessive amounts of moisture in the soils due to a lack of drainage. We recommend having a qualified contractor evaluate and repair as needed.



*Cracks and deterioration noted at the front foundation large coat.*

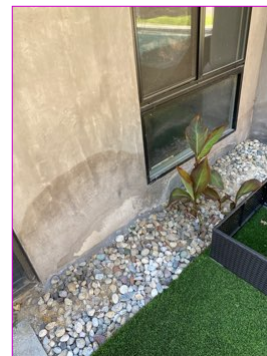
### 2. Stucco Condition

### Observations:

- Stucco damaged at the rear left wall. Stucco is deteriorating and falling off wall. We recommend having a qualified contractor evaluate and repair as needed.



*Stucco damaged at the rear left wall.*



*Stucco damaged at the rear wall*

### 3. Stucco Type

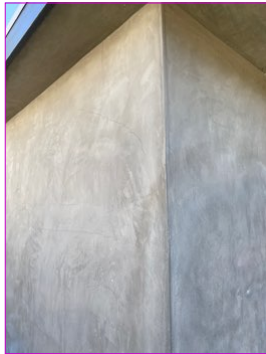
### Observations:

- Exterior walls of the home were covered with hardcoat stucco.
- Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the stucco inspected by a qualified inspector.

## 4. Stucco Cracking

### Observations:

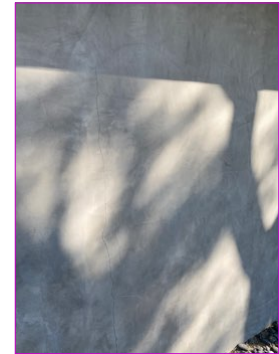
• The stucco covering exterior walls showed widespread moderate cracking. This type of cracking, called "thermal cracking" is a reaction to internal stresses created by stucco expansion and contraction caused by daily and seasonal temperature changes. This condition is made worse over time by exposure to moisture. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to minimize future damage. Thermal cracking is common as stucco ages and minor cracks are a cosmetic concern. This type of cracking can be expected to continue slowly over time.



*Stucco cracking noted at the front left wall*



*Cracks in exterior wall*



*Cracks in exterior wall*

## EXTERIOR TRIM

### 1. Trim Material

#### Observations:

• Exterior trim was constructed of wood.

### 2. Door Trim

#### Observations:

• Door exterior trim exhibited moderate weathering and deterioration commensurate with its age.

### 3. Window Trim

#### Observations:

• The Inspector observed no deficiencies in the condition of the window exterior trim.

### 4. General Condition

#### Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions will be listed in this report.

### 5. Fascia

#### Observations:

• At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age. We recommend having a qualified contractor repair as needed.



Moisture damage noted at front fascia boards.



Moisture damage noted at right side fascia boards



Moisture damage noted at the right side fascia boards

## DOOR/WINDOW EXTERIORS

### 1. Door Exteriors

#### Observations:

- At the time of the inspection, door exteriors showed general weathering, wear, and deterioration commensurate with their age.

### 2. Window Exterior Condition

#### Observations:

- Window exteriors showed general weathering, wear, and deterioration commensurate with their age.

## EXTERIOR ELECTRICAL

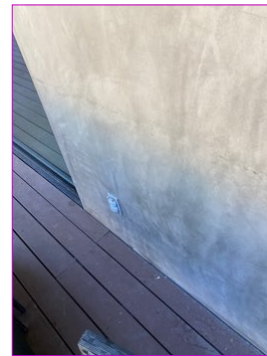
### 1. Exterior Electrical Receptacles

#### Observations:

- Electrical outlet at the front left of entry way not functioning. We recommend having a qualified contractor evaluate and repair as needed.
- An exterior Ground Fault Circuit Interrupter (**GFCI**) electrical receptacle at the rear of the home did not respond to the test button. The Inspector recommends receptacle replacement as needed by a qualified electrical contractor.



Electrical outlet at the front left of entry way not functioning.



Electrical outlet on the rear of home was not gfcI protected

## EXTERIOR PLUMBING



## 1. Exterior Faucets

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

## 2. Improper Materials

### Observations:

- Plumbing drain cap damaged/missing at the left side of home. We recommend having a qualified contractor repair as needed.



*Plumbing drain cap damaged/missing at the left side of home.*

## POOL/SPA

## 1. Fill

### Observations:

- The pool appeared to be filled to capacity at the time of the inspection.
- Auto fill device did not function properly at the time of inspection. We recommend having a qualified contractor evaluate and repair as needed.

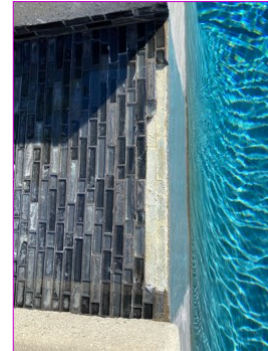


*Auto fill device did not function properly at the time of inspection.*

## 2. Vessel

### Observations:

- The pool appeared to have chemical damage resulting in fading of the portions exposed to water. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for actions that will reduce continuing damage.
- The hot tub had missing tiles. The Inspector recommends repair by a qualified swimming pool contractor.

*Pool condition**Pool condition**Pool condition**Pool condition**Tile damaged at hot tub*

### 3. Control Systems

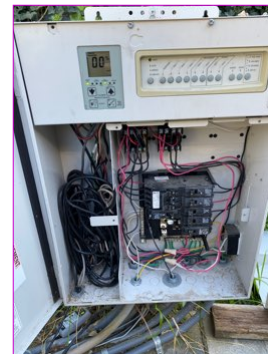
#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool circulation time clock.

### 4. Electrical System

#### Observations:

- The main disconnect for the pool electrical equipment was located in the service panel located within sight of the pool.
- Pool electrical equipment circuits were protected by breakers.
- Pool equipment appeared to be properly electrically bonded.
- Pool electrical circuits were protected by a ground fault circuit interrupter (GFCI) device.
- Pool electrical circuits had copper branch wiring.

*Electrical panel**Panel wiring*

## 5. Lights

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool lights.

## 6. Heating System

### Observations:

- The pool heating system was manufactured by Jandy-Zodiac.
- The pool heater model name was Chauffeur-piscine
- The pool heater model number was lxi400n
- Heater serial number h12li1014
- The pool heater appeared to have been manufactured in 2014
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the pool heating system. Notable exceptions will be listed in this report.
- The pool heating system was powered by natural gas.

• Heater was not functioning at the time of inspection due to a fault . \*open water sensor\* . We recommend having a qualified contractor evaluate and repair as needed.

## 7. Pump

### Observations:

- The pool system pump was manufactured by pentair
- The pool system pump motor was rated for use with 240 volts.
- The pool system had a dual-speed pump.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the swimming pool pump.



*Pump condition*

## 8. Filters

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the pool filtration system.
- The pool system filters were manufactured by Jandy
- The pool system filter model name was Dev60
- The pool filtration system was a diatomaceous earth type.



Filter condition



Product label



Pressure gauge

## 9. Plumbing System

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the plumbing pipes.

## 10. Barrier System

### Observations:

- No protective barrier was installed around the pool. This condition is a potential danger to small children. The inspector recommends that a barrier compliant with modern safety standards be installed by a qualified contractor for safety reasons.

## ROOF STRUCTURE EXTERIOR

### 1. Method of Inspection

#### Observations:

- The Inspector inspected the roof and its components by walking the roof.

### 2. Configuration

#### Observations:

- The home roof was low-slope which dropped less than two and one-half inches per foot of run.

### 3. Exterior Appearance

#### Observations:

- The inspector observed few deficiencies in the condition of the roof structure exterior. Notable exceptions will be listed in this report.

### 4. Sheathing

#### Observations:

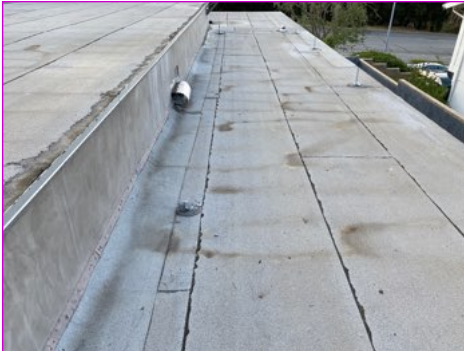
- There was no access from which to view the underside of the roof sheathing and sheathing was covered with the roof-covering material on its upper surface. The inspector was able to view the sheathing edges and a few inches of its surface only at representative areas around the roof perimeter. The vast majority of the roof sheathing was not inspected and the Inspector disclaims responsibility for identifying roof sheathing deficiencies.

