PROPERTY INSPECTION REPORT

Four Point Home Inspection Inc
179 Niblick Rd #258 Paso Robles CA 93446
805-286-2402
Ken Cox

3640 Debonair Dr
Inspection Prepared For: Robin McMillan
Agent: -
Date of Inspection: 5/12/2026
Year Built: 2007 Size: 2230
Weather: Warm/Dry

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure in accordance to the Standards of Practice from InterNACHI; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Acceptable – This item was inspected and is in acceptable condition for its age and use.

Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.

Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.

Not Accessible - Items with this rating were not present in the home or were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Roof			
	Page 12 Item: 6	Spark Arrestor/Rain Cap/Direct Vent Termination	Black stains above the direct vent for the gas fireplace were visible at the time of inspection. This usually indicates a dirty or clogged burner that can lead to incomplete combustion of the gas causing soot to form. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repairs.
Exterior Areas			
	Page 15 Item: 3	Trim Condition	• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 20 Item: 7	Exterior Lighting	Some exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor. Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.

	Page 22 Item: 8	Exterior Outlets/GFCI	Extension cord used as permanent wiring was visible at the front of the garage. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor. The electrical conduit is separated and/or damaged. This condition can allow moisture intrusion, short circuits, and unsafe conditions. Recommend that conduit line is repaired by qualified contractor.
	Page 25 Item: 15	Patio Structure	Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
Electrical			
	Page 27 Item: 2	Electrical Panel	Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.
	Page 29 Item: 4	Panel Wiring	Multiple neutral conductors (white wire) from separate branch or separate feeder circuits cannot be installed in the same neutral terminal (lug screw). The Inspector recommends correction by a qualified electrical contractor.
	Page 30 Item: 5	Breakers	Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Recommend evaluation by an electrician.
Garage			
	Page 44 Item: 9	Firewall	Attic access in garage is considered a breach in the fire wall. Fire walls are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. A fire rated access panel should be installed to complete the fire wall.
	Page 45 Item: 15	Ceiling Fans	• The ceiling fan is using an extension cord for power. This is an illegal operation and should be corrected by a qualified contractor.

Bedroom #4			
	Page 72 Item: 11	Window Condition	A window had a cracked or broken pane. 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.

Inspection Details

1. Standards of Practice

Information: 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.

2. Home Type

Home Type: Single Family Home • The front of the structure faces South.

3. Occupancy

Occupancy: Occupied - Furnished. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Attendance

Observations: Client(s) present • Listing Agent present

Inspection Details (continued)

5. Environmental Hazards

Observations:

-WILDFIRE

Although at the time of the inspection it appeared that fire mitigation had been adequately performed, in the future, you should continue to perform mitigation as needed.
You should consider creating Defensible Space around your home by following Cal Fire Guidelines. Cal Fire Defensible Space

The following are general guidelines:

Defensible space is an area around a structure within which fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire towards the structure. It also reduces the chance of a structure fire moving from the building to the surrounding forest.

ZONE 1 is the area of maximum modification and treatment. It consists of an area of 30 feet around the structure in which all flammable vegetation is removed. This 30 foot dimension is measured from the outside edge of the home's eaves and from any attached structures, such as decks.

ZONE 2 is an area of fuel reduction. It is a transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Typically, the defensible space should extend at least 100 feet from the structure. Within zone 2, the continuity and arrangement of vegetation is modified. Remove stressed, diseased, dead or dying trees and shrubs. Thin and prune the remaining larger trees and shrubs.

ZONE 3 is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.

-EARTHQUAKE

The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

-WILDLIFE

The area in which the home is located is close to habitat frequented by wildlife which may be dangerous, especially for children. You should consult with the state Department of Wildlife to learn what types of wildlife represent a danger and how to best protect yourself.

Inspection Details (continued)

6. Utilities

Observations:

All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a private well located on the property. Well testing is beyond the score of the general home inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified well testing contractor to gain an understanding of the wells performance and quality.

-SEWER

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

-GAS

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

- This home has no fire suppression (fire sprinklers) systems installed.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roof (continued)

1. Roof Condition

Inspection Method:

- Inspected from walking/mounting roof.

Materials:

• The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

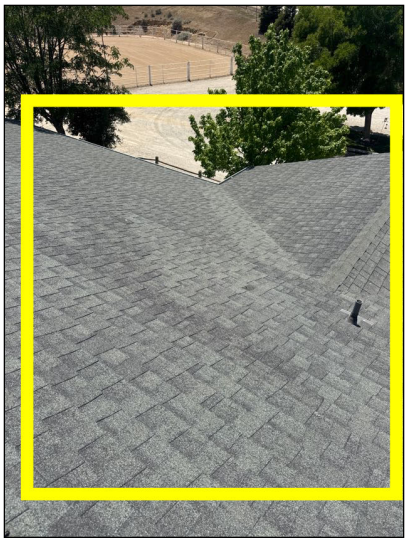
Observations:

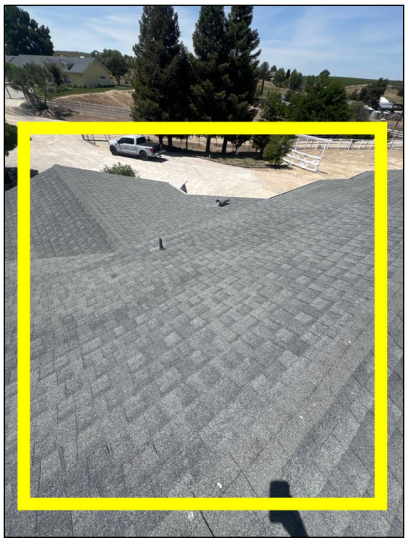
-GENERAL CONDITION

Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof. Appeared to be adequately protecting the underlying home structure at the time of the inspection.

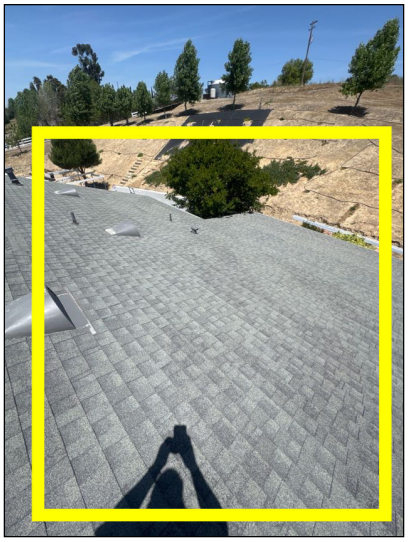
-EXTERIOR ROOF STRUCTURE

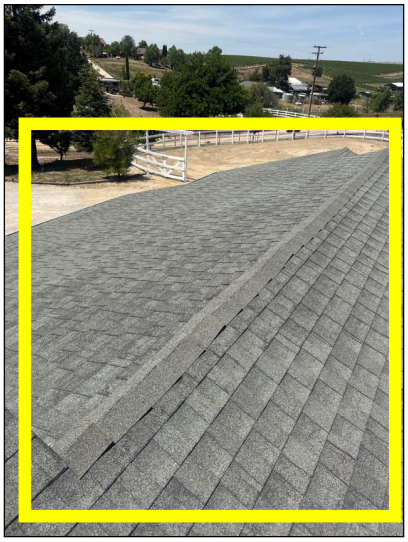
The inspector observed no deficiencies in the condition of the roof structure exterior.





Roof (continued)





2. Flashings

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 includes inspection for condition and proper installation of flashing.

-GENERAL CONDITION

The inspector observed no deficiencies in the condition of roof flashing.

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-SIDEWALL FLASHING

The Inspector observed few deficiencies in the condition of sidewall flashing. Notable exceptions will be listed in this report.

Sidewall flashing over the back patio with the spa was protected against moisture entry by sealant only. Sealant will eventually dry, shrink, and crack, leaving these areas exposed to potential moisture intrusion. Sealant should be checked annually and re-applied as necessary. When the roof-covering material is replaced, sidewall flashing should be installed in a more permanent manner.

