Property Inspection Report

1 Main Street, Santa Rosa, CA 95401
Inspection prepared for:
Date of Inspection: 1/1/2020 Time: 9:00
Constructed: 1960 Size: 1820 sqft
Weather: 60º - Clear, No Measurable Rainfall During the Previous Month

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The purpose of an inspection report is to document the condition of the major components of the building and its immediate surroundings. The inspection report is a snapshot in time of the physical condition of the building and indicates what may need major repair or replacement. It is based on an inspection of the visible portions of the structure which may be limited by possessions and vegetation.

The inspection is NOT a test that the building must either PASS or FAIL.

This report identifies specific non-code and non-cosmectic concerns that the inspector feels may need further investigation or repair. For your safety and liability it is recommended that you have a licensed contractor evaluate and repair any critical concerns and defects.

Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building and allows us to measure it. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, identify and document: Electrical faults before they cause a fire, overloaded and undersized circuits, circuit breakers in need of immediate replacement, missing, damaged, and/or wet insulation, heat loss and air infiltration in walls, ceilings, floors, windows and doors, water and moisture intrusion that could lead to mold, possible pest infestation, hidden roof leaks, before they cause serious damage, air conditioner compressor leaks, under fastening and/or missing framing members, structural defects, broken seals in double pane windows, energy loss and efficiency, dangerous flue leaks, damaged and/or malfunctioning radiant heating systems, unknown plumbing leaks, overheated equipment. These color images can then be included in the inspection report providing supporting documentation to the report.

Reading your report

An item or system will be considered functional when it is operated, if applicable, and there were no observable conditions that would indicate problems existed. The item or system is capable of being used for its intended purpose but may show some "wear and tear".
The symbols below are used throughout the report to provide direction to the client based upon the inspection findings, and each symbol represents a different type of recommendation. It is recommended that a final walk-through inspection be completed immediately before closing to check the condition of the property, using this report as a guide.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

NOTICE: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, Halcyon Home Inspection cannot be held liable for your understanding or misunderstanding of the contents of this report.

This inspection was performed in accordance with the Standards of Practice of the National Association of Certified Home Inspectors (interNACHI) posted at: www.nachi.org/sop

Inspection Details

A. Inspection Attendance

Attendance:
- Client
- Client's Agent

B. Home Type

Home Type:
- Occupied - Furnished
- Single Family Home
- Single Story
- Front of the Home faces: East

Home Type:
- Building: Craft Room
- Occupied - Furnished
- Studio
- Single Story
- Front of the Building faces: North

C. Utilities Status

Utilities:
- Building: Main House
- Installed Utilites: Water - Electricity - Natural Gas
- Water was ON at the time of the inspection
- Electricity was ON at the time of the inspection
- Natural Gas was ON at the time of the inspection

Utilities:
- Building: Craft Room
- Installed Utilites: Electricity

D. Inspection Notices

Notices:

D.1. Based on the age of the building it is possible that the materials used in construction could contain Lead (Paint and Stain) or Asbestos (Insulation, Joint Compound, Ceiling Coatings, or Floor Coverings). Any Asbestos which could become 'friable' (crumbled, pulverized, or reduced to powder by hand pressure) is a potential health hazard.

Testing for Lead and Asbestos is outside the scope of this inspection. Recommend further evaluation by a certified Site Surveillance Technician to determine the presence of any Lead or Asbestos and if the condition of the material poses any health risks [2][4]

Grounds

An inspection of the Grounds shall include an examination of readily accessible and visible portions of the Driveway, Walkways, Decks, Patios, Deck and Patio Covers, Retaining Walls, Fences, and Gates.
This inspection is not all inclusive or technically exhaustive. The inspector will be looking for conditions that may be safety hazards or that may directly have an affect on the condition of the property.

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A. Grading Condition

Grading Type:
• Soil Type: Expansive Soil
• Ground appeared to be properly graded away from the Foundation

Observations:

A.1. Ground around the Foundation appeared to be properly graded

A.2. Expansive Soil was noted which is common to the area. Depending upon the amount of moisture in the ground, Expansive Soil will experience changes in volume of up to 30% or more. During periods of high moisture, Expansive Soil will 'heave' which can cause lifting of the building. Conversely, during periods of falling soil moisture, Expansive Soil will 'collapse' which can result in building settlement.

Movement of the soil below the building could result in 'seasonal' cracks in the walls and ceiling which may open and close as the moisture content of the soil changes, as well as, Windows and Doors that may become difficult to open or fully close during different times of the year. [1]

B. Driveway Condition

Driveway Type:
• Main Driveway - Concrete

Observations:

B.1. Driveway appeared to be functional

C. Walkways Condition

Walkway Materials:
• Concrete
• Pavers

Observations:

C.1. Walkways appeared to be functional

Grounds (continued)

D. Patio Condition

Patio Type:
• Back Patio - Pavers

Observations:

D.1. Patio appeared to be functional

E. Patio Cover Condition

Patio Cover Type:
• Back Patio Cover Material: Wood

Observations:

E.1. Cover at the Patio appeared to be functional

E.2. Ledger Board of the Cover at the Patio was attached directly to the Stucco Siding which is improper; stucco should be cut back so that the ledger boards can be attached directly to the band joists with proper flashing [2]

F. Fences Condition

Fence Type(s):
• Wood
• Flashing appeared to be properly installed at the connection to the Home

Observations:

F.1. Fencing appeared to be functional

G. Gates Condition

Gate Type(s):
• Not Self-closing - Wood

Observations:

G.1. Gates appeared to be functional

Exterior

An inspection of the Exterior shall include an examination of readily accessible and visible portions of the Exterior Walls, Trim, and Exterior Stairs. This inspection is not all inclusive or technically exhaustive. The inspector will be looking for conditions that may be safety hazards or that may directly have an affect on the condition of the property.