## UNDERLAYMENT



## ROLL ROOFING

### 1. Inspector Reference



*Roof condition*



*In roof drain above the garage*



*Roof condition*



*Roof condition*



*Roof condition*



*Roof condition*

### 2. Roll roofing

#### Observations:

• The roof was covered with roll roofing. Roll roofing is composed of a fiberglass mat saturated with asphalt onto one side of which, granules are bonded. The purpose of the granules is to reflect the ultra violet (UV) rays of the sun which would quickly damage the felt/fiberglass backing if it were left unprotected.

Roll roofing comes in rolls approximately 3 feet tall and is installed on the roof in overlapping horizontal courses, shingle fashion.

The amount of overlap depends upon the degree of roof slope. Roofs having less slope need greater amounts of overlap. NRCA considers mineral surface roll roofing to be a steep-slope roofing material. Asphalt roll roofing materials may be applied on the following slopes:

- on 4/12 slopes or more, if applied parallel to the rake using the exposed nail method.
- on 3/12 slopes or more, if applied parallel to the rake using the concealed-nail method.
- on 6/12 slopes or more, if applied parallel to the downslope roof edge or eaves, using the exposed nail method.
- on 2/12 slopes or more, if applied parallel to the downslope roof edge or eaves, using the concealed-nail method.

### 3. General Condition

#### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the roll roofing roof-covering material.



## 4. Damage/Deterioration

### Observations:

- Roll roofing covering the roof of this home had areas of minor damage visible at the time of the inspection.

## ROOF FLASHING

### 1. General Condition

#### Observations:

- Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
  - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
  - junctions at which roofs meet walls;
  - roof edges;
  - areas at which roofs change slope;
  - areas at which roof-covering materials change; and
  - areas at which different roof planes meet (such as valleys).
- The inspector observed no deficiencies in the condition of roof flashing.

### 2. Roof-edge Flashing

#### Observations:

- The inspector observed no deficiencies when inspecting roof edge flashing.

## ROOF DRAINAGE SYSTEM

### 1. Drainage System Description

#### Observations:

- The home had no roof drainage system to channel roof drainage away from the foundation for most of the home. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.
- The low-slope roof sloped to drains installed in the roof structure. Downspouts installed inside the roof and exterior wall structures discharged roof drainage to the exterior at or near grade. The drain appears to be leaking. We recommend having a qualified contractor evaluate and repair as needed.

## CHIMNEY at ROOF

## 1. General Condition

### Observations:

- The Inspector observed few deficiencies in the portion of the chimney that extended above the roof. Notable exceptions will be listed in this report.
- Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
  - Chimney cap
  - Roof penetration
  - Flue
  - Cricket
  - Spark arrestor
  - Any necessary bracing
  - Adequate height above roof

## 2. Crown

### Observations:

- The chimney cap was constructed using concrete. Concrete is very durable and concrete caps typically have a long service life.

## 3. Flue

### Observations:

- The chimney was lined with a tile exhaust flue.

## GENERAL STRUCTURE

### 1. General Structure

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.
- The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

## FOUNDATION

### 1. Foundation Configuration

#### Observations:

- The foundation was slab-on-grade.

### 2. Footings

#### Observations:

- The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority of the footings were buried in soil.

### 3. Concrete Foundation Walls

#### Observations:

- The visible portions of the foundations walls consisted of poured concrete.

## 4. Foundation Hardware

### Observations:

- Anchor bolts designed to attach the home structure to the foundation were installed.

## 5. Slab-on-grade

### Observations:

- The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

## SLAB-ON-GRADE

### 1. Description

#### Observations:

- Foundation construction included a slab-on-grade.

Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

## EXTERIOR WALL STRUCTURE

### 1. Exterior Wall Construction

#### Observations:

- Exterior walls were wood frame 2x4.

## GARAGE

### 1. Garage Description

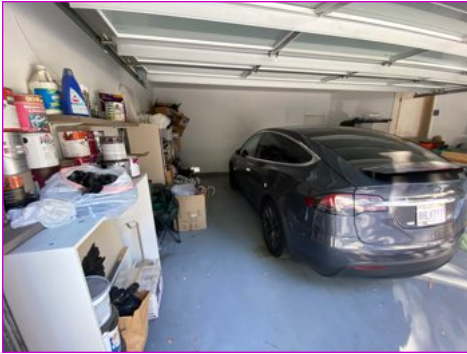
#### Observations:

- The home had a two-car attached garage.

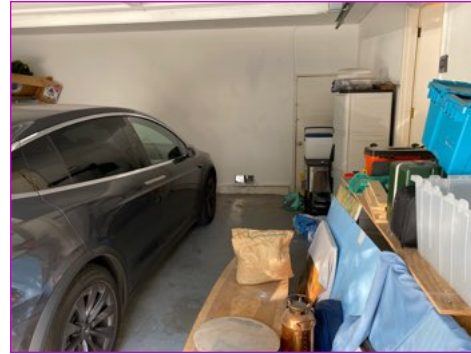
### 2. Garage General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage. Notable exceptions will be listed in this report.



*Garage condition*



*Garage condition*

### 3. Garage Floor

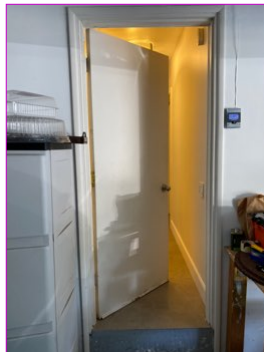
**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

### 4. Fire Separation

**Observations:**

- The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

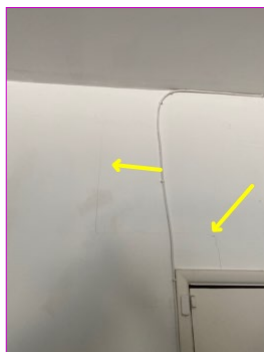


*Garage house door missing auto closure hinges*

### 5. Garage Walls

**Observations:**

- The garage walls had damaged/ cracked drywall. The damage is presumably caused by foundation settlement. We recommend having a qualified contractor evaluate and repair as needed.

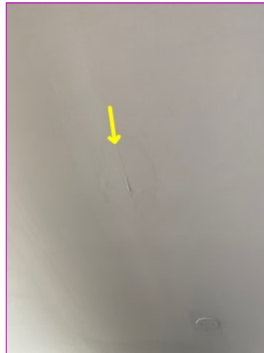


*Cracks noted in drywall*

## 6. Garage Ceiling

### Observations:

- Moisture staining noted at the garage ceiling. The damage appears to have been caused by a possible roof leak. We recommend having a qualified contractor evaluate and repair as needed.



*Moisture staining noted at the garage ceiling.*

## 7. Door to Exterior

### Observations:

- Garage exterior door is visible out of square. This is causing difficulties opening and closing the door. We recommend having a qualified contractor evaluate and repair as needed.



*Garage exterior door is visible out of square*

## 8. Door to Living Space

### Observations:

- The door between the garage and the living space exhibited light wear and/or deterioration.

- The door between the garage and the living space was binding or rubbing on the jamb and was difficult to operate.

Because this door represents a pathway for escape during an emergency such as a fire, the Inspector recommends that the door hardware be brought into good operating condition by a qualified contractor.

## 9. Stairs to Living Space

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the stairs from the garage to the living space.

**OVERHEAD GARAGE DOOR**



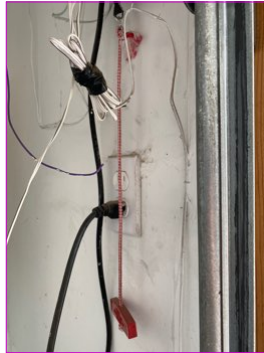
## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.
- At the time of the inspection, the the overhead garage door exhibited general minor deterioration commensurate with its age.
- Garage door does not seal at the base when closed. This will allow moisture and unwanted pet intrusions. We recommend having a qualified contractor evaluate and repair as needed.



*Garage door opener*



*Emergency release*



*Eye beam*



*Switch*



*Garage door does not seal at the base when closed.*

## 2. Door Tracks

### Observations:

- The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

## 3. Automatic Opener

### Observations:

- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.

## 4. Automatic Reverse

### Observations:

- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.

## 5. Automatic Opener Switch

### Observations:

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

## 6. Manual Disconnect

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

# ELECTRICAL SYSTEM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical system.

# ELECTRICAL SERVICE

## 1. Service Lateral

### Observations:

- Conductors supplying electricity to the home were buried underground.