Roof (continued)

Sidewall flashing over the back patio with the spa was protected against moisture entry by sealant only.

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

The inspector observed few deficiencies in the condition of the plumbing vents. Notable exceptions will be listed in this report.

Maintenance Needed: Plumbing vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.

Roof (continued)

4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent flashings for a combustion appliance.

-VENT CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent pipe and caps for a combustion appliance.

5. Gutters

Observations

-SYSTEM DESCRIPTION

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

The Inspector observed no deficiencies in the condition of the gutters.

-DOWNSPOUTS

The Inspector observed no deficiencies in the condition of the downspouts.

6. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:

-DIRECT VENT TERMINATION

Black stains above the direct vent for the gas fireplace were visible at the time of inspection. This usually indicates a dirty or clogged burner that can lead to incomplete combustion of the gas causing soot to form. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repairs.

Exterior Areas

Inspection of the home exterior typically includes:
- exterior wall covering materials;
- window and door exteriors;

1. Stucco

Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in the condition of Stucco covering exterior walls. Notable exceptions are listed.

Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection. This cracking appeared to be consistent with that caused by normal soil settlement. Settlement typically takes place in the first few years after original construction, and then stops. Cracks exceeding 1/16-inch (about the thickness of a penny) in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity. Repainting with an Elastomeric paint on the stucco surface will help seal all surface cracks.

Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out. Recommend having these areas sealed and painted. Continue to monitored as part of annual maintenance.

Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.

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Exterior Areas (continued)

Monitor: Normal cracking was visible in stucco covering exterior walls of the home at the time of the inspection.

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Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out.

Maintenance: All gaps and holes in the stucco surface should be sealed to keep unwanted moisture out.

2. Siding Condition

Materials: Composition cement siding ("Hardi-Board" etc.) and wood frame construction.

Observations:

-GENERAL CONDITION

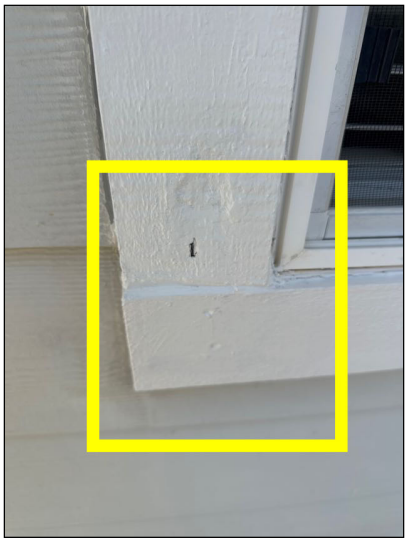
The Inspector observed no deficiencies in composite siding covering exterior walls at the time of the inspection.

Exterior Areas (continued)

3. Trim Condition

Materials: Exterior trim was constructed of wood.
Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.
• Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Moisture damage, wood rot, observed.



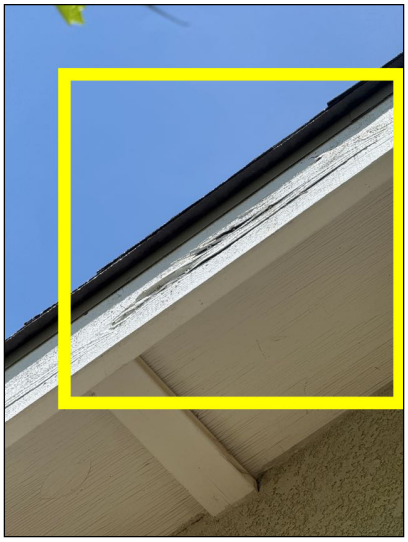
Moisture damage, wood rot, observed.

4. Soffits & Fascia

Observations:
-GENERAL DESCRIPTION
The soffit is part of the overhang where your roof meets your exterior wall.
The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.
-SOFFITS
At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.
-FASCIA
The Inspector observed few deficiencies in fascia at the time of the inspection. Notable exceptions will be listed in this report.

Monitor: Minor moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Exterior Areas (continued)



Monitor: Minor moisture damage, wood rot, observed.

5. Exterior Paint

Observations:

• Appears in satisfactory and functional condition with normal wear for its age.

• Appears in satisfactory and functional condition with normal wear for its age. If repainting is desired we recommend using an Elastomeric paint on the stucco surfaces as this will help seal all surface cracks.

6. Doors

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

7. Window Condition

Materials: The home had double-pane Vinyl windows.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Slab Foundation

A slab foundation inspection focus on checking for cracks, moisture, and signs of movement or damage to the concrete slab itself, as well as any supporting structures or surrounding the foundation.

Slab Foundation (continued)

1. Slab Foundation

Observations:

-SLAB DESCRIPTION

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.

No deficiencies were observed at the visible portions of the structural components of the home.

2. Foundation Perimeter

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the perimeter foundation walls.

Grounds

Inspection of the property grounds typically includes: - adequate exterior surface drainage; - driveway and walkways; - identification of features that introduce moisture to soil near the foundation; - window wells; - exterior electrical components; - exterior plumbing components; - potential tree problems; and- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection swimming pools/spas unless pre-arranged as ancillary inspections.

Grounds (continued)

1. Main Gas Valve Condition

Location: The main propane tank shut-off was at the tank. • The main propane shut-off to the home was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the West of the home.

Observations:

• The gas shut-off where the gas enters the home appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

• The liquid propane tank shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

Note: Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane. Propane tanks are sometimes privately owned and transfer with ownership of the property, and are sometimes leased, and new lease arrangements must be made at the time of sale. You should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.

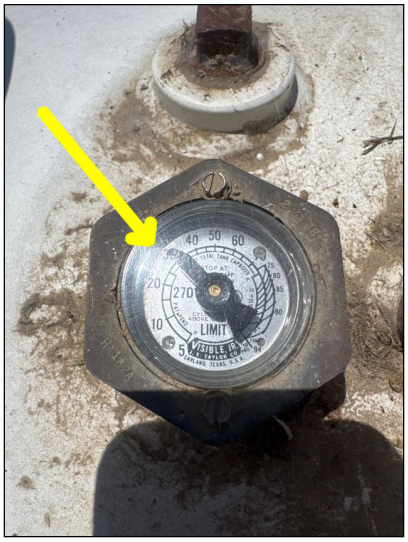
• The gas gauge at the propane tank indicated that the tank had 30 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

Note: It is recommended not to let the tank fall below 20% as propane gets low most tanks are designed to emit a small propane smell. The smell can be equated to the smell of rotten eggs. The systems are designed this way to alert the homeowner that your tank is running low and it's time for a refill.

Main gas shut off to the home.

Main shut off to the liquid propane tank

Grounds (continued)

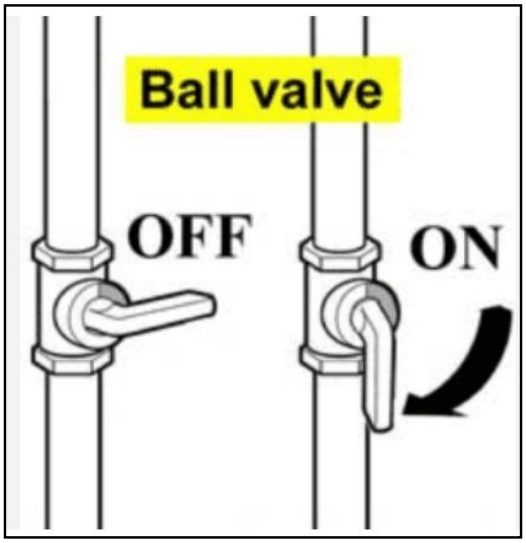


The gas gauge at the propane tank indicated that the tank had 30 % remaining.