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A. Building Number Condition

Building Number Type:
• Location: Front of the Home - Unilluminated Sign

Observations:

A.1. Building Number appeared to be functional

A.2. Recommend installing an Internally Illuminated Sign for improved visibility during an emergency [2][4]

B. Porch Condition

Porch Type:
• Building: Main House
• Front Porch - Concrete

Addtional Porch Type:
• Building: Craft Room
• Front Porch - Wood & Composite

Observations:

B.1. Porches appeared to be functional

B.2. Railing height at the Front Porch was below the current building standard of 42 inches; walking surface was less than 16 inches above the ground [2][4]

B.3. Unable to access the area below the Front Porch of the Craft Room, framing was not visible [1]

Exterior (continued)

Railing height at the Front Porch was below the current building standard of 42 inches; walking surface was less than 16 inches above the ground [2][4]

Unable to access the area below the Front Porch of the Craft Room, framing was not visible [1]

C. Exterior Wall Condition

Wall Structure:
- Building: Main House
- 2x4 Wood Studs
- Approximate Wall Insulation: R-11 (4-6 inches)

Wall Covering:
- Building: Main House
- Stucco
- Brick Veneer

Observations:

C.1. Exterior Walls appeared to be functional

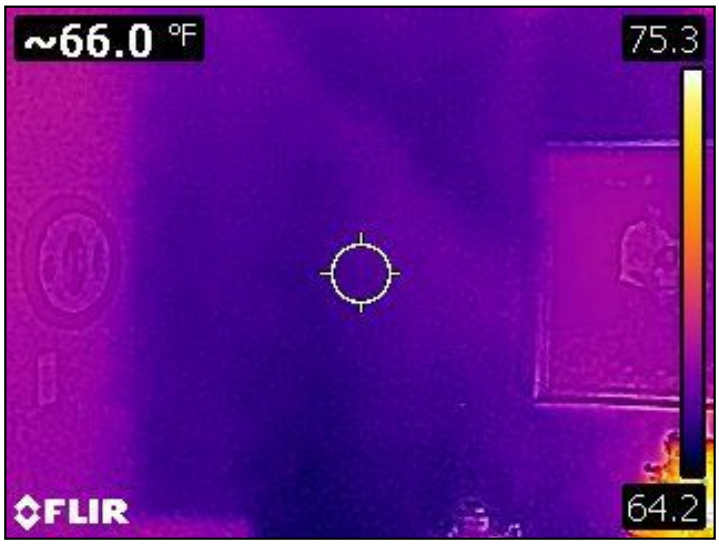
C.2. Cracks in the Stucco consistent with normal building settlement were noted at multiple locations; recommend sealing to prevent moisture penetration and damage to wall assemblies [2]

C.3. Stucco was in contact with the surrounding soil which was a common practice at the time of construction; a gap is recommended to prevent moisture damage [2]

C.4. Infrared Scans showed signs of a lack of insulation in the Exterior Wall between the Front Room and the Garage, which was a common building practice at the time of construction. Recommend installing Exterior Wall insulation for improved energy efficiency. [2]

C.5. Gaps between the Siding and Brick Veneer needed filling to prevent moisture penetration and damage to wall assemblies [2]

Exterior (continued)



Infrared Scans showed a lack of insulation in the Exterior Walls [2]

Gaps between the Siding and Brick Veneer needed filling to prevent moisture penetration and damage to wall assemblies [2]

Cracks in the Stucco consistent with normal building settlement were noted at multiple locations; recommend sealing to prevent moisture penetration and damage to wall assemblies [2]

D. Exterior Trim Condition

Trim Materials:
- Building: Main House
- Wood
- Composite
- Trim Flashing did not appear to be installed at all recommended locations

Observations:

D.1. Properly Line prevented a full inspection of the Exterior Trim

D.2. Trim Flashing did not appear to be installed at all recommended locations, which was a common practice at the time of construction. Proper flashing is essential for preventing water damage to wall assemblies [2]

Exterior (continued)

E. Additional Exterior Wall Condition

Addtional Wall Structure:
- Building: Craft Room
- 2x4 Wood Studs
- Approximate Wall Insulation: R-11 (4-6 inches)

Addtional Wall Covering:
- Building: Craft Room
- Pressed-Wood Siding

Observations:

E.1. Exterior Walls appeared to be functional

E.2. Pressed-Wood Siding will require more preventative maintenance than other types of siding material. Siding should be caulked and repainted often to help prevent moisture damage to the wall assembly [1]

F. Additional Exterior Trim Condition

Addtional Trim Materials:
- Wood
- Pressed-Wood
- Trim Flashing did not appear to be installed

Observations:

F.1. Exterior Trim appeared to be functional

F.2. Trim Flashing did not appear to be installed at all recommended locations, which is a common practice for the type of construction. Proper flashing is essential for preventing water damage to wall assemblies [2]

Roof

An inspection of the Roof shall include an examination of readily accessible and visible portions the Roof Material, Exposed Flashing, and Roof Components. Inspector has a 17ft ladder, so it is at the discretion of the Inspector to determine if the Roof will be walked upon. Height of Roof, Pitch of Roof, Roof Materials, weather conditions, and the overall condition of the Roof may limit the inspection. This inspection is not all inclusive or technically exhaustive.

Note: Estimate of remaining life is beyond the scope of this inspection.