## 2. Electric Meter Location

### Observations:

- The electric meter was located at the right side of the home.



*Meter condition*

### 3. Electric Meter Condition

**Observations:**

- The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

## SERVICE PANEL

### 1. Service Panel General Condition

**Observations:**

- The Inspector observed no deficiencies at the electrical service panel at the time of the inspection. Inspection of the main service panel typically includes examination of the following:
  - Panel interior and exterior condition
  - Panel amperage rating
  - Main disconnect amperage rating and condition
  - Main conductor amperage ratings
  - Branch conductor types, amperage rating and condition
  - Wiring visible materials, types, condition and connections
  - Circuit breaker types, amperage ratings and condition
  - Label information present
  - Service and equipment grounding
  - Bonding of service equipment
- Inspection of the electrical service panel typically includes examination of the following:
  - panel interior and exterior condition;
  - panel amperage rating;
  - main disconnect amperage rating and condition;
  - main conductor amperage ratings;
  - branch conductor types, amperage rating and condition;
  - wiring visible materials, types, condition and connections;
  - circuit breaker types, amperage ratings and condition
  - label information present;
  - service and equipment grounding; and
  - bonding of service equipment.

### 2. Service Panel Description

**Observations:**

- The electrical service entrance conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.

### 3. Service Panel Location

**Observations:**

- The electrical service panel was located at the right side of the home exterior.

### 4. Labels

**Observations:**

- The manufacturer's label was missing from the service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.
- The Circuit Directory label identifying individual circuits at the service panel was illegible. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked Circuit Directory label be installed by a qualified electrical contractor.

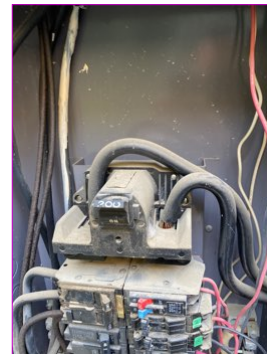
### 5. Service Panel Manufacturer

**Observations:**

- The Inspector was unable to determine the service panel manufacturer due to missing information.



*Panel wire*



*Main breaker*

### 6. Cabinet Exposure Type

**Observations:**

- The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

### 7. Cabinet Amperage Rating

**Observations:**

- The manufacturer's label listed the panel rating as 200 amps.

## 8. Cabinet Exterior Condition

### Observations:

- The Inspector observed no deficiencies in the condition of the electrical service panel. Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

- Inspection of the electrical service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

## 9. Dead Front Cover Condition

### Observations:

- The dead front cover of the electrical service panel was missing screws. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.

## 10. Main Disconnect

### Observations:

- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The electrical service disconnect was rated at 200 amps.

## 11. Overcurrent Protection- Breakers

### Observations:

- Overcurrent protection of branch circuits was located in the service panel.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- Damaged breakers visible in the service panel should be replaced by a qualified electrical contractor.

## 12. Service Entrance Cables

### Observations:

- The service entrance conductors were 2/0 copper rated at 200 amps.



## 13. Service Grounding

### Observations:

- Although a grounding electrode conductor was bonded to the service panel and visibly exited the panel, the Inspector was unable to visually confirm it's proper termination at a grounding electrode.

## 14. Equipment Grounding

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

## 15. Bonding

### Observations:

- The Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

## SUB-PANEL

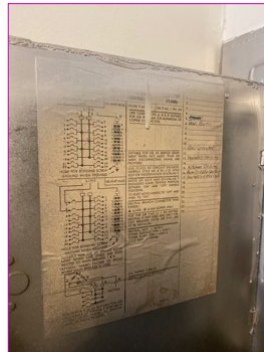
### 1. Sub-Panel Description

#### Observations:

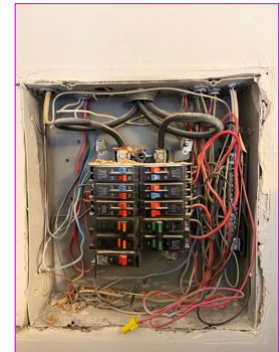
- A sub-panel is a metal cabinet containing overcurrent devices such as breakers or fuses that protect electrical circuits in the home. Power to branch circuit breakers in this sub-panel was controlled by a main disconnect located in the service panel.



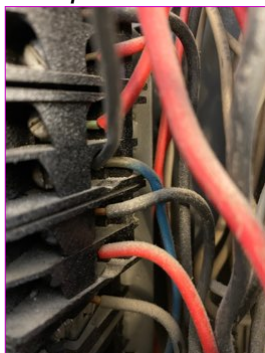
*Laundry sub panel*



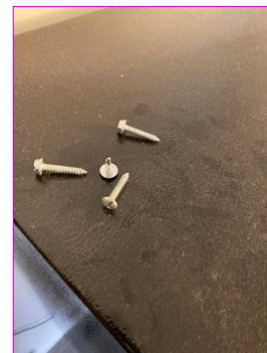
*Label*



*Wire condition*



*Double tapped breakers*



*Improper screws*

### 2. Sub-panel Location

#### Observations:

- This sub-panel was located in the laundry area.

### 3. Feeder Conductor Condition

#### Observations:

- Feeder conductors supply this distribution panel were routed underground.
- The Inspector observed no deficiencies in the condition of the feeder conductors supplying this sub-panel.

### 4. Sub-Panel Labels

#### Observations:

- The manufacturer's label was missing from this distribution panel. The manufacturer's label typically provides information describing the distribution panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed, and grounding/bonding information for that particular model.

The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.

- At this distribution panel, the Circuit Directory was missing and circuits were identified by markings on the face of the dead front cover. This indicates non-professional electrical work, which can contain latent defects. The Inspector recommends that a proper circuit Directory be installed by a qualified electrical contractor to accurately identify circuits so that individual circuits can be shut off in the event of an emergency.

### 5. Cabinet Exposure Type

#### Observations:

- This sub-panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of airborne dirt.

### 6. Sub-panel Amperage Rating

#### Observations:

- The sub-panel label listed the panel rating at 100 amps, which is considered marginal by modern standards. Homes with 100 amp panels that contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk of overheating electrical components or excessive breaker tripping. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and costs for upgrading the electrical service.

### 7. Cabinet Condition

#### Observations:

- This sub-pane cabinet interior showed general deterioration and may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

### 8. Dead Front Cover Condition

#### Observations:

- The sub-panel dead front cover was held in place by the wrong type of screws. The installed pointed, coarse-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.

## 9. Overcurrent Protection

### Observations:

- Overcurrent protection in this sub-panel was provided by circuit breakers.
- This sub-panel contained circuit breakers manufactured by Murray
- In this sub-panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

## 10. Sub-Panel General Condition

### Observations:

- Inspection of sub-panels typically includes examination of the following:
  - Panel interior and exterior condition
  - Panel amperage rating
  - Main disconnect amperage rating and condition
  - Feeder amperage ratings
  - Branch conductor types, amperage rating and condition
  - Wiring types, condition and connections
  - Overcurrent device type, amperage ratings and condition
  - Label information present
  - Bonding conditions

## BRANCH WIRING

### 1. Branch Wiring Description

#### Observations:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.

### 2. Electrical Receptacles

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

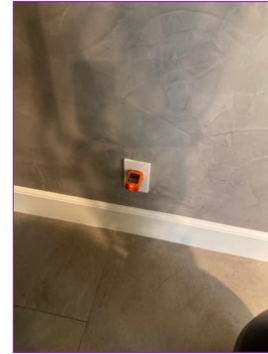
### 3. Miswired Receptacles

#### Observations:

- Electrical outlet on the rear wall of living area near the sliding glass door and right side living area wall were wired with open ground wiring. We recommend having a qualified contractor evaluate and repair as needed.
- Electrical outlet on the right side living area wall was wired with open ground wiring. We recommend having a qualified contractor evaluate and repair as needed.



*Electrical outlet on the rear wall of living area near the sliding glass door wired with open ground wiring.*



*Electrical outlet on the right side living area wall was wired with open ground wiring.*

#### 4. GFCI/AFCI Receptacles

##### Observations:

- The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

#### 5. Switches

##### Observations:

- Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

#### 6. Lighting

##### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

### WATER SUPPLY SOURCE

#### 1. Water Supply

##### Observations:

- The home water was supplied from a public source.

### WATER SUPPLY PIPES

#### 1. Water Pressure

##### Observations:

- Home water pressure measured 60 pounds per square inch (psi) at the time of the inspection.