2. Main water shut off valve

Location: West Side
Supply: Public water supply
Observations: 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.

Main water shut off to the home where the main water line enters the home.



The basic operation for a ball valve shut off is pictured above.

3. Water Supply Condition

Materials: Copper piping noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.
Most n/a due to insulation covering the pipe.

Grounds (continued)

4. Water Pressure

Observations:
• Recommend 40-80 PSI.
• Home water pressure measured 55 pounds per square inch (psi) at the time of the inspection.

5. Pressure Regulator

Observations:
• None.

6. Exterior Faucet(s)

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

7. Exterior Lighting

Observations: Most exterior lighting was observed with no deficiencies and functional. Exceptions will be listed in this report.
Some exterior lighting was loose to the wall and could expose electrical components to moisture intrusion. The inspector recommends all fixtures are properly fastened and sealed to the wall by a qualified electrical contractor.

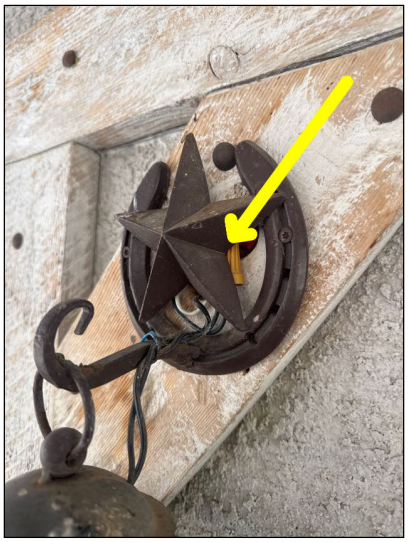
Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.

Grounds (continued)

Exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. front of garage

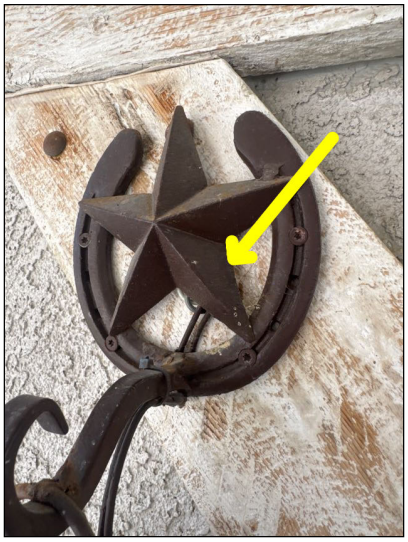
Exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. front of garage

Exterior lighting was loose/not flush to the wall and could expose electrical components to moisture intrusion. front door



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.

Grounds (continued)



Exterior lighting was installed in a manner that left energized electrical components exposed to moisture intrusion.

8. Exterior Outlets/GFCI

Observations:

-EXTERIOR RECEPTACLES

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

-EXTERIOR GFCI RECEPTACLES

No visible GFCI - Electrical outlets on the exterior grounds appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI) in garage.

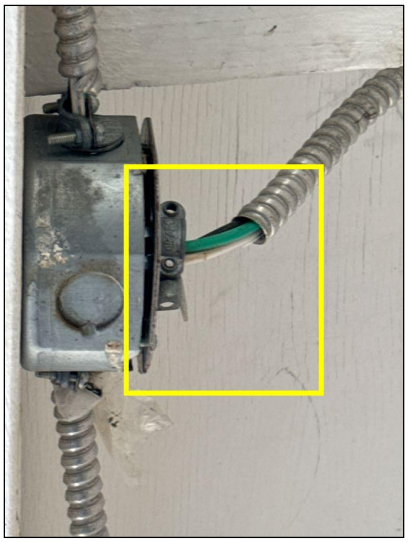
Extension cord used as permanent wiring was visible at the front of the garage. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor.

The electrical conduit is separated and/or damaged. This condition can allow moisture intrusion, short circuits, and unsafe conditions. Recommend that conduit line is repaired by qualified contractor.

Grounds (continued)

Extension cord used as permanent wiring was visible at the front of the garage.

Extension cord used as permanent wiring was visible at the front of the garage.



The electrical conduit is separated and/or damaged.

9. Grading

Observations:

-BUILDING SITE GRADE

The building site was steeply sloped with banks.

-GENERAL CONDITION

The home was built on a hillside that will drain runoff from precipitation toward the home. Grading near the home sloped away from the foundation adequately at the required minimum of ¼-inch or more per foot for a distance of at least six feet from the foundation.

Maintenance Needed: Earth to stucco contact at exterior walls. Recommend having minimum of 4" clearance between stucco and ground cover to eliminate path for unwanted pests and water intrusion.

Grounds (continued)

Maintenance Needed: Earth to stucco contact at exterior walls.

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Gravel driveway noted. • Concrete sidewalk noted.

Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

Routine Maintenance: There are minor predictable and common ruts and holes in the gravel driveway. Monitor these areas for further movement and repair as needed.

11. Fence Condition

Materials:

-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

-RETAINING WALLS

Retaining walls were constructed using CMU "concrete masonry unit" block stucco covered

Observations:

-FENCING CONDITION

The inspector observed no deficiencies in the condition of the fence. Structural assembly inaccessible.

-GATE CONDITION

The inspector observed no deficiencies in the condition of the gates. Structural assembly inaccessible.

-RETAINING WALLS

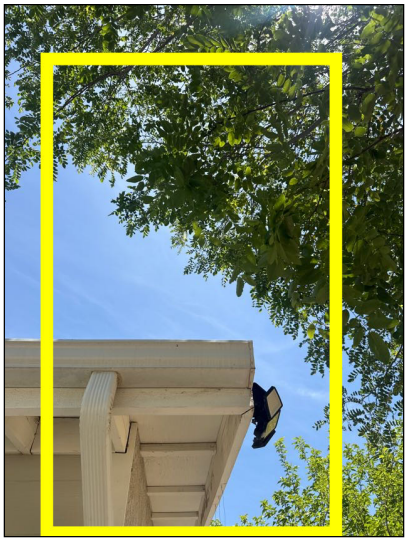
The inspector observed no deficiencies in the retaining walls at the time of the inspection.

12. Vegetation Observations

Observations:

• ***Monitor:*** Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

Grounds (continued)



13. Sprinklers

Observations:

• Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

14. Patio/Porch Foundation

Observations:

-CONCRETE PORCH SLAB

At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

15. Patio Structure

Observations:

-PATIO COVER TYPE

The patio was covered with an awning.

-GENERAL CONDITION ROOF

The rolled asphalt roof covering the patio exhibited minor general deterioration that appeared to be commensurate with the age of the roof. Appeared to be adequately protecting the underlying home structure at the time of the inspection.

-PATIO COVER CONDITION

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

Monitor: The soffit was not sealed above the covered patio area(s) at the time of the inspection. The Inspector recommends repair by a qualified contractor to prevent pests from entering the soffit space.

Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Grounds (continued)

Monitor: The soffit was not sealed above the covered patio area(s) at the time of the inspection.

Moisture damage, wood rot, observed.

Moisture damage, wood rot, observed.

Electrical

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified

Electrical (continued)

electrical contractor.

Inspection of the home electrical system typically includes the following:
- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring

1. Cable Feed Condition

Type:
Underground service lateral supplying electricity to the home. Underground service lateral is the underground service conductors from the last pole, pedestal, transformer, or other OPPD serving equipment, which runs to, and is connected to the meter structure.

Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the visual condition of underground service lateral.