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A. Roof Condition

Roof Type:
- Building: Main House
- Roof Age: Year stamped on the Roof Sheathing - 2002
- Roof Style: Combination
- Roof Slope: 7:12 (30.3º)
- Roof Material: Composition Shingle
- Roof Color: Dark
- Number of Roof Layers: 1

How Inspected:
- Building: Main House
- Roof Surfaces were inspected with a Drone

Observations:

A.1. Roof appeared to be functional

A.2. Granule loss on the Roof Surface was typical to what would be found with an older Roof [1]

A.3. Shingle edges were deteriorating at multiple locations [2]

A.4. Shingles appeared to lack flexibility, which is an indication that the Roof is at the end of useful life [2]

Roof (continued)

Date Stamp on the Roof Sheathing

Drone Photo of the Roof Surface

Granule loss on the Roof Surface was typical to what would be found with an older Roof [1]

B. Roof Flashing Condition

Location:
• Building: Main House

Observations:

B.1. Roof Flashing appeared to be functional

Roof (continued)

C. Gutters & Downspouts Condition

Gutter Materials:
- Building: Main House
- Metal
- Gutter Covers appeared to be properly installed

Downspout Materials:
- Building: Main House
- Metal
- Subsurface Drainpipes were installed

Observations:

C.1. Gutters and Downspouts appeared to be functional

C.2. Condition and effectiveness Subsurface Drainpipes could not be determined

Condition and effectiveness Subsurface Drainpipes could not be determined

Roof (continued)

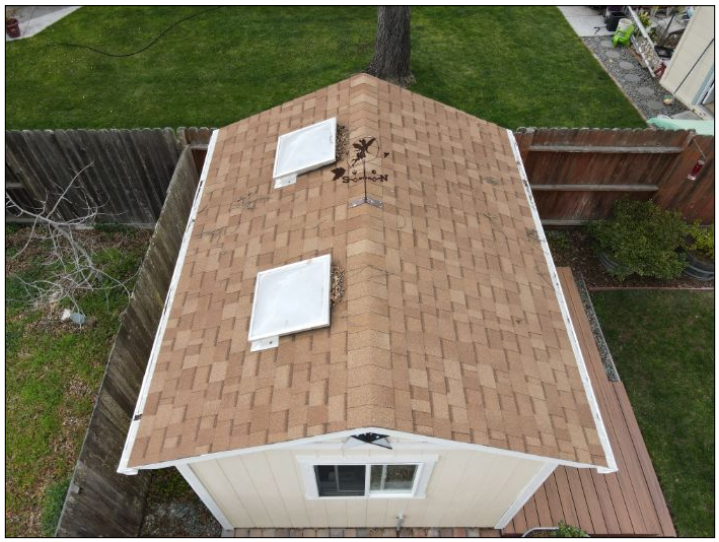
D. Additional Roof Condition

Addtional Roof Type:
- Building: Craft Room
- Roof Age: Roof appeared to be original to the Building
- Roof Style: Gable
- Roof Slope: 5:12 (22.6º)
- Roof Material: Composition Shingle
- Roof Color: Medium
- Number of Roof Layers: 1

How Inspected:
- Building: Craft Room
- Roof Surfaces were inspected with a Drone

Observations:

D.1. Roof appeared to be functional



Drone Photo of the Roof Surface of the Craft Room

E. Additional Gutters & Downspouts Condition

Addtional Gutter Materials:
- Building: Craft Room
- Plastic
- Gutter Covers appeared to be properly installed

Addtional Downspout Materials:
- Building: Craft Room
- Plastic

Observations:

E.1. Gutters and Downspouts appeared to be functional

Attic

An inspection shall include an examination of readily accessible and visible portions of the Attic and will include the type of construction used for the Roof Frame and Ceiling Frame along with Ventilation, Insulation, and Vent Piping. It is at the discretion of the Inspector to determine if the Attic will be entered or not due to safety concerns. This inspection is not all inclusive or technically exhaustive.

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A. Attic Access Condition

Attic Access Location:
- Building: Main House
- Office

Observations:

A.1. Attic Access appeared to be functional

B. Attic Condition

Attic Type:
- Building: Main House
- Full Attic

How Inspected:
- Building: Main House
- Attic was Entered

Observations:

B.1. No Readily Visible Problems Were Found

C. Attic Structure Condition

Attic Structure Type(s):
- Building: Main House
- Roof Frame: 2x4 Trusses - Roof Sheathing: Oriented Stran Board (OSB) over 'Skip Board'
- Roof Frame: 2x6 Rafter Framing - Roof Sheathing: Oriented Stran Board (OSB)

Observations:

C.1. Roof Structure appeared to be functional

Attic (continued)

D. Additional Attic Condition

Addtional Attic Type:
- Building: Craft Room
- Building did not have an accessible Attic

Observations:

D.1. Craft Room did not have an accessible Attic; condition of the Attic could not be determined

E. Additional Attic Structure Condition

Attic Structure Type(s):
- Building: Craft Room
- Roof Frame: Unable to determine Roof Frame Type - Roof Sheathing: Unable to determine Roof Sheathing Type

Observations:

E.1. Craft Room did not have an accessible Attic; condition of the Roof Structure could not be determined

F. Attic Ventilation Condition

Attic Ventilation Type(s):
- Building: Main House
- Eave Vents
- Gable Vents
- Roof Vents

Addtional Attic Ventilation Type(s):
- Building: Craft Room
- Eave Vents

Observations:

F.1. Attic Ventilation appeared to be adequate

Attic (continued)

G. Attic Insulation Condition

Attic Insulation Type(s):
- Building: Main House
- Cellulose Loose Fill - R-19 (7-9 inches)
- Fiberglass Batts - R-19 (7-9 inches)

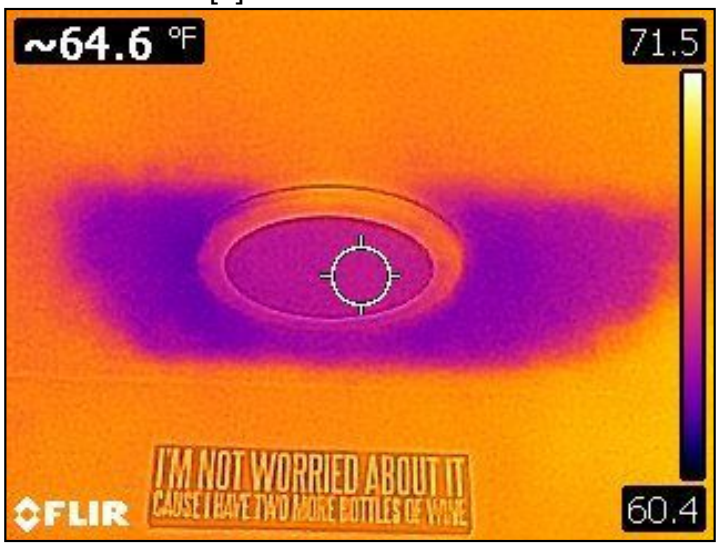
Addtional Attic Insulation Type(s):
- Building: Craft Room
- Unable to determine the type of insulation installed