## 2. Main Water Pipe

### Observations:

- The main water supply pipe was 1-inch copper pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.



*Water lines at the home.*



*Main water line*

## 3. Main Water Shut-off

### Observations:

- The main water supply shut-off was located in an underground box near the front sidewalk.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

## 4. Water Supply Pipe Material

### Observations:

- The visible home water supply pipes were a combination of half-inch and three-quarter inch pipes.

## 5. Water Supply Pipe Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

## 6. Functional Flow

### Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

## 7. Water Pipe Bonding

### Observations:

- The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.

## DRAIN, WASTE, and VENT PIPES

### 1. DWV Material

#### Observations:

- The visible drain, waste and vent (DWV) pipes were a combination of ABS plastic and cast iron.



## 2. Functional Drainage

### Observations:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

## 3. DWV Pipe Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

## SEWAGE SYSTEM

### 1. Sewage System Type

#### Observations:

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

### 2. Sewage System Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

### 3. Sewer Video Inspection

#### Observations:

- A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house to the street of the sewer service point to the property. The line is accessed through a clean out or access point in the home, which could include basement/crawlspace clean out, a toilet drain line, or a roof vent. The inspector will determine the best access point, the report will outline where the line was entered. The camera does not scope every drain in the home or all the drain lines running underneath the basement slab, for example. the intent is to inspect the line that runs from the house to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

### 4. Sewer Clean Out Location

#### Observations:

- Main clean out location is located at: on exterior kitchen wall

### 5. Sewer Line Condition

#### Observations:

- Sewer line is in good condition at the time of inspection. The pipe is 3"abs at the clean out the transitions to cast iron for the buried portion. At the tim of the inspection there was no damage noted to the pipe. There was minor blockages from what appeared to be wipes. In the inspectors opinion the blockages will likely clear on their own with out intervention.

A copy of the sewer video can be viewed at:

## WATER HEATER

## 1. Water Heater Type

### Observations:

- Hot water for the home was supplied by a gas-fired tankless water heater installed inside the home. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture.

Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature.

Due to calcium build-up on components, tankless water heaters may require service annually.

Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate. The Inspector recommends inspection by a qualified contractor.

## 2. Water Heater Location

### Observations:

- This water heater was located in the garage.

## 3. Water Heater Data Plate Information

### Observations:

- The photo shows the data plate of the water heater.
- This water heater model number was nrc1111-dv
- This water heater serial number was 2012.03-001847
- The date of manufacture for this water heater appeared to be 2012

## 4. General Condition

### Observations:

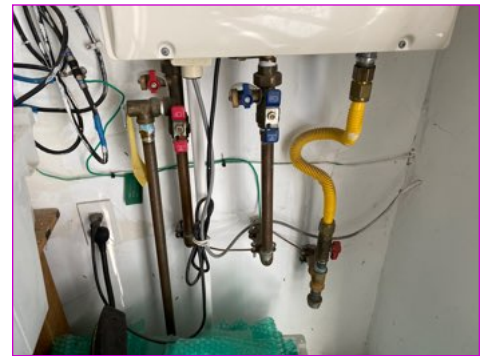
- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



*Water heater*



*Vent pipe*



*Plumbing*



*Product label*



*Control panel*

## 5. Burn Chamber Condition

### Observations:

- The water heater burn chamber was clean and in good condition at the time of the inspection.

## 6. Fuel Supply

### Observations:

- This gas-fired water heater was equipped to burn natural gas.
- The photo shows the locations of shut-off valves for gas and water.

## 7. Combustion Air Supply

### Observations:

- **Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

## 8. Water Pipe Connections

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

## 9. Pressure Relief Valve

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

## 10. TPR Discharge Pipe

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

## 11. Expansion Tank

### Observations:

- This water heater had no **expansion tank** installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are required for new installations in the jurisdiction in which this home was located. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

## GAS SYSTEM

### 1. Type of Gas

#### Observations:

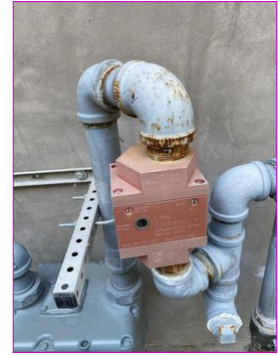
- The home was fueled by natural gas supplied by a public utility.



*Gas meter condition*



*Main shut off*



*Earthquake shut off valve*



*Shut off valve*

## 2. Main Gas Shut-off

### Observations:

- The main gas shut-off was located at the gas meter located at the right side of the home.
- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

## 3. Gas Distribution Pipes

### Observations:

- The home gas distribution pipes were black steel.

## 4. Gas Pipe Bonding

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of gas pipe bonding.

## 5. Gas Regulator

### Observations:

- The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.

## AIR DISTRIBUTION

## 1. Supply Air Ducts

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

## 2. Return Air Ducts

### Observations:

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

## FURNACE

### 1. Furnace Location

#### Observations:

- The furnace was located in the hallway closet.

### 2. Furnace Type

#### Observations:

- The furnace was gas-fired, mid-efficiency, forced-air.

### 3. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components
- Confirmation of compliance with furnace manufacturer's installation recommendations requires research that exceeds the scope of the General Home Inspection. Although the Inspector will endeavor to identify potential problems common to many heating systems, a full, technically exhaustive evaluation would require the services of a qualified HVAC contractor.





Furnace condition



Furnace condition



Filter condition



Product label



Gas valve

#### 4. Furnace Manufacturer

##### Observations:

- This furnace was manufactured by Rheem.
- This serial number of this furnace was fu5d3307f201204533
- The date of furnace manufacture appeared to be 2012
- The model number of this furnace was rgpn-10nbrj

#### 5. Combustion Exhaust Venting

##### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

#### 6. Furnace Air Filter

##### Observations:

- The air filter for this furnace was located in the furnace lower blower compartment. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After removing the upper panel, lift up and pull off the cover of the lower compartment. The air filter should be checked quarterly and replaced when dirty.

- The air filter for this furnace was dirty and should be changed.

#### 7. Combustion Air

##### Observations:

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

## 8. Combustion Chamber

### Observations:

- Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

## 9. Furnace Shut-offs

### Observations:

- The furnace gas shut-off is shown in the photo.

## 10. Fuel Pipe Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

## 11. Blower

### Observations:

- The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

## 12. Condensate Drain

### Observations:

- The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location.  
Conditions appeared to be acceptable at the time of the inspection.

## 13. Furnace Operation

### Observations:

- This furnace responded adequately to the call for heat.

## 14. Thermostat

### Observations:

- The thermostat for this furnace was located in the living room.

## FIREPLACE

### 1. Fireplace

#### Observations:

- The home contained a gas-burning fireplace located in the living room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>



*Fireplace condition*



*Firebox condition*



*Flue condition*



*Gas valve*

## 2. Visible Flue

### Observations:

- The exhaust flue of the wood-burning fireplace appeared to need cleaning. Dirty flues are potential fire hazards.  
The flue should be cleaned by a qualified contractor.

## CENTRAL AIR CONDITIONER

### 1. Home Temperature Gradients

#### Observations:

• Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air. You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline, you may wish to consult with an HVAC contractor to gain an idea of options and costs.

## 2. Cooling System Description

### Observations:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

## 3. Cooling System Data Plate

### Observations:

- Information from the air-conditioner label/data plate is shown in the photo.
- The air-conditioner date of manufacture appeared to be 1992.



*Product label*

## 4. Manufacturer

### Observations:

- The air-conditioner brand was Rheem.

## 5. General Condition

### Observations:

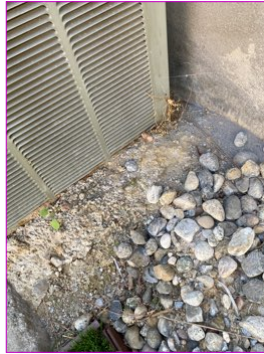
- Inspection of the air-conditioning system typically includes visual examination of the following:
  - compressor housing exterior and mounting condition;
  - refrigerant line condition;
  - proper disconnect (line of sight);
  - proper operation (outside temperature permitting); and
  - proper condensate discharge.

The system should be serviced at the beginning of every cooling season.

- The air-conditioning system appeared to be old but functioning as designed at the time of the inspection.



*Air conditioner condition*



*Soil above base*



*Disconnect*



*Refrigerate lines*

## 6. System Response

### Observations:

- At the time of the inspection, the system responded to the call for cool air.