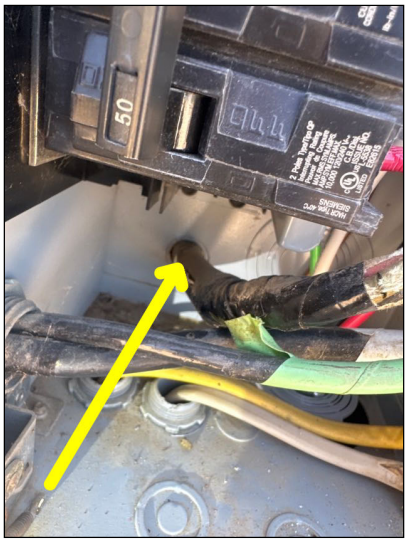
2. Electrical Panel

Main Location: Exterior of structure. • West side of the house. • Panel box located at the power pole on the property.
Observations:
-MAIN PANEL BRAND
The main service panel brand was Siemens.
-MAIN PANEL CABINET EXPOSURE TYPE
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.
-ELECTRICAL METER
The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
-TYPE of DISCONNECT
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.
-BRANCH CIRCUIT DIRECTORY
Safety Improvement: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.
-SERVICE PANEL INTERIOR
Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.

Electrical (continued)

Main electrical service panel to the property

Main electrical service panel to the home.



Non-metallic conductors had no clamps installed where they passed through knock-outs

3. Main Breaker Condition

Observations:

- The main amp breaker is rated at 200 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

Electrical (continued)

Main electrical shut off to the home

Main electrical shut off to the property

4. Panel Wiring

Observations:

-WIRE TYPE

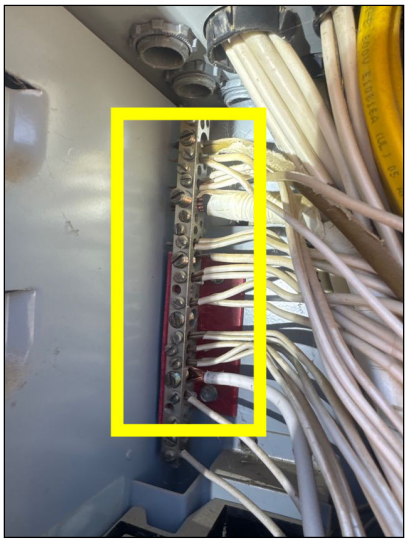
The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of circuit wires in the electrical service panel. Notable exceptions are listed.

-WIRING DEFECTS

Multiple neutral conductors (white wire) from separate branch or separate feeder circuits cannot be installed in the same neutral terminal (lug screw). The Inspector recommends correction by a qualified electrical contractor.



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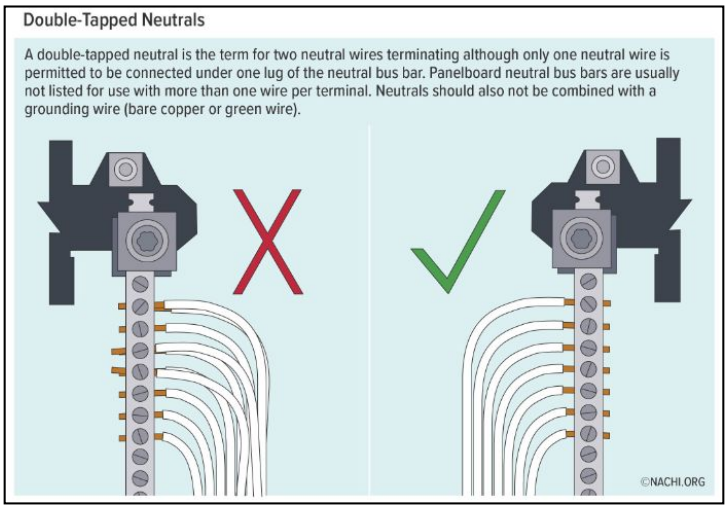


Electrical (continued)

5. Breakers

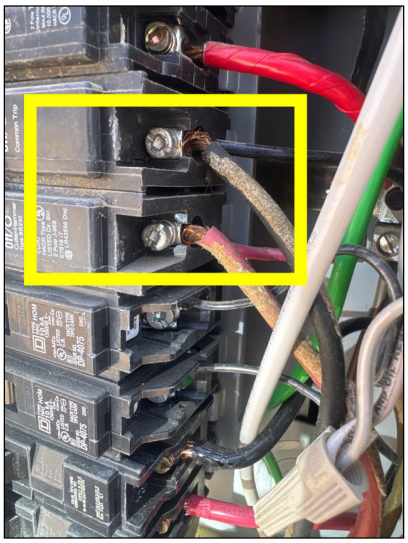
Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of circuit breakers in the electrical service panel. Notable exceptions are listed.

-BREAKER DEFECTS

Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused. Recommend evaluation by an electrician.



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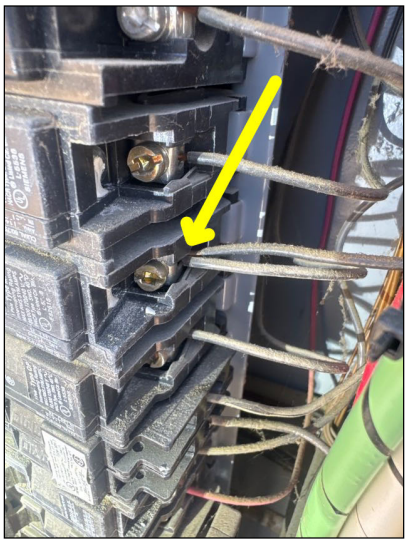

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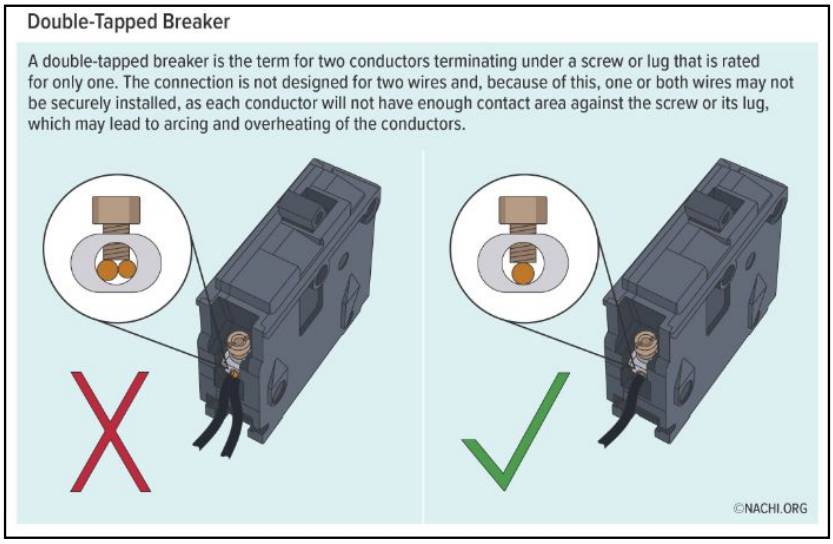


Electrical (continued)

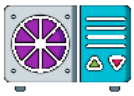
6. Solar System

Observations:

-SOLAR PANELS

Home is equipped with solar panels. Solar panel operation lies beyond the scope of a standard Home Inspection, however the roof attachment is checked and notes are added within this report for informational purposes only. The inspector recommends client consult with solar contractor for operation instructions and proper care information.
It is advised that you ask the seller if the panels are owned or leased.

Solar inverter was connected to the homes electrical system at the time of inspection.
Routine Maintenance: Solar panels may require a periodic light cleaning to remove dirt, leaves and other debris that could obstruct the sun's rays. The only time you may need more extensive maintenance is if your panels' energy output starts to decrease at which point you should consult with a solar contractor.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating/Cooling System Type

Observations:

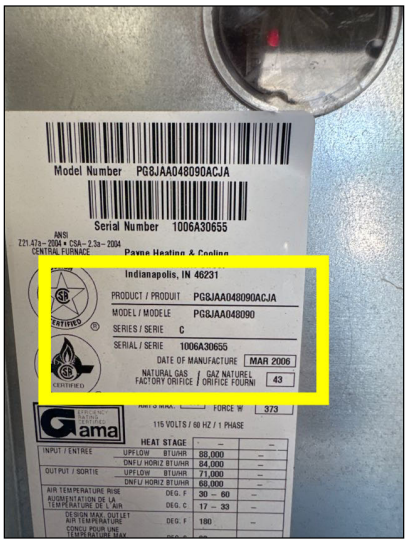
Unit #1

The heating/cooling is a split system in which the A/C cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils and furnace. 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.