Observations:

G.1. Existing Attic Insulation in the Main House appeared to be insufficient by current standards. Recommend removal of existing insulation, air sealing, and replacement for improved energy efficiency and to conform with the current Title 24 requirements [2]

G.2. Craft Room did not have an accessible Attic; condition of the Attic Insulation could not be determined

G.3. Infrared Scans showed signs of uneven distribution of the insulation which reduces the effective R-value of the Attic Insulation [2]



Infrared Scans showed signs of uneven distribution of the insulation which reduces the effective R-value of the Attic Insulation [2]

Interior

An inspection of the Interior shall include an examination of readily accessible and visible portions of the areas of the property that are not considered part of the Bathrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of Walls, Ceiling, Floors, Hallways, Doors, and Windows. 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 may prevent the inspector from viewing all areas on the interior as the inspector will not move personal items.

Double-paned windows and doors reduce street noise and improve the efficiency of the HVAC system. The space between the panes is typically filled with an inert gas and then factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, depending on the climatic conditions. The inspector cannot verify that each and every window is properly sealed, but it will be noted in the report if visible condensation was found in a window at the time of inspection.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like such testing.

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A. Front Door Condition

Front Door Type:
- Building: Main House
- Single-hung - Metal Clad Wood & Glass (Tempered)

Addtional Front Door Type:
- Building: Craft Room
- Single-hung - Wood & Glass (Tempered)

Observations:

A.1. Front Door(s) appeared to be functional

B. Sliding Glass Doors Condition

Sliding Glass Doors Type(s):
- Building: Main House
- Dual Pane (Tempered) - Clear Glass - Vinyl Frame

Observations:

B.1. Sliding Glass Door(s) appeared to be functional

Interior (continued)

C. Windows Condition

Windows Type(s):
- Building: Main House
- Sliding - Dual Pane - Clear Glass - Vinyl Frame
- Fixed - Dual Pane - Clear Glass - Vinyl Frame
- Casement - Dual Pane - Privacy Glass - Vinyl Frame

Addtional Windows Type(s):
- Building: Craft Room
- Sliding - Dual Pane - Clear Glass - Vinyl Frame

Observations:

C.1. A representative sample of Windows were tested and appeared to be functional

D. Skylights Condition

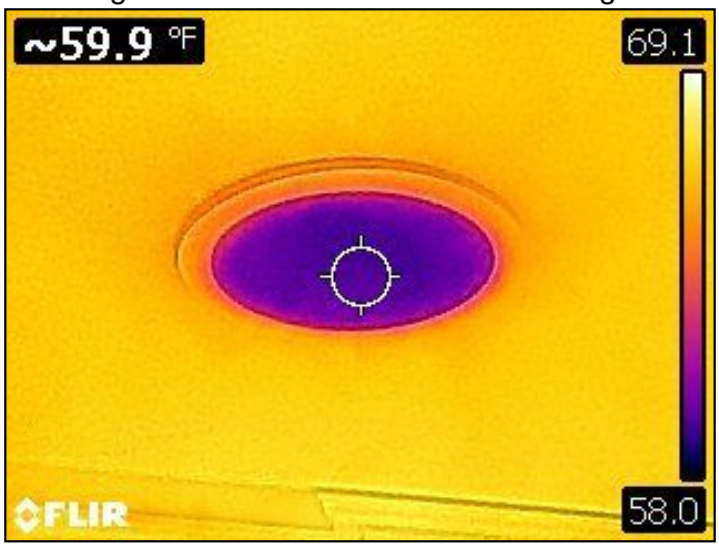
Skylight Type(s):
- Building: Main House
- Solar Tube - Dual Pane - Plastic

Addtional Skylight Type(s):
- Building: Craft Room
- Fixed - Dual Pane - Plastic

Observations:

D.1. Skylight(s) appeared to be functional

D.2. Infrared Scans showed a significant amount of heat loss through the installed Solar Tubes [2]



Infrared Scans showed a significant amount of heat loss through the installed Solar Tubes [2]

Interior (continued)

E. Interior Ceiling Condition

Ceiling Materials:
- Building: Main House
- Drywall

Addtional Ceiling Materials:
- Building: Craft Room
- Wood Boards

Observations:

E.1. Interior Ceilings appeared to be functional

E.2. Common cracks consistent with normal foundation settlement were noted in the Ceiling of the Main House. Cracks of the type noted are typically found at the drywall joints and could open and close seasonally due to movement of the soil below the building. [1]

Common cracks consistent with normal home settlement were noted in the Ceiling [1]

F. Interior Floor Condition

Floor Materials:
- Building: Main House
- Vinyl
- Wood
- Tile
- Laminate

Addtional Floor Materials:
- Building: Accessory Dwelling Unit (ADU)
- Laminate

Observations:

F.1. Interior Floors appeared to be functional

F.2. Personal items prevented a full inspection of the Interior Floors

Interior (continued)

G. Interior Walls Condition

Wall Materials:
- Building: Main House
- Drywall

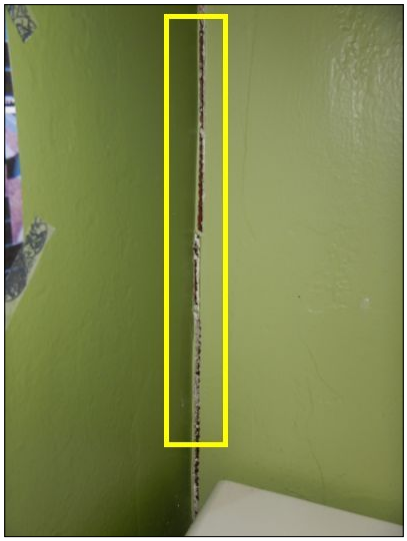
Addtional Wall Materials:
- Building: Craft Room
- Drywall