## 7. Condenser Unit

### Observations:

- The air-conditioner compressor housing was located at the rear of the home.
- Soils were above condenser base causing deterioration to the unit. We recommend having a contractor remove the excessive soil and evaluating the damage for repair.

## 8. AC Electrical Disconnect

### Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

## 9. AC Refrigerant Lines

### Observations:

- Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..

## 10. Temperature Splits

### Observations:

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



## GENERAL INTERIOR

### 1. General Condition

#### Observations:

- Inspection of the interior typically includes examination of the following components...

#### ROOMS

- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

#### ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

#### INTERIOR TRIM

- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)
- The Inspector observed no deficiencies in the condition of the home interior.



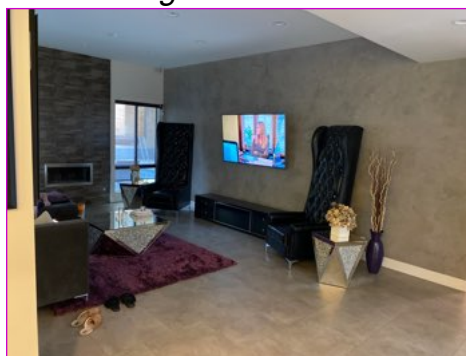
*Living area condition*



*Living area condition*



*Living area condition*



*Living area condition*

### 2. Walls

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report.
- Minor cracks at the corners of doors and windows in walls in the living room appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

### 3. Wall Thermal Insulation

**Observations:**

- Exterior walls appeared to be framed with 2x4 providing cavities for thermal insulation approximately 3½ inches thick. Typically this would provide an R-value of R-11.

### 4. Ceiling

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

### 5. Lighting

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of permanently-installed interior lighting. Notable exceptions will be listed in this report.

### 6. Interior Trim

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior trim components. Inspection of interior trim typically includes examination of the following:
  - Door and window casing
  - Baseboard
  - Any trim around walls and ceilings
  - Any permanently-installed corner or cabinet trim
  - Built-in features such as book cases

### 7. Smoke/CO Detectors

**Observations:**

- Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that all detectors be checked for proper operation by a qualified contractor.

## DOORS

### 1. Exterior Door Condition

**Observations:**

- The Inspector observed no deficiencies in the interior condition of exterior doors.

### 2. Interior Door Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

## WINDOWS

### 1. Window Type

**Observations:**

- The home had double-pane aluminum windows.
- Most windows in the home were sliding.

## 2. Window Condition

### Observations:

- The Inspector observed no deficiencies in the interior condition and operation of windows of the home.

## FLOORS

### 1. General Condition

### Observations:

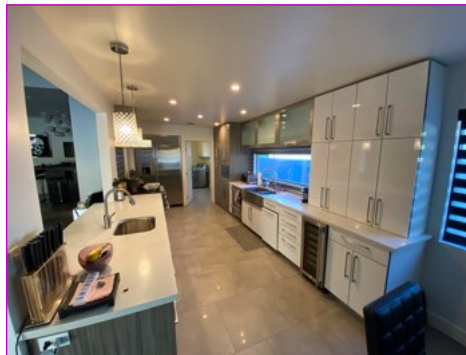
- The Inspector observed no deficiencies in the condition of floors in the home.

## KITCHEN

### 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.



*Kitchen condition*

### 2. Range

### Observations:

- The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.



*Cook top*

### 3. Range Condition

### Observations:

- The Inspector observed no deficiencies during inspection of the range.

## 4. Range Hood

### Observations:

- The exhaust vent of the range hood discharged exhaust to the home exterior.



*Vent condition*

## 5. Microwave

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.



*Microwave condition*

## 6. Kitchen Lighting

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

## 7. Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

## 8. GFCI Receptacles

### Observations:

- Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

## 9. Sink

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.



*Sink condition*



*Sink 2 condition*

## 10. Undersink Conditions

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



*Plumbing under sink*



*Plumbing under sink 2*

## 11. Garbage Disposal

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the garbage disposal. Notable exceptions will be listed in this report.
- Disposal under kitchen sink was not functioning at the time of inspection. We recommend having a qualified contractor evaluate and repair as needed.





*Disposal under kitchen sink was not functioning at the time of inspection.*

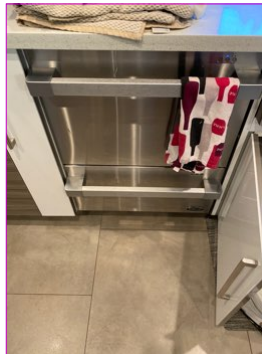


*Disposal under sink 2*

## 12. Dishwasher

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.



*Dishwasher condition*

## 13. Cabinets

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

## 14. Countertops

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

## 15. Floors

### Observations:

- The kitchen floor tile had minor damage.

## 16. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

## 17. Ceilings

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

## LAUNDRY ROOM

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.



*Laundry area*



*Electrical outlet*



*Plumbing connectors*



*Gas and vent pipe*

## 2. Dryer Venting

### Observations:

- DRYER TIPS: Inspectors should not confuse permanently installed dryer ducts with flexible, ribbed, transition ducts that connect the dryer to the permanent duct.

### Permanent duct:

- 35 feet or less in developed length.
  - Add 5' for 90° bend
  - Add 2.5' for 45° bend
- Smoothwall metal
- 4" diameter. Larger may reduce velocity required to clear lint. Smaller may be too restrictive for proper dryer function.

### Transition duct:

- 8' maximum length

### MAKEUP AIR

Dryer exhaust fan: 120-150 CFM

Laundry room exhaust fan: 80-120 CFM

If maximum fan sizes are assumed, the laundry room would be expelling 270 cubic feet of air per minute. Makeup air would need to be supplied from some source. If the door is closed and there is no window this may be a problem. Problems can include extended drying times and accumulation of lint in the dryer exhaust vent (potential fire hazard).

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust duct.

## 3. Gas Shut-off

### Observations:

- The gas shut-off for the dryer is shown in the photo.

## 4. 240-volt Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

## 5. 120-volt Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard receptacle with GFCI outlets
2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.
3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

## 6. Cabinets

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room cabinets.

## 7. Exterior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the door to the exterior in the laundry room.

## 8. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the laundry room.

## 9. Floors

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

## 10. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the laundry room.

## 11. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the laundry room.

# BEDROOMS

## 1. Number of Bedrooms

### Observations:

- The home had four bedrooms.

## 2. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bedrooms.

# MASTER BEDROOM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



*Master bedroom condition*

## 2. Carpet

### Observations:

- This bedroom had areas of minor carpet damage.

## 3. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

## 4. Ceiling

### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 5. Exterior Door Condition

### Observations:

- The Inspector observed no deficiencies in the condition of exterior doors in this bedroom.

## 6. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable exceptions will be listed in this report.

## 7. Interior Door Operation

### Observations:

- Door would not stay open with out assistance. We recommend having a qualified contractor evaluate and repair as needed.

## 8. Closet Doors

### Observations:

- A closet door in this bedroom exhibited light damage and/or deterioration commensurate with the age of the home.



## 9. AFCI Receptacles

### Observations:

- Electrical receptacles in this bedroom appeared to be in functional condition but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Bedrooms in new homes are required to have AFCI-protected outlets.

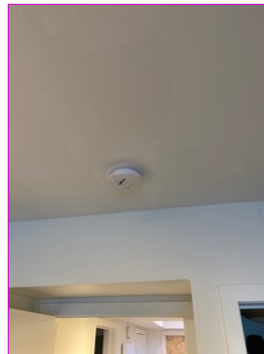
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

## 10. Smoke/CO Detectors

### Observations:

- A smoke detector in this bedroom needed repair / battery replacement at the time of the inspection. The Inspector recommends repair by a qualified contractor to ensure that the safest possible conditions exist.



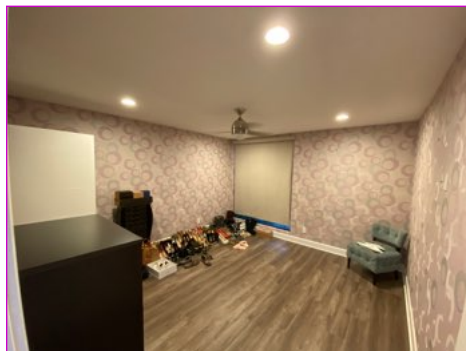
*Smoke alarm missing battery*

## 1st MAIN FLOOR BEDROOM

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



*Bedroom 1 condition*

## 2. Wood Floors

### Observations:

- Wood floors in this bedroom were modern hardwood.