Heat/AC (continued)

2. Heater Condition

Heater Location: Unit #1 • The furnace is located in the garage
Heater Type: Unit #1 • The furnace was gas-fired, mid-efficiency, forced-air.
Observations:
Unit #1
Manufacture:Payne
Manufacture Date: 2006
-GENERAL CONDITION
This furnace responded adequately to the call for heat and functioned properly.



Heater model and serial number


The supply air temperature at the registers should be 100 °F - 125 °F + to be considered running efficiently.

3. Blower

Observations:
Unit #1
The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

4. Heater Base

Observations:
Unit #1
The heater base appears to be functional.

5. Heater Enclosure

Observations:
Unit #1
No major system safety or function concerns noted at time of inspection.

Heat/AC (continued)

6. Venting

Observations:

Unit #1

-VENTING MATERIALS

Metal single wall chimney vent pipe noted.

-VENTING OBSERVATIONS

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

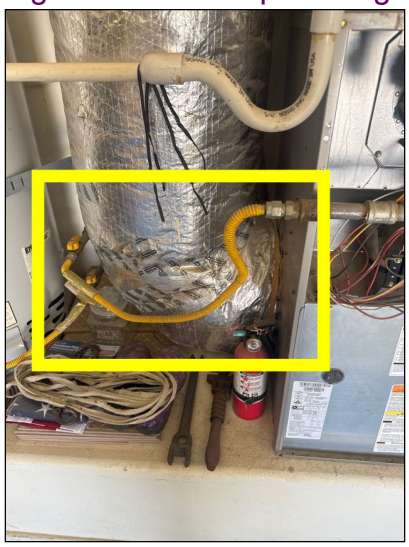
7. Gas Valves

Observations:

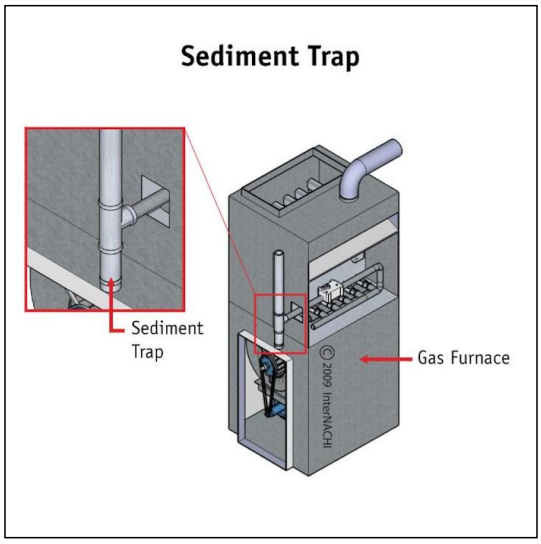
Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

Recommended Improvement: The gas supply pipe contained no sediment trap. A sediment trap is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve, which can cause the heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.



Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve.

8. Air Supply

Observations:

Unit #1

-CONDITION

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

Heat/AC (continued)

9. Filter Location

Location: Unit #1 • inside a filter grill in the hall ceiling.
Filter size: Unit #1
Observations:
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.
Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower.
- Frost build-up on air-conditioner evaporator coils, resulting in possible damage.
- Reduced air flow through the home.

Note: Air filters are designed to keep you HVAC system clean and efficient. Most HVAC systems are not designed to improve indoor air quality. The inspector recommends using the cheap fiberglass filters as that are designed to stop dust, debris and hair from gunking up the system. Pleated more expensive air filters made from polyester or cotton will remove smaller particles, but the trade-off to cleaner air is that the system performance will drop which makes the system more expensive to operate. Pleated filters can also cause stress on the blower motor, which impacts the refrigeration in the evaporator coil, potentially causing the coil to ice up.

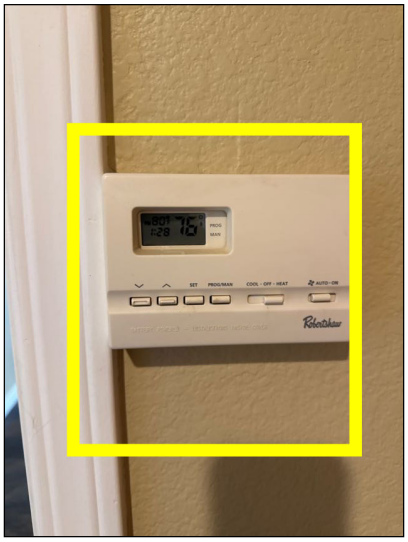
10. Registers

Observations:
• The air supply registers all appear to be functional.

11. Thermostat Condition

Location: Unit #1 • Hallway
Observations:
Unit #1
-TYPE
Digital - programmable type.
-GENERAL CONDITION
Functional at the time of inspection.

Heat/AC (continued)



12. Condensate Drain/Overflow Pan

Observations:

Unit #1

-CONDENSATE DRAIN LINE

The condensate discharge line appeared to be acceptable at the time of the inspection.

Monitor: No secondary condensation tube was installed. Instead, the outlet was left plugged. The secondary line is a backup line, so if the primary line gets clogged, the condensate water will then go through the secondary line. The Inspector recommends installation of a secondary condensate drain pipe by a qualified HVAC contractor.

Heat/AC (continued)

13. AC Compress Condition

Location: Unit #1 • The compressor is located on the exterior west.
Unit Size: 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet)
Observations:
Unit #1
Manufacture: Payne
Manufactured Date: 2005

-GENERAL CONDITION

At the time of the inspection, the system responded to the call for cool air and functioned properly.

Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant and as of 2010 R-22 is no longer being produced or imported. Only recovered, recycled, or reclaimed supplies of R-22 are available which can make servicing the unit difficult. If R-22 is not available replacement of the condenser and coil unit is the only option which can be expensive. Current units use R-32 or R-454B refrigerant.

-TEMPERATURE SPLITS

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

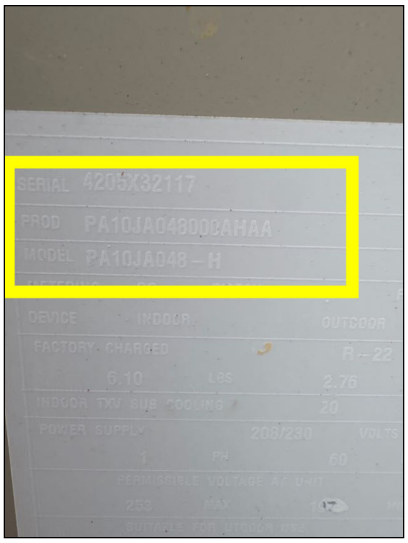
-A/C ELECTRICAL DISCONNECT

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.

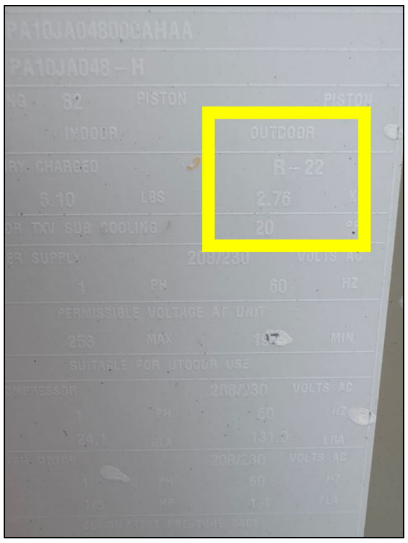
-PAD and ENCLOSURE

The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.