Observations:

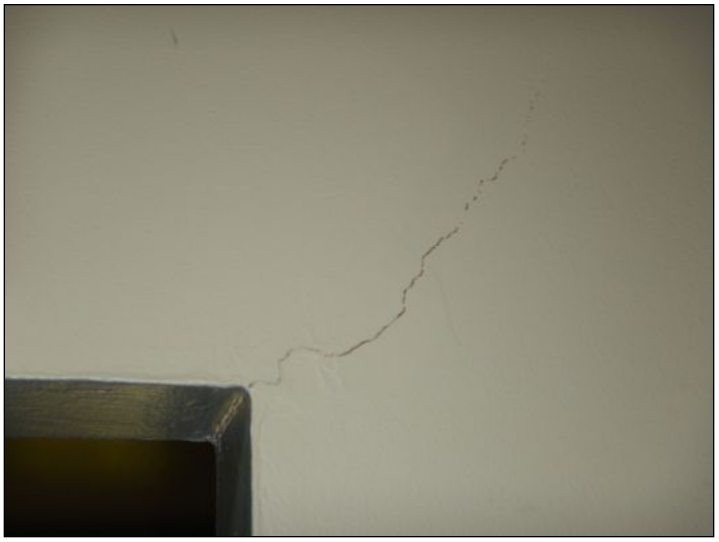
G.1. Interior Walls appeared to be functional

G.2. Personal items prevented a full inspection of the Interior Walls

G.3. Common cracks in the Walls, consistent with normal foundation settlement, were noted in the Main House. Cracks of the type noted are typically found at the drywall joints and around windows and doors. Cracks could open and close seasonally due to movement of the soil below the building. [1]



Common cracks in the Walls, consistent with normal building settlement, were noted [1]



Common cracks in the Walls, consistent with normal building settlement, were noted [1]

H. Interior Trim Condition

Observations:

H.1. Interior Trim appeared to be functional

H.2. Personal items prevented a full inspection of the Interior Trim

Interior (continued)

I. Interior Doors Condition

Interior Doors Type(s):
- Building: Main House
- Single-hung - Wood (Hollow Core)
- Bi-fold - Wood (Hollow Core)
- Bypass Closet - Wood (Hollow Core)

Observations:

I.1. Interior Doors appeared to be functional

J. Interior Cabinets Condition

Cabinet Screw Type:
- Interior Cabinets appeared to be secured to the Wall using: Cabinet Screws

Observations:

J.1. Interior Cabinets appeared to be functional

J.2. Personal items prevented a full inspection of the Interior Cabinets

J.3. Interior Cabinets appeared to be properly secured to the structure with Cabinet Screws

Kitchen

An inspection of the Kitchen shall include an examination of readily accessible and visible portions of the Sinks, Disposal, Dishwasher, Oven / Range, Counters, Cabinets and other appliances that will transfer with the building. Appliances will be operated in a typical manner via the normal controls. This inspection is not all inclusive or technically exhaustive.

Note: Refrigerators and other free standing appliances that commonly do not transfer with the building may not be inspected.

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A. Kitchen Cabinets Condition

Kitchen Cabinet Screw Type:
• Kitchen Cabinets appeared to be secured to the structure using: Cabinet Screws

Observations:

A.1. Kitchen Cabinets appeared to be functional

A.2. Personal items prevented a full inspection of the Kitchen Cabinets

A.3. Kitchen Cabinets appeared to be properly secured to the structure with Cabinet Screws

B. Kitchen Counter Condition

Kitchen Counter Materials:
• Formica

Observations:

B.1. Kitchen Counters appeared to be functional

C. Kitchen Sinks Condition

Kitchen Sink Materials:
• Main Sink: Enameled Metal

Observations:

C.1. Kitchen Sink(s) appeared to be functional

Kitchen (continued)

D. Disposal Condition

Disposal Type:
- Manufacturer: InSinkErator
- Model Number: 5-75
- Serial Number: VG73049011

Observations:

D.1. Disposal(s) responded properly to normal controls

E. Dishwasher Drain Line Condition

Drain Line Type:
- Air Gap Device was installed

Observations:

E.1. Dishwasher Drain Line(s) appeared to be functional

F. Dishwasher Condition

Dishwasher Type:
- Manufacturer: Kenmore
- Model Number: 665.15112K215
- Serial Number: F41702207

Observations:

F.1. Dishwasher(s) responded properly to normal controls

G. Range Condition

Range Type:
- Manufacturer: Kenmore
- Model Number: 665.7502210
- Serial Number: RL2014753
- Fuel Type: Natural Gas
- Number of Cooktop Burners: 4
- Number of Ovens: 1
- Anti-tip device appeared to be properly installed

Observations:

G.1. Range(s) responded properly to normal controls

H. Range Hood Condition

Range Hood Type:
- Updraft (Overhead)

Observations:

H.1. Range Hood(s) responded properly to normal controls

Kitchen (continued)

I. Microwave Oven Condition

Microwave Type:
- Manufacturer: Kenmore
- Model Number: 665.60652000
- Serial Number: XCL1716978

Observations:

I.1. Microwave(s) responded properly to normal controls

Bathrooms & Sauna

An inspection shall include an examination of readily accessible and visible portions of the Bathrooms &Sauna and consist of the Toilets, Sinks, Bathtubs, Showers, Sauna Heaters, and Ventilation Systems. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. The inspector will operate the faucets in the Sinks, Showers, Bathtubs and operate Toilets and Whirlpool type Bathtubs if applicable. This inspection is not all inclusive or technically exhaustive.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like such testing.