## 3. Walls

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of. Notable exceptions will be listed in this report.
- Interior walls in this bedroom exhibited general minor deterioration commensurate with the age of the home.

## 4. Ceiling

### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 5. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

## 6. AFCI Receptacles

### Observations:

- Electrical receptacles in this bedroom appeared to be in functional condition but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Bedrooms in new homes are required to have AFCI-protected outlets.

Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

## 7. Ceiling Fan

### Observations:

- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.



*Ceiling fan condition*

## 8. Smoke/CO Detectors

### Observations:

- Smoke alarm in place and functioning



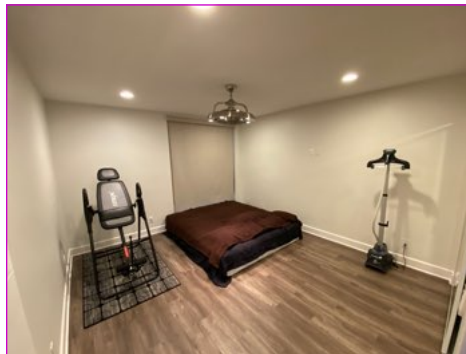
*Smoke alarm in place and functioning*

## 2nd MAIN FLOOR BEDROOM

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



*Bedroom 2 condition*

### 2. Wood Floors

#### Observations:

- Wood floors in this bedroom were modern hardwood.

### 3. Walls

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

### 4. Ceiling

#### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 5. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

## 6. AFCI Receptacles

### Observations:

- Electrical receptacles in this bedroom appeared to be in functional condition but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Bedrooms in new homes are required to have AFCI-protected outlets.

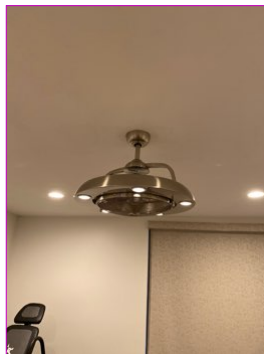
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

## 7. Ceiling Fan

### Observations:

- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.



*Ceiling fan condition*

## 8. Smoke/CO Detectors

### Observations:

• The Inspector recommends installing a smoke detector to provide improved fire protection for this bedroom.

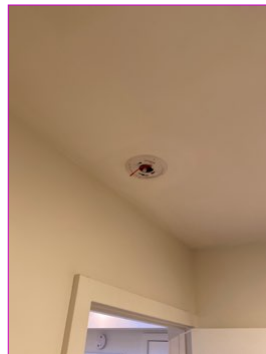
Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type.

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:

- Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.
- Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system.
- Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.



*Smoke alarm missing*

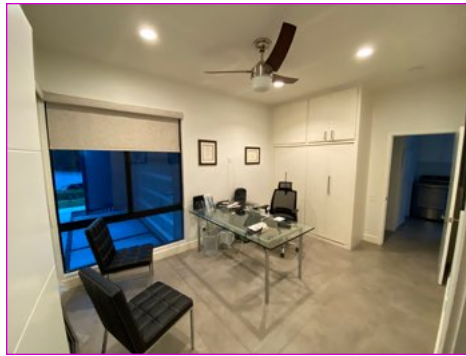
## 3rd MAIN FLOOR BEDROOM

### 1. General Condition

#### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.





*Bedroom 3*

## 2. Tile Floors

### Observations:

- This bedroom had minor floor tile damage.

## 3. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

## 4. Ceiling

### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 5. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable exceptions will be listed in this report.

## 6. Interior Door Operation

### Observations:

- The latch bolt of an interior door in this bedroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.

## 7. AFCI Receptacles

### Observations:

- Electrical receptacles in this bedroom appeared to be in functional condition but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Bedrooms in new homes are required to have AFCI-protected outlets.

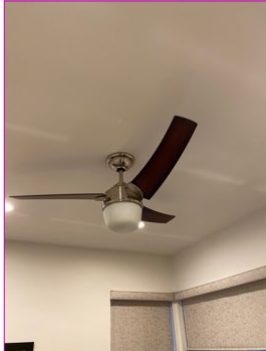
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

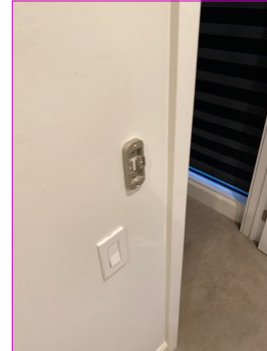
## 8. Ceiling Fan

### Observations:

- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.
- Ceiling fan operates by remote. The remote was not present at the time of inspection. We recommend replacing the remote and testing as needed to verify fan is in working condition



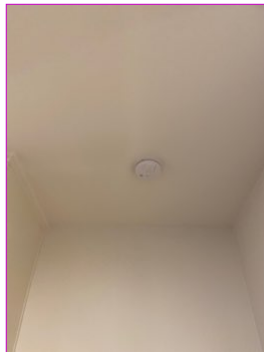
*Ceiling fan condition*



## 9. Smoke/CO Detectors

### Observations:

- Smoke alarm in place and functioning



*Smoke alarm in place and functioning*

# BATHROOMS

## 1. Bathrooms

### Observations:

- The home had four bathrooms.

## ENTRY BATHROOM

## 1. Bathroom Configuration

### Observations:

- This bathroom contained a sink and a toilet.

## 2. General Condition

### Observations:

- At the time of the inspection, this bathroom exhibited general minor wear and deterioration commensurate with the age of the home.



*Entry bathroom condition*

## 3. Sink

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- The bathroom sink had functional drainage at the time of the inspection.
- This bathroom sink had functional flow at the time of the inspection.



*Sink condition*

## 4. Sink Faucet

### Observations:

- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

## 5. Cabinet Exterior

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

## 6. Undersink Plumbing

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



*Plumbing under sink*

## 7. Counters

### Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

## 8. Toilet Type/Operation

### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



*Toilet condition*

## 9. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 10. GFCI Receptacles

### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 11. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.



*Vent condition*

## 12. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 13. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 14. Tile Floors

### Observations:

- This bathroom had minor floor tile damage.

## 15. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 16. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

## 17. Heating

### Observations:

- This bathroom had an operable heat source.

## MAIN FLOOR HALL BATHROOM

### 1. Bathroom Configuration

#### Observations:

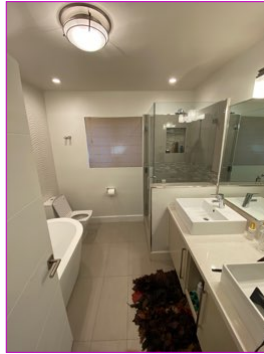
- This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

### 2. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.





*Main floor bathroom condition*

### 3. Double Sink

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of both bathroom sinks.

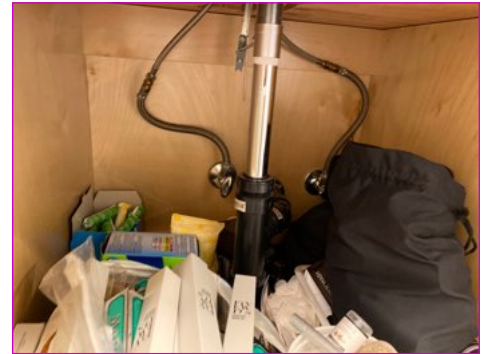
- Both bathroom sinks had functional flow and functional drainage.
- Both bathroom sinks had functional drainage at the time of the inspection.



*Sink condition*



*Plumbing under sink on right*



*Plumbing under sink on left*

### 4. Sink Faucets

**Observations:**

- The bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.

### 5. Cabinet Exterior

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

### 6. Undersink Plumbing

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

### 7. Counters

**Observations:**

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

## 8. Toilet Type/Operation

### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



*Toilet condition*

## 9. Bath Tubs

### Observations:

- The Inspector observed no deficiencies in the condition of bathtub components.

Tub inspection includes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve.
- The tub had functional drainage.
- The tub had functional flow.



*Tub condition*

## 10. Shower

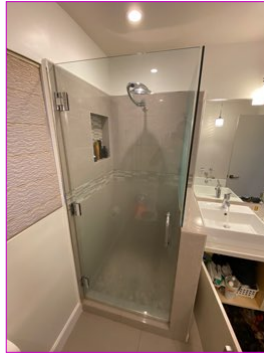
### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection.

Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

- The shower had functional drainage at the time of the inspection.
- The shower had functional flow at the time of the inspection.