AC model and serial number



Monitor R22 Refrigerant: The AC unit uses R-22 refrigerant

Heat/AC (continued)

Return Temperature

Supply Temperature

14. Refrigerant Lines

Observations:

Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Water Heater

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - The quality of the water heater - The chemical composition of the water - The long-term water temperature settings - The quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater (continued)

1. Water Heater Condition

Heater Type: Unit #1

-GAS-FIRED WATER HEATER

This water heater was gas-fired.Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Location: Unit #1 • The heater is located in the garage.

Observations:

Unit#1

Manufacture:Bradford White

Manufacture Date: 2005

-GENERAL CONDITION/OPERATION

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

Water heater model and serial number

2. Number Of Gallons

Observations:

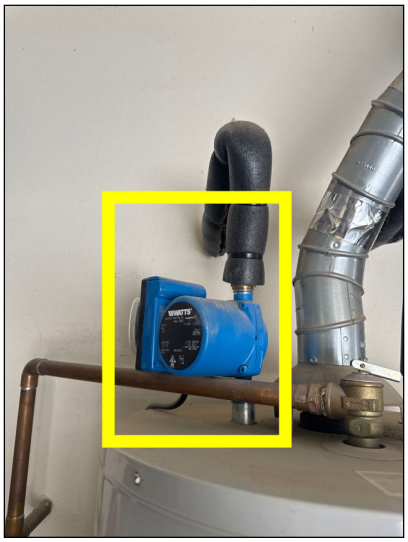
Unit #1

50 gallons

Water Heater (continued)

3. Plumbing

Materials: Unit #1 • Copper
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the visible portions of the of water pipe fittings connected to this water heater.
Note: The home had a hot water re-circulation system installed. This system includes a second hot water supply pipe in which hot water circulates through the home. When a hot water valve is opened, hot water supplied by this re-circulation pipe is available almost instantly. This is especially convenient for plumbing fixtures located far from the water heater and at which water normally takes a long time to get hot. The re circulation pump was connected to a timer that shuts off the pump at night when hot water is seldom needed. The system responded to the demand for hot water.



Note: The home had a hot water re-circulation system installed.

4. TPRV

Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

5. TPR Discharge Line Condition

Materials: Copper
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

Water Heater (continued)

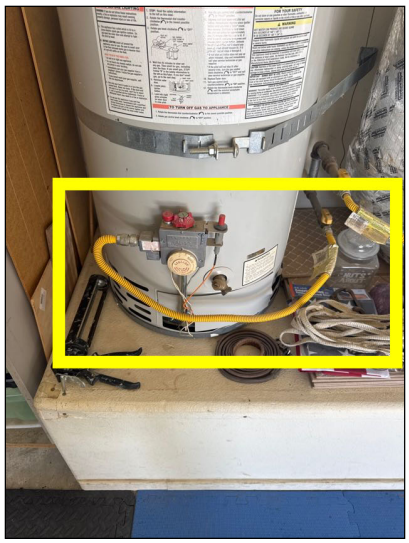
6. Gas Valve/Supply

Observations:

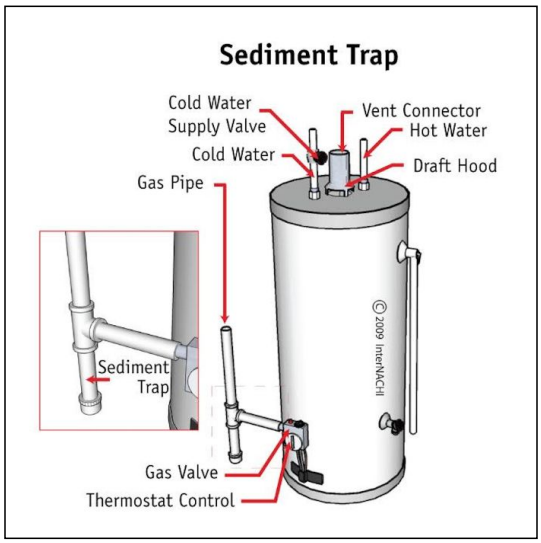
Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

Recommended Improvement: The gas supply pipe contained no sediment trap. The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.



Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heaters gas valve

7. Combustion Vent/Air Supply

Observations:

Unit #1

-COMBUSTION EXHAUST

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

-COMBUSTION VENT CONDITION

The combustion exhaust vent for this gas-fired water heater had no major system safety or function concerns noted at time of inspection.

8. Strapping

Observations:

Unit #1

This water heater was fastened securely with the required two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to prevent any movement of the unit.

Water Heater (continued)

9. Heater Enclosure

Observations:
Unit #1
The water heater enclosure is functional.
Improvement: Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

Improvement: no drip pan was installed.

Garage

Inspection typically includes examination of the following: - general structure; - floor, wall and ceiling surfaces; - operation of all accessible conventional doors and door hardware; - proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; - interior and exterior lighting; - proper firewall separation from living space; and - proper floor drainage

1. Garage Door Condition

Materials: Two - single 9'W, double 16'W upgraded insulated steel panel, sectional roll-up doors.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

Garage (continued)

2. Garage Opener Status

Observations:

-OPENER TYPE

Chain drive opener noted.

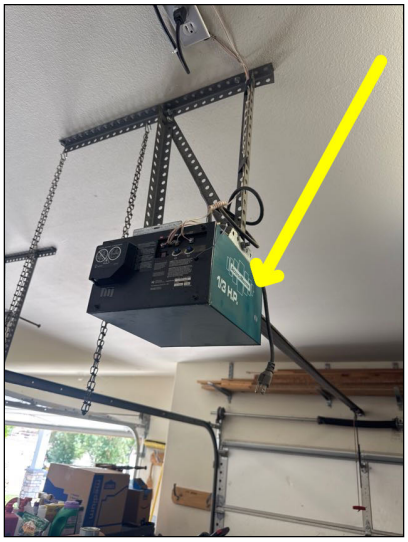
-NUMBER of OPENERS

Two overhead garage doors were equipped with automatic door openers.

-OPENER OPERATION

The automatic garage door opener responded to the controls at the time of the inspection.

One automatic opener was unplugged at the time of the inspection. Plugging in disconnected appliances exceeds the scope of the General Home Inspection. You should ask the seller about the operation of any unplugged openers before attempting to operate them.



3. Garage Door's Reverse Status

Observations:

-PHOTO-SENSOR

The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

4. Garage Door Parts

Observations:

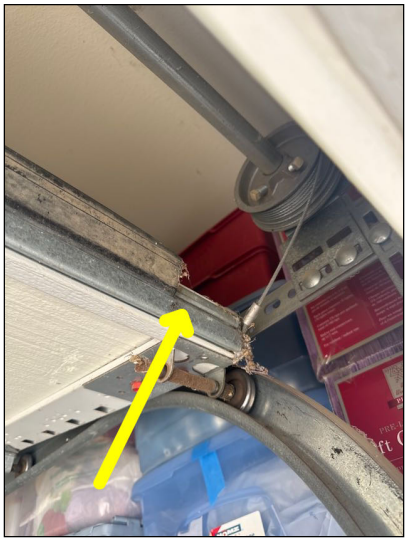
-GENERAL CONDITION

The overhead garage door appeared At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead garage door components. Notable exceptions will be listed.

-WEATHER STRIPPING

The bottom weather stripping on the overhead door is showing signs of deterioration or missing in areas. It is recommended that this be replaced as to help keep rain water out, unwanted pests and help control the climate of your garage. All work should be performed by a qualified contractor.

Garage (continued)



The bottom weather stripping on the overhead door is showing signs of deterioration or missing in areas.

5. Garage Electrical

Observations:

-GFCI RECEPTACLES

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

-CONVENTIONAL RECEPTACLES

Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles.

-SWITCHES

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical switches in the garage.

-LIGHTING

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

6. Exterior Door

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior door in the garage.

7. Fire Door

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of Fire door in the garage.