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A. Toilet Condition

Toilet Type(s):
- Primary Bathroom - Low-flow (1.6 gpf or less)
- Hallway Bathroom - Low-flow (1.6 gpf or less)
- Half Bathroom - Low-flow (1.6 gpf or less)

Observations:

A.1. Toilet(s) appeared to flush properly

B. Bathroom Sinks Condition

Vanity Material(s):
- Primary Bathroom - Vanity: Quartz - Basin: Porcelain
- Hallway Bathroom - Vanity: Quartz - Basin: Porcelain
- Half Bathroom - Basin: Porcelain

Observations:

B.1. Bathroom Sink(s) appeared to be functional

C. Bathroom Ventilation Condition

Bathroom Ventilation Type(s):
- Primary Bathroom - Ventilation Fan - Humidistat Control
- Hallway Bathroom - Ventilation Fan - Humidistat Control
- Half Bathroom - Ventilation Fan - Occupancy Sensor Control

Observations:

C.1. Ventilation Fan(s) responded properly to normal controls

Bathrooms & Sauna (continued)

D. Shower/Bath Condition

Shower/Bath Location(s):
• Hallway Bathroom

Observations:

D.1. Shower/Bath(s) appeared to be functional

E. Shower Condition

Shower Location(s):
• Primary Bathroom

Observations:

E.1. Shower(s) appeared to be functional

Laundry

An inspection of the Laundry shall include an examination of readily accessible and visible portions of the Hot and Cold water supply, 110 VAC electrical, 220 VAC electrical, Gas Supply (if applicable) and the Dryer exhaust venting. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. This inspection is not all inclusive or technically exhaustive.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Laundry Area Condition

Laundry Location:
• Location: Garage

B. Washer Water Supply Condition

Observations:

B.1. Water Supply for the Washer appeared to be functional

C. Washer Waste Line Condition

Observations:

C.1. Waste Line for the Washer appeared to be functional

D. Dryer Fuel Condition

Dryer Fuel Type:
• Fuel Type: Electric

Observations:

D.1. 220 VAC for the Dryer appeared to be functional

E. Dryer Venting Condition

Observations:

E.1. Venting for the Dryer appeared to be functional

E.2. Dryer Vent Pipe cleaning is recommended [1]

Fireplace

An inspection shall include an examination of readily accessible and visible portions of the Fireplace and Freestanding Stove. This inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of hazards associated with Fireplaces and Freestanding Stoves.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Manufactured Fireplace Condition

Manufactured Fireplace Type:
• Location: Family Room - Fuel Type: Natural Gas Burning

Addtional Manufactured Fireplace Type:
• Location: Front Room - Fuel Type: Natural Gas Burning

Observations:

A.1. Fireplaces responded properly to normal controls

Electrical

An inspection of the Electrical Systems shall include an examination of readily accessible and visible portions of the Service (wires that run from the street or main pole to the structure), Main Panel, Sub-panel, Overcurrent Protection Devices, and Wiring. GFCI Breakers (Ground Fault Circuit Interrupt), AFCI Breakers (Arc Fault Circuit Interrupt), and GFCI/AFCI Combo Breakers will be tested via the TEST button on the breaker. This inspection is not all inclusive or technically exhaustive.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Electrical Service Condition

Electrical Service:
- Overhead
- Voltage: 120/240 VAC
- Amperage: 200 Amps
- Smart Meter was installed

Observations:

A.1. Electrical Service appeared to be functional

Electrical Service Disconnect

Electrical (continued)

B. Electrical Panel Condition

Main Panel Location:
• North Wall
• Main Electrical Panel appeared to be properly Grounded

Sub Panel Location(s):
• South Wall

Observations:

B.1. Electrical Panel(s) appeared to be functional

C. Overcurrent Devices Condition

Overcurrent Devices Type(s):
• Breakers
• AFCI Breakers (Arc Fault Circuit Interrupt)
• Overcurrent Devices appeared to be properly labeled

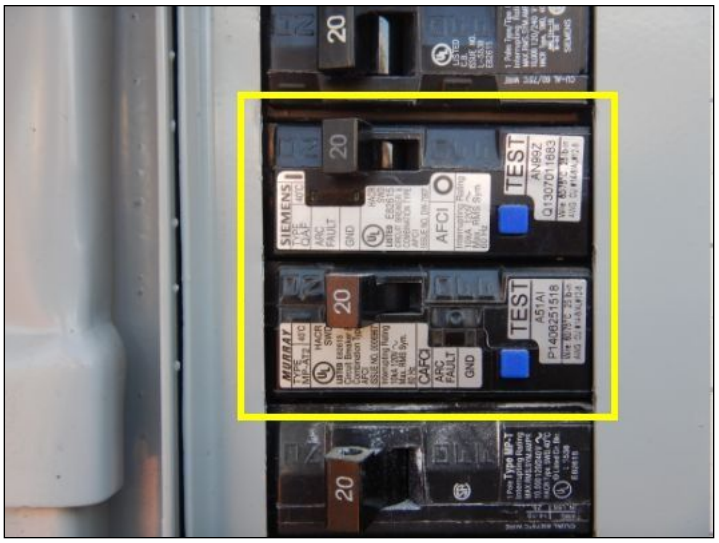
Observations:

C.1. Overcurrent Devices appeared to be functional

C.2. AFCI Breakers PASSED test at the Electrical Panel(s)

C.3. Breakers were not clearly labeled in the Electrical Sub Panel [5]

Breakers were not clearly labeled in the Electrical Sub Panel [5]



AFCI Breakers PASSED test at the Electrical Panel(s)

Electrical (continued)

D. Branch Wiring Condition

Branch Wiring Type(s):
- Building: Main House
- Copper, Solid Strand - 'Multi-Conductor with Ground' Non-metallic (Plastic Covered) cable
- Copper, Solid Strand - '2-Conductor w/o Ground' Non-metallic (Cloth Covered) cable

Addtional Branch Wiring Type(s):
- Building: Craft Room
- Copper, Solid Strand - 'Multi-Conductor with Ground' Non-metallic (Plastic Covered) cable

Observations:

D.1. Branch Wiring appeared to be functional

D.2. Exposed wires in the Garage were below 8 feet and subject to damage; recommend either covering the areas with drywall or putting the wires in conduit [2][4]

Exposed wires in the Garage were below 8 feet and subject to damage [2][4]