*Shower condition*

## 11. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 12. GFCI Receptacles

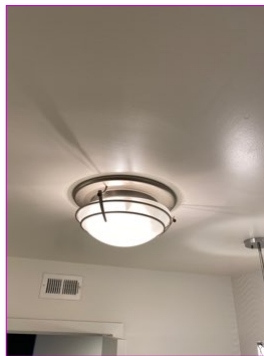
### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 13. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.



*Vent fan*

## 14. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 15. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 16. Tile Floors

### Observations:

- This bathroom had minor floor tile damage.

## 17. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathroom walls. Any exceptions will be listed in this report.
- Minor cracks at the corners of doors and windows in walls in this bathroom appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



*Corner cracking noted at window*



*Corner cracking noted at window*

## 18. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

## 19. Heating

### Observations:

- This bathroom had an operable heat source.

## MASTER BATHROOM

### 1. Bathroom Configuration

#### Observations:

- This bathroom contained two sinks in a cabinet, a toilet and a shower.

### 2. General Condition

#### Observations:

- At the time of the inspection, this bathroom exhibited general minor wear and deterioration commensurate with the age of the home.

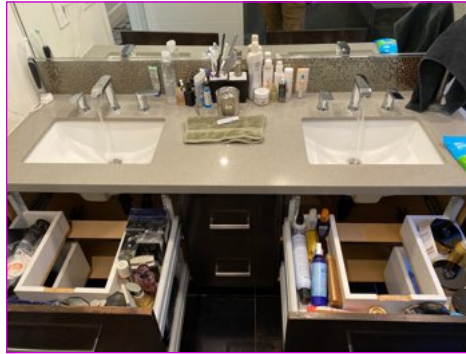


*Master bathroom condition*

### 3. Double Sink

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of both bathroom sinks.
- Both bathroom sinks had functional flow and functional drainage.
- Both bathroom sinks had functional drainage at the time of the inspection.



*Sink condition*

### 4. Sink Faucets

**Observations:**

- The bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.

### 5. Cabinet Exterior

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

### 6. Undersink Plumbing

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



*Plumbing under left side sink*



*Plumbing under right side sink*

### 7. Counters

**Observations:**

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.



## 8. Toilet Type/Operation

### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



*Toilet condition*

## 9. Shower

### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.
- The shower had functional drainage at the time of the inspection.
- The shower had functional flow at the time of the inspection.



*Shower condition*

## 10. Shower Enclosure

### Observations:

- Sealant in the shower enclosure where the wall meets the floor/shower pan was deteriorated and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that this sealant be removed and replaced by a qualified contractor.

## 11. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 12. GFCI Receptacles

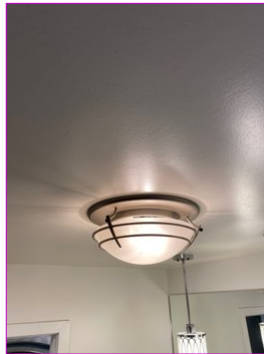
### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 13. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.



*Vent condition*

## 14. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 15. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 16. Tile Floors

### Observations:

- This bathroom had minor floor tile damage.

## 17. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 18. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

## 19. Heating

### Observations:

- This bathroom had an operable heat source.

## Bathroom off laundry

### 1. Bathroom Configuration

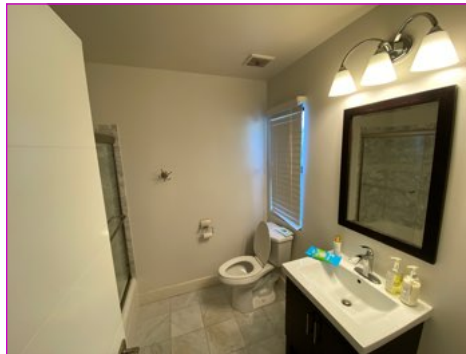
**Observations:**

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

### 2. General Condition

**Observations:**

- At the time of the inspection, this bathroom exhibited general minor wear and deterioration commensurate with the age of the home.

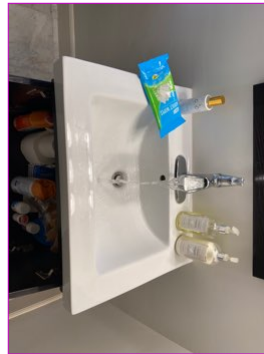


*Laundry off bathroom*

### 3. Single Sink

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- The bathroom sink had functional drainage at the time of the inspection.
- This bathroom sink had functional flow at the time of the inspection.



*Sink condition*

### 4. Sink Faucet

**Observations:**

- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

### 5. Undersink Plumbing

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



*Plumbing under sink*

## 6. Counters

### Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

## 7. Toilet Type/Operation

### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



*Toilet condition*

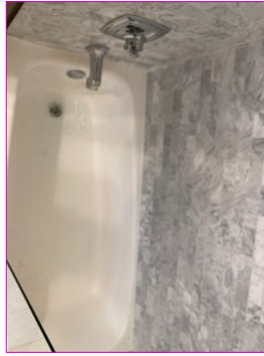
## 8. Bath Tubs

### Observations:

- The Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report.

Tub inspection includes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve.
- The tub had functional drainage.
- The tub had functional flow.
- **The tub in this bathroom had an inoperable stopper.**



*Tub condition*

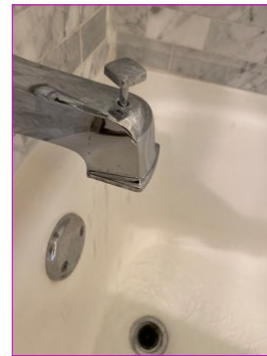
## 9. Shower

### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.
- The shower had functional drainage at the time of the inspection.
- The shower had functional flow at the time of the inspection.
- In this bathroom, the diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). The inspector recommends service by a qualified plumbing contractor.



*Shower condition*



*Diverter valve did not fully engage*

## 10. Shower Enclosure

### Observations:

- Shower walls need grout repair at the corners and where the wall meets the tub. These seals help aid in preventing moisture damage to the interior wall structure. We recommend having a qualified contractor evaluate and repair as needed.

## 11. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 12. GFCI Receptacles

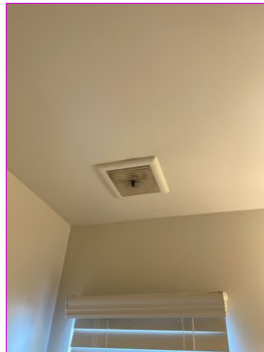
### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 13. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.



*Vent condition*

## 14. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 15. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 16. Tile Floors

### Observations:

- This bathroom had minor floor tile damage.

## 17. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 18. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.



## Report Summary

GROUNDS		
Page 4 Item: 1	INSPECTOR REFERENCE	<ul style="list-style-type: none"> <li>• Shed building on the rear of property was built using questionable building practices as well lacked proper stairs to access. We recommend having a the structure evaluated and repaired as needed.</li> </ul>
WALL EXTERIORS		
Page 5 Item: 1	Foundation Exterior	<ul style="list-style-type: none"> <li>• Cracks and deterioration noted at the front foundation large coat. The damage is likely caused by excessive amounts of moisture in the soils due to a lack of drainage. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 5 Item: 2	Stucco Condition	<ul style="list-style-type: none"> <li>• Stucco damaged at the rear left wall. Stucco is deteriorating and falling off wall. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 6 Item: 4	Stucco Cracking	<ul style="list-style-type: none"> <li>• The stucco covering exterior walls showed widespread moderate cracking. This type of cracking, called "thermal cracking" is a reaction to internal stresses created by stucco expansion and contraction caused by daily and seasonal temperature changes. This condition is made worse over time by exposure to moisture. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to minimize future damage. Thermal cracking is common as stucco ages and minor cracks are a cosmetic concern. This type of cracking can be expected to continue slowly over time.</li> </ul>
EXTERIOR TRIM		
Page 6 Item: 5	Fascia	<ul style="list-style-type: none"> <li>• At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age. We recommend having a qualified contractor repair as needed.</li> </ul>
EXTERIOR ELECTRICAL		
Page 7 Item: 1	Exterior Electrical Receptacles	<ul style="list-style-type: none"> <li>• Electrical outlet at the front left of entry way not functioning. We recommend having a qualified contractor evaluate and repair as needed.</li> <li>• An exterior Ground Fault Circuit Interrupter (GFCI) electrical receptacle at the rear of the homedid not respond to the test button. The Inspector recommends receptacle replacement as needed by a qualified electrical contractor.</li> </ul>
EXTERIOR PLUMBING		
Page 8 Item: 2	Improper Materials	<ul style="list-style-type: none"> <li>• Plumbing drain cap damaged/missing at the left side of home. We recommend having a qualified contractor repair as needed.</li> </ul>
POOL/SPA		
Page 8 Item: 1	Fill	<ul style="list-style-type: none"> <li>• Auto fill device did not function properly at the time of inspection. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>