Garage (continued)

8. Floor Condition

Materials: Bare concrete floors noted.
Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.
At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

9. Firewall

Observations:
-FIRE BARRIER WALL
Attic access in garage is considered a breach in the fire wall. Fire walls are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. A fire rated access panel should be installed to complete the fire wall.

10. Walls

Observations:
-GENERAL WALL CONDITION
Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this garage.

11. Ceiling Condition

Materials: There are drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

Garage (continued)

12. Ventilation

Observations:

-GARAGE VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.

Gable vents were installed to ventilate the garage attic space.

-GARAGE VENT CONDITION

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

13. Vent Screens

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of roof ventilation screens.

14. Garage Roof

Observations: **SEE ROOF SECTION FOR DETAILS**

15. Ceiling Fans

Observations:

• The ceiling fan is using an extension cord for power. This is an illegal operation and should be corrected by a qualified contractor.

The ceiling fan is using an extension cord for power. This is an illegal operation and should be corrected by a qualified contractor.

Attic

Inspection of the attic typically includes visual examination the following: - roof structure (framing and sheathing); - attic space ventilation; - thermal insulation; - electrical components (outlets, switches and lighting); - plumbing components (supply and vent pipes, bathroom vent terminations) and - HVAC ducting

1. Access Observation

Location:
Scuttle Hole in: • Hallway Ceiling.
• Garage Ceiling.

Method of Inspection: The Inspector evaluated the attic from inside the attic space.

Observations:
-ATTIC APPROACH CONDITION

2. Structure

Observations:
-ROOF SHEATHING MATERIAL
The roof appeared to be sheathed with 7/16-inch plywood.
-ROOF SHEATHING CONDITION
The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.
-ROOF TRUSS CONDITION
The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.
-TRUSS HARDWARE
The inspector observed no deficiencies in the condition of the visible portions of the roof truss hardware. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

3. Electrical

Observations: The Inspector observed no deficiencies in the condition of the electrical components visible in the attic at the time of the inspection.

4. Attic Plumbing

Observations:
-PLUMBING VENT MATERIAL
PVC (Polyvinyl chloride) (White in color) - plumbing vent piping.
-PLUMBING VENT PIPE CONDITION
The Inspector observed no deficiencies in the condition of PVC plumbing vent pipes visible in the attic at the time of the inspection.
-WATER SUPPLY PIPE MATERIAL
3/4" and 1/2" PEX no insulation (cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene.)
-WATER SUPPLY PIPE CONDITION
The Inspector observed no deficiencies in the condition of water supply pipes visible in the attic at the time of the inspection.

Attic (continued)

5. Ventilation

Observations:

-ROOF VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.
Gable vents were installed to ventilate the attic space.

6. Vent Screens

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of roof ventilation screens.

7. Duct Work

Observations:

-DUCT CONDITION

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

8. Exhaust Vent

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of exhaust vents.

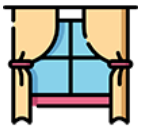
9. Insulation Condition

Materials:

-FIBERGLASS

The attic floor was insulated with blown-in fiberglass.
Depth: Insulation averages about 10-12 inches in depth
Observations:

• The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Interior Areas (continued)

1. Smoke/CO2 Detectors

Observations:

-CARBON MONOXIDE DETECTORS

Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.

Safety Note: It is recommended to test CO detectors regularly. If a carbon monoxide detector sets its alarm from exposure to CO, it is no longer considered efficient to use as its sensor mechanism will have been depleted. After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.

-SMOKE /CARBON MONOXIDE DUAL DETECTOR

Smoke and carbon monoxide dual detector placement appeared to be adequate and operated during the inspection.

Safety Note: Average lifespan of a smoke detector is 8-10 years. If the smoke detector starts yellowing this is an indication of age and most likely should be replaced regardless if it is functional. Most Smoke detector manufacturers inject a fire retardant bromine into the plastic of residential smoke detectors, as a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light.

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way 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. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

4. Doors

Observations:

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

5. Patio Doors

Observations:

-GENERAL CONDITION -SLIDER DOOR

The Inspector observed no deficiencies in the condition of the sliding glass doors.

6. Screen Doors

Observations:

• Sliding door screen present.

• The Inspector observed no deficiencies in the condition of the screen doors.

Interior Areas (continued)

7. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows of the home.

8. Floor Condition

Flooring Types: Carpet is noted. • Floating laminate type flooring noted.
Observations: The Inspector observed no deficiencies in the condition of floors in the home.

9. Wall Condition

Materials: Drywall walls noted.
Observations: Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the interior areas.

10. Ceiling Condition

Materials: Drywall ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

11. Ceiling Fans

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

12. Closets/Cabinets

Observations:
-CLOSETS
The closet is in serviceable condition.
-CABINETS
At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.

13. Door Bell

Observations:
• Operated normally when tested.

Interior Areas (continued)

14. Fireplace

Materials: Living Room
Materials: Prefabricated "zero clearance" fireplace noted.
Observations:
-GAS-BURNING FIREPLACE CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace 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

Kitchen

Inspection of kitchens typically includes the following: ROOM- wall, ceiling and floor- windows, skylights and doors APPLIANCES- range/cooktop (basic functions, anti-tip)- range hood/downdraft (fan, lights, type)- dishwasher (operated only at the Inspector's discretion) CABINETS- exterior and interior- door and drawer SINK- basin condition- supply valves- adequate trap configuration- functional water flow and drainage- disposal ELECTRICAL- switch operation- outlet placement, grounding, and GFCI protection

1. Cabinets

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

Kitchen (continued)

2. Counter Condition

Materials: Tile counter tops noted.
Observations:
-GENERAL COUNTERTOPS
At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen countertops.
Maintenance Needed: Grout lines at the tiled kitchen countertops at the sink exhibited moderate deterioration. The Inspector recommends maintenance be performed by a qualified contractor to prevent any moisture intrusion behind the wall.

Maintenance Needed: Sealant at the kitchen countertop and backsplash behind the kitchen sink exhibited moderate deterioration. The Inspector recommends maintenance be performed by a qualified contractor to prevent any moisture intrusion behind the wall.

3. Electrical

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

4. GFCI

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.

5. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Kitchen (continued)

6. Sinks

Observations:

-KITCHEN SINK CONDITION

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

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

The supply pipes to the kitchen sink appeared to be in serviceable condition at the time of the inspection.

-KITCHEN SINK DRAIN

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

The kitchen sink had functional flow and functional drainage at the time of the inspection.

7. Garbage Disposal

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

8. 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.

9. Range/Oven/Cooktop Condition

Observations:

-GAS RANGE

The Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

10. Vent Condition

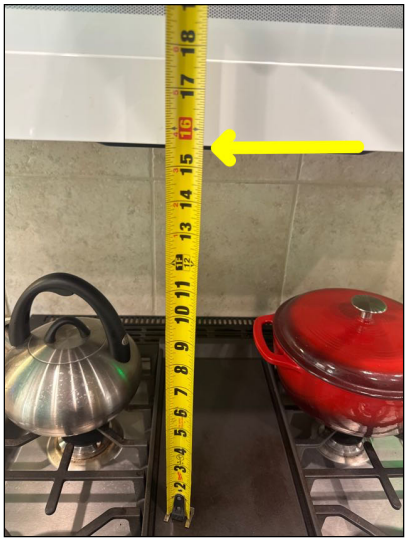
Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

• ***Safety:*** Any range hood, including microwaves, installed above the stove must be a minimum of 24 inches away from the surface of the stove top if the hood is made of a noncombustible material. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

Kitchen (continued)



Safety: Any range hood, including microwaves, installed above the stove must be a minimum of 24 inches

11. 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.

12. Floor Condition

Materials: Floating laminate type flooring noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the kitchen.