E. Receptacles Condition

GFCI Location(s):
- Building: Main House
- Exterior
- Garage
- Kitchen
- Bathrooms

Observations:

E.1. Personal items prevented testing many of the Receptacles

E.2. GFCI receptacles PASSED tests via internal buttons and external tester

E.3. 3-slot receptacle tests indicated the lack of a proper Ground at multiple locations throughout the Home. It is recommended that an Electrician either replace all of the improper 3-slot receptacles with the proper 2-slot type, or properly Ground all of the ungrounded receptacles. [2][5]

Electrical (continued)

3-slot receptacle tests indicated the lack of a proper Ground at multiple locations throughout the building [2][5]

F. Switches Condition

Switch Type(s):
- Building: Main House
- Standard
- 3-Way
- Dimmer

Addtional Switch Type(s):
- Building: Craft Room
- Standard
- Dimmer

Observations:

F.1. Switches appeared to be functional

F.2. Personal items prevented testing many of the Switches

G. Lighting Condition

Lighting Type(s):
- Building: Main House
- Light Emitting Diode (LED)

Lighting Type(s):
- Building: Craft Room
- Light Emitting Diode (LED)

Observations:

G.1. Light Fixtures responded properly to normal controls

Electrical (continued)

H. Doorbell Condition

Observations:
• Doorbell responded properly to normal controls

I. Ceiling Fans Conditions

Observations:

I.1. Ceiling Fan(s) responded properly to normal controls

Plumbing

An inspection of the Plumbing shall include an examination of readily accessible and visible portions of the Main Water Line where it enters the building, as well as, the Water Supply Lines, Waste Lines, and Fuel Lines within the perimeter of the foundation. All plumbing components are subject to deterioration and may leak or clog requiring maintenance or repair at any time. The inspector will not be operating Shut Off or Pressure Control Valves. This inspection is not all inclusive or technically exhaustive.

Note: Wells, Water Quality, Septic Systems, and Sewer Laterals are not tested as part of the home inspection.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Fuel System Condition

Fuel System Type:
- Fuel Type: Natural Gas
- Shut-off Location: Gas Meter
- Gas Meter Location: North Side
- Smart Meter was installed
- Pipe Material: Galvanized & Black Iron & CSST (Plastic Coated Flexible Stainless Steel)
- Earthquake Actuated Gas Shut-off Valve was not installed
- Bonding Wire did not appear to be installed

Observations:

A.1. Fuel System appeared to be functional

A.2. Bonding Wire attached to the Gas Distribution System is recommended by current building standards [2][4]

A.3. Recommend installing an Earthquake Actuated, Gas Shut-off Valve for increased protection in the event of an Earthquake [2][4]

Plumbing (continued)

Natural Gas Shut-off valve

B. Main Water Line Condition

Main Water Line Type:
- Water Source: City Water
- Shut-off Location: East Wall
- Pipe Material: Copper
- Pipe Size: 3/4 inch
- Water Pressure: 70 psi
- Pressure Regulator did not appear to be installed
- Bonding Wire appeared to be properly installed

Observations:

B.1. Main Water Line & Valve appeared to be functional

Bonding Wire for the Main Water Line

Water Pressure was within the expected range

Plumbing (continued)

Shutoff Valve for the Main Water Line

C. Water Distribution System Condition

Water Distribution System Materials:
• Pipe Material: Copper
• Hot Water Pipes did not appear to be properly insulated

Observations:

C.1. Water Distribution Lines appeared to be functional

D. Hose Bibs Condition

Hose Bib Type:
• Anti-siphon Valves appeared to be properly installed

Observations:

D.1. Hose Bibs appeared to be functional

E. Irrigation System Condition

Irrigation System Type:
• Water Source: City Water
• Control Box Location: Garage

Observations:

E.1. Irrigation System was not tested

Plumbing (continued)

Control Box for the Irrigation System

F. Waste System Condition

Waste System Type:
- City Sewer
- Cleanout Location: South Side
- Cleanout Location: Sidewalk
- Pipe Material: ABS
- Pipe Material: Cast Iron

Observations:

F.1. Waste Lines appeared to be functional

F.2. Evaluation of the Sewer Lateral was beyond the scope of this inspection. It is recommended that the Sewer Lateral be inspected by a qualified professional. [2]

Water Heater

An inspection of the Water Heater shall include a visual examination of readily accessible and visible portions of the Tank, TPR Valve, Drain Pan, Burner, Vent Pipe, and Seismic Straps. This inspection is not all inclusive or technically exhaustive.

Note: Estimate of remaining life is not part of this inspection. Solar heating systems are not part of this inspection. Hot water recirculation pumps / systems are not part of this inspection.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Water Heater Information

Note:
• Water Heaters typically have an expected life of 15-20 years. Water conditions as well as the load placed upon the Water Heater will be major factors in the actual useful life of the unit.
• Recommend draining approximately 1/3 of the tank yearly to flush out any accumulated sediment [1]

B. Gas Water Heater Condition

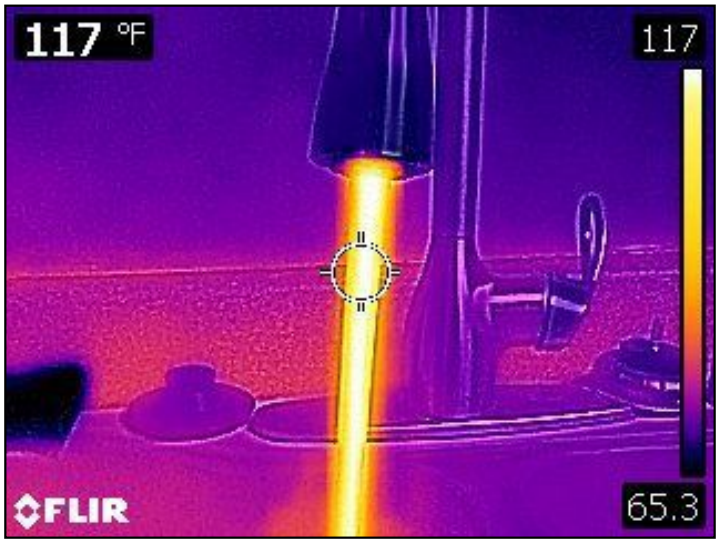
Gas Water Heater Type:
• Location: Garage
• Manufacturer: Richmond
• Model Number: 12G50-40FN
• Serial Number: RMUN1011U10924
• Fuel Type: Natural Gas
• Draft Type: Natural Draft
• Date of Manufacture: 2011
• Capacity: 50 U.S. Gal.
• Input BTU/Hr: 40,000
• Sediment Trap appeared to be properly installed on the Gas Line
• Expansion Tank did not appear to be installed
• Bonding Wire did not appear to be installed