Page 9 Item: 2	Vessel	<ul style="list-style-type: none"> <li>The hot tub had missing tiles. The Inspector recommends repair by a qualified swimming pool contractor.</li> </ul>
Page 10 Item: 6	Heating System	<ul style="list-style-type: none"> <li>Heater was not functioning at the time of inspection due to a fault . *open water sensor*. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 11 Item: 10	Barrier System	<ul style="list-style-type: none"> <li>No protective barrier was installed around the pool. This condition is a potential danger to small children. The inspector recommends that a barrier compliant with modern safety standards be installed by a qualified contractor for safety reasons.</li> </ul>

## ROOF DRAINAGE SYSTEM

Page 13 Item: 1	Drainage System Description	<ul style="list-style-type: none"> <li>The home had no roof drainage system to channel roof drainage away from the foundation for most of the home. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.</li> <li>The low-slope roof sloped to drains installed in the roof structure. Downspouts installed inside the roof and exterior wall structures discharged roof drainage to the exterior at or near grade. The drain appears to be leaking. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
-----------------	-----------------------------	--

## GARAGE

Page 16 Item: 4	Fire Separation	<ul style="list-style-type: none"> <li>The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.</li> </ul>
Page 16 Item: 5	Garage Walls	<ul style="list-style-type: none"> <li>The garage walls had damaged/ cracked drywall. The damage is presumably caused by foundation settlement. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 17 Item: 6	Garage Ceiling	<ul style="list-style-type: none"> <li>Moisture staining noted at the garage ceiling. The damage appears to have been caused by a possible roof leak. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 17 Item: 7	Door to Exterior	<ul style="list-style-type: none"> <li>Garage exterior door is visible out of square. This is causing difficulties opening and closing the door. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 17 Item: 8	Door to Living Space	<ul style="list-style-type: none"> <li>The door between the garage and the living space was binding or rubbing on the jamb and was difficult to operate. Because this door represents a pathway for escape during an emergency such as a fire, the Inspector recommends that the door hardware be brought into good operating condition by a qualified contractor.</li> </ul>

## OVERHEAD GARAGE DOOR

Page 18 Item: 1	General Condition	<ul style="list-style-type: none"> <li>Garage door does not seal at the base when closed. This will allow moisture and unwanted pet intrusions. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
-----------------	-------------------	--

## SERVICE PANEL

Page 21 Item: 4	Labels	<ul style="list-style-type: none"> <li>The Circuit Directory label identifying individual circuits at the service panel was illegible. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked Circuit Directory label be installed by a qualified electrical contractor.</li> </ul>
Page 22 Item: 9	Dead Front Cover Condition	<ul style="list-style-type: none"> <li>The dead front cover of the electrical service panel was missing screws. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.</li> </ul>
Page 22 Item: 11	Overcurrent Protection-Breakers	<ul style="list-style-type: none"> <li>Damaged breakers visible in the service panel should be replaced by a qualified electrical contractor.</li> </ul>

## SUB-PANEL

Page 24 Item: 4	Sub-Panel Labels	<ul style="list-style-type: none"> <li>At this distribution panel, the Circuit Directory was missing and circuits were identified by markings on the face of the dead front cover. This indicates non-professional electrical work, which can contain latent defects. The Inspector recommends that a proper circuit Directory be installed by a qualified electrical contractor to accurately identify circuits so that individual circuits can be shut off in the event of an emergency.</li> </ul>
Page 24 Item: 8	Dead Front Cover Condition	<ul style="list-style-type: none"> <li>The sub-panel dead front cover was held in place by the wrong type of screws. The installed pointed, coarse-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.</li> </ul>
Page 25 Item: 9	Overcurrent Protection	<ul style="list-style-type: none"> <li>In this sub-panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.</li> </ul>

## BRANCH WIRING

Page 25 Item: 3	Miswired Receptacles	<ul style="list-style-type: none"> <li>Electrical outlet on the rear wall of living area near the sliding glass door and right side living area wall were wired with open ground wiring. We recommend having a qualified contractor evaluate and repair as needed.</li> <li>Electrical outlet on the right side living area wall was wired with open ground wiring. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
-----------------	----------------------	--

## FURNACE

Page 33 Item: 6	Furnace Air Filter	<ul style="list-style-type: none"> <li>The air filter for this furnace was dirty and should be changed.</li> </ul>
-----------------	--------------------	--

## FIREPLACE

Page 35 Item: 2	Visible Flue	<ul style="list-style-type: none"> <li>The exhaust flue of the wood-burning fireplace appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified contractor.</li> </ul>
-----------------	--------------	---

## CENTRAL AIR CONDITIONER

Page 37 Item: 7	Condenser Unit	<ul style="list-style-type: none"> <li>Soils were above condenser base causing deterioration to the unit. We recommend having a contractor remove the excessive soil and evaluating the damage for repair.</li> </ul>
-----------------	----------------	---

Page 37 Item: 9	AC Refrigerant Lines	<ul style="list-style-type: none"> <li>• Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..</li> </ul>
-----------------	----------------------	--

## KITCHEN

Page 42 Item: 11	Garbage Disposal	<ul style="list-style-type: none"> <li>• Disposal under kitchen sink was not functioning at the time of inspection. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
------------------	------------------	--

## LAUNDRY ROOM

Page 45 Item: 5	120-volt Receptacles	<ul style="list-style-type: none"> <li>• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection.</li> </ul> <p>For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> <li>1. Replacing the current standard receptacle with GFCI outlets</li> <li>2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.</li> <li>3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.</li> </ol>
-----------------	----------------------	---

## MASTER BEDROOM

Page 47 Item: 7	Interior Door Operation	<ul style="list-style-type: none"> <li>• Door would not stay open with out assistance. We recommend having a qualified contractor evaluate and repair as needed.</li> </ul>
Page 48 Item: 10	Smoke/CO Detectors	<ul style="list-style-type: none"> <li>• A smoke detector in this bedroom needed repair / battery replacement at the time of the inspection. The Inspector recommends repair by a qualified contractor to ensure that the safest possible conditions exist.</li> </ul>

## 2nd MAIN FLOOR BEDROOM

Page 52 Item: 8	Smoke/CO Detectors	<ul style="list-style-type: none"> <li>• The Inspector recommends installing a smoke detector to provide improved fire protection for this bedroom. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:</li> <li>• In the immediate vicinity of the bedrooms</li> <li>• In all bedrooms</li> <li>• In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.</li> <li>• In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.</li> <li>• Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type.</li> </ul> <p>The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:</p> <ul style="list-style-type: none"> <li>• Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.</li> <li>• Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system.</li> <li>• Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.</li> </ul> <p>All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.</p>
<b>3rd MAIN FLOOR BEDROOM</b>		
Page 53 Item: 6	Interior Door Operation	<ul style="list-style-type: none"> <li>• The latch bolt of an interior door in this bedroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.</li> </ul>
Page 54 Item: 8	Ceiling Fan	<ul style="list-style-type: none"> <li>• Ceiling fan operates by remote. The remote was not present at the time of inspection. We recommend replacing the remote and testing as needed to verify fan is in working condition</li> </ul>
<b>MASTER BATHROOM</b>		
Page 63 Item: 10	Shower Enclosure	<ul style="list-style-type: none"> <li>• Sealant in the shower enclosure where the wall meets the floor/shower pan was deteriorated and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that this sealant be removed and replaced by a qualified contractor.</li> </ul>
<b>Bathroom off laundry</b>		
Page 66 Item: 8	Bath Tubs	<ul style="list-style-type: none"> <li>• The tub in this bathroom had an inoperable stopper.</li> </ul>

Page 67 Item: 9	Shower	<ul style="list-style-type: none"><li>• In this bathroom, the diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). The inspector recommends service by a qualified plumbing contractor.</li></ul>
Page 67 Item: 10	Shower Enclosure	<ul style="list-style-type: none"><li>• Shower walls need grout repair at the corners and where the wall meets the tub. These seals help aid in preventing moisture damage to the interior wall structure. We recommend having a qualified contractor evaluate and repair as needed.</li></ul>