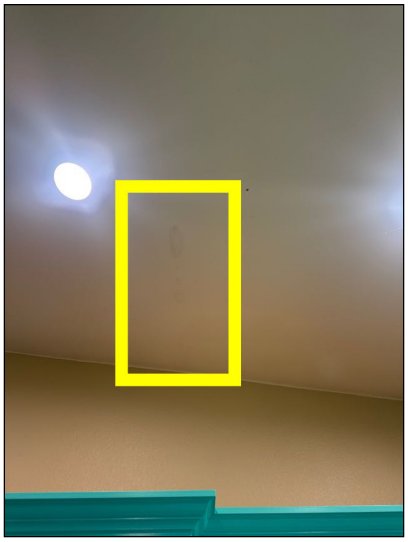
13. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

14. Ceiling Condition

Materials: Drywall ceilings noted.
Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen ceiling.
Monitor. Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. Normal moisture reading in drywall is 5-12% based on relative humidity with in the home. A reading up to 17% means that the drywall is salvageable, but any moisture level above 17% tells us that the drywall has been compromised and will need to be replaced.

Kitchen (continued)



Monitor: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion.

The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection (Normal moisture is considered between 5-12%)

15. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

Laundry

Inspection of the laundry room typically includes examination of the following:
- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

Laundry (continued)

1. Locations

Locations: Hallway Area • ***Disclosure:*** The washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the washer/dryer are being transferred as part of the sales transaction, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to inspected for proper operation.

2. Washing Machine Supply

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of washing machine supply plumbing in the laundry room.

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room.

4. GFCI

Observations: ***Note:*** No visible GFCI - Electrical outlets in the laundry room appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI) in Garage.

5. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

6. Dryer Vent

Observations:

-VENT CONDITION

A dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.

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

7. Gas Valves

Observations:

• ***Note:*** A gas line is present and capped at the time of inspection for a gas dryer. Recommend having a qualified contractor or the gas company install a gas shut off valve if use of the gas line is desired.

8. Exhaust Fan

Observations:

• The laundry room had an operable source of ventilation at the time of the inspection.

Laundry (continued)

9. Cabinets/Counters

Observations:

-CABINET CONDITION

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

-COUNTER MATERIAL

Plastic laminate tops noted.

-COUNTER CONDITION

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

10. Floor Condition

Materials: Ceramic tile is noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry area.

11. Wall Condition

Materials: Drywall walls noted.

Observations:

• Although some areas not accessible due to stored personal items or appliances at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the laundry room.

12. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this laundry room ceiling.

13. Doors

Observations:

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

14. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

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

Laundry (continued)

15. Wash Basin

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the laundry room sink.

-WASH BASIN FAUCET

The faucet of the sink in the laundry room appeared to be in serviceable condition at the time of the inspection.

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

Operated normally, at time of inspection.

The laundry room sink had functional flow and functional drainage at the time of the inspection.

Bathroom #1

Inspection of the bathrooms typically includes the following:
- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);
- shower/tub (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

1. Locations

Locations: West Main Floor Bathroom

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

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

The bathroom sink had functional flow and functional drainage at the time of the inspection.

Bathroom #1 (continued)

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.
Toilet flow rate is 1.6 gallons per minute "GPF" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPF)

4. Showers

Observations:
-SHOWER BASE
The shower base has no major system safety or function concerns noted at time of inspection.
-FLOW/DRAINAGE
The shower had functional flow and functional drainage at the time of the inspection.
-SHOWER FAUCET
The shower faucet appeared to be in serviceable condition at the time of the inspection.
-SHOWER DOORS
A safety glass enclosure is noted.
No major system safety or function concerns noted at time of inspection.

5. Shower Wall

Materials: Ceramic tile noted.
Observations:
• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations: None.

7. Electrical

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

8. GFCI

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.

9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

Bathroom #1 (continued)

11. Doors

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

12. Window Condition

Observations: None.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Observations:
• None, pedestal sink installed.

17. Cabinets

Observations: None, pedestal sink installed.

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Bathroom #2

1. Locations

Locations: East Main Floor Bathroom

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

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

The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.

Toilet flow rate is 1.6 gallons per minute "GPF" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPF)

4. Showers

Observations:

-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

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

-SHOWER FAUCET

The shower faucet appeared to be in serviceable condition at the time of the inspection.

-SHOWER DOORS

A safety glass enclosure is noted.

No major system safety or function concerns noted at time of inspection.

5. Shower Wall

Materials: Fiberglass surround noted.

Observations:

• The shower walls has no major system safety or function concerns noted at time of inspection.

Bathroom #2 (continued)

6. Bath Tubs

Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the condition of bathtub components.
-FAUCET
The tub faucet appeared to be in serviceable condition at the time of the inspection.
-TUB DRAIN
The tub had functional flow and functional drainage.

7. Electrical

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

8. GFCI

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.

9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

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

12. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

Bathroom #2 (continued)

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.
• ***Monitor:*** Normal settlement nail pops were visible in interior ceiling of the bathroom at the time of the inspection. The nail pops appeared to be consistent with that caused by normal settlement. Settlement typically takes place in the first few years after original construction, and then stops. Nail pops can be repaired and sealed, but may reappear over time with temperature and humidity levels.

Monitor: Normal settlement nail pops were visible in interior ceiling of the bathroom at the time of the inspection. The nail pops appeared to be consistent with that caused by normal settlement. Settlement typically takes place in the first few years after original construction, and then stops. Nail pops can be repaired and sealed, but may reappear over time with temperature and humidity levels.

16. Counter condition

Materials: Tile counter tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

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

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Bathroom #3

1. Locations

Locations: Primary Bathroom

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink's.

-FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

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

The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.

Toilet flow rate is 1.6 gallons per minute "GPF" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPF)

4. Showers

Observations:

-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

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

-SHOWER DOORS

A safety glass enclosure is noted.

No major system safety or function concerns noted at time of inspection.

Bathroom #3 (continued)

5. Shower Wall

Materials: Ceramic tile noted.
Observations:
• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the condition of bathtub components.
-FAUCET
The tub faucet appeared to be in serviceable condition at the time of the inspection.
-TUB DRAIN
The tub had functional flow and functional drainage.

7. Electrical

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

8. GFCI

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.

9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

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

12. Window Condition

Materials: Glass blocks noted in window openings.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

Bathroom #3 (continued)

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Materials: Tile counter tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

17. Cabinets

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

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Bedroom #1

1. Locations

Locations: North East

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way 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. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.
• ***Monitor***: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. Normal moisture reading in drywall is 5-12% based on relative humidity with in the home. A reading up to 17% means that the drywall is salvageable, but any moisture level above 17% tells us that the drywall has been compromised and will need to be replaced.

Bedroom #1 (continued)

Monitor: Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion.

The moisture meter showed no elevated levels of moisture present at the time of the inspection (Normal moisture is considered between 5-12%)

7. Ceiling Fans

Observations:

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

8. Light Fixture Condition

Observations:

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

9. Closets

Observations:

- The closet is in serviceable condition.

10. Doors

Observations:

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

11. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

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

Bedroom #1 (continued)

12. Patio Doors

Observations:
• -GENERAL CONDITION - HINGED DOOR
• The Inspector observed no deficiencies in the interior condition of hinged patio doors.

13. Screen Doors

Observations:
• Not installed.

Bedroom #2

1. Locations

Locations: South West

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way 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. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

Bedroom #2 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

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

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

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

11. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

Bedroom #3

1. Locations

Locations: West

Bedroom #3 (continued)

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way 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. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

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

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

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

Bedroom #3 (continued)

11. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

Bedroom #4

1. Locations

Locations: Primary

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way 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. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Carpet is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

Bedroom #4 (continued)

7. Ceiling Fans

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

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

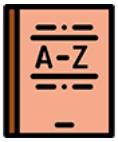
10. Doors

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

11. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
A window had a cracked or broken pane. 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.

A window had a cracked or broken pane.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.