Observations:

B.1. Gas Water Heater(s) appeared to be functional

B.2. Recommend installing an Expansion Tank to deal with the thermal expansion of water as it heats up in the water heater - to prevent water pressure from getting too high. If water pressure gets high enough it can damage valves in plumbing fixtures, joints in supply pipes and even the water heater. [2]

Water Heater (continued)



Infrared Scan showing that the Hot Water temperature was within the expected range at the fixtures

Bonding Wire at the Water Heater

C. Water Heater Seismic Straps Condition

Seismic Straps Notice: During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.

There should be very little space between the water heater and the wall. If there is more than 1 or 2 inches, attach a wooden block to the wall studs with long lag screws. The purpose is to prevent the heater from tipping backwards. Wrap the heavy-gauge metal strapping 1½ times around the tank. It is recommended that the top strap be approximately 9 inches from the top of the unit and the bottom strap be approximately 4 inches above the unit controls.

Seismic Straps:
• Seismic Straps appeared to be properly installed

Observations:

C.1. Seismic Straps appeared to be functional

Water Heater (continued)

Seismic Straps appeared to be properly installed

D. Water Heater TPR Valve Condition

TPR Description: The Temperature Pressure Relief (TPR) valve is a safety device that is designed to prevent the water in the tank from exceeding 212° F, as well as, to prevent the water pressure in the tank from exceeding 150 psi.

TPR Valve Pipe Type:
• Copper

Observations:

D.1. TPR Valve for the Water Heater appeared to be functional

E. Water Heater Enclosure Condition

Features:
• Drain Pan was not installed
• Car Barrier was not installed

Observations:

E.1. Recommend installing a Drain Pan with a pipe that extends to the exterior [2]

E.2. Recommend installing a Car Barrier, as per current building standards, to protect the Water Heater from possible damage [2][4]

Water Heater (continued)

Recommend installing a Drain Pan with a pipe that extends to the exterior [2]

F. Water Heater Combustion Air Condition

Observations:

F.1. Combustion Air for the Water Heater appeared to be adequate

G. Water Heater Venting Condition

Water Heater Vent Type:
• Aluminum Flex

Observations:

G.1. Vent Pipe(s) for the Water Heater(s) appeared to be functional

HVAC System

The Heating, Ventilation, 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 and ventilation. 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 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 contractor.

Heating and cooling account for 50% to 70% of the energy used in the average home in the United States. Inadequate or damaged insulation and air leakage can cause a lot of wasted energy in most homes.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. HVAC System Information

Note:
- Building: Main House
- Central Cooling System was not installed at the time of the inspection

Note:
- Building: Craft Room
- Mechanical Heating System was not installed at the time of the inspection
- Central Cooling System was not installed at the time of the inspection

HVAC System (continued)

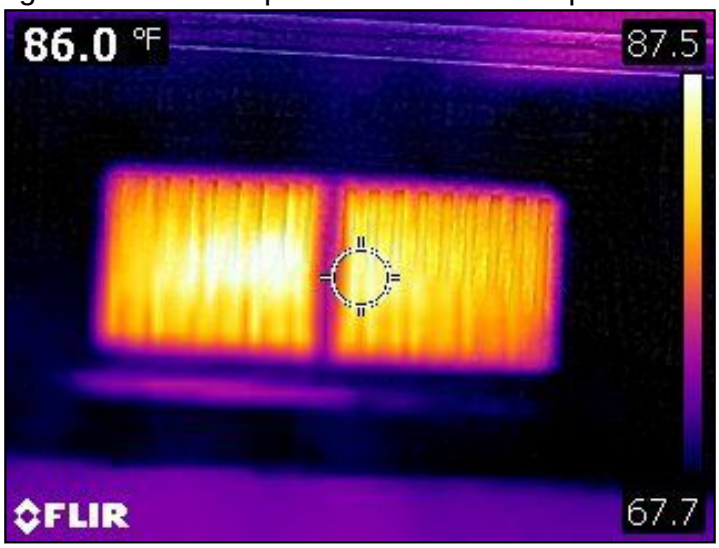
B. Central Heating Unit Condition

Central Heating Type:
- Building: Main House
- Location: Hallway Enclosure
- System Type: Forced Air Furnace
- Manufacturer: Trane
- Model Number: TDD080R936F4
- Serial Number: 4261LHP1G
- Fuel Type: Natural Gas
- Draft Type: Induced Draft
- Date of Manufacture: 2004
- Input BTU/Hr: 80,000
- Listed Temperature Rise: 35º - 65º F
- Appliance Receptacle appeared to be properly installed
- Sediment Trap did not appear to be installed on the Gas Line

Observations:

B.1. Central Heating System(s) responded properly to normal controls

B.2. Recommend installing a Sediment Trap on the Gas Line as per current building standards [2]



Infrared Scan showing that the Hot Air temperature was within the expected range at the supply registers

C. Central Heating Enclosure Condition

Observations:

C.1. Recommend installation of a solid, weatherstripped, and self-closing door to reduce the risk of CO entering the living space [2][4]

D. Heating Unit Combustion Air Condition

Observations:

D.1. Combustion Air for the Heating System(s) appeared to be adequate

HVAC System (continued)

E. Heating Unit Venting Condition

Heating Unit Vent Type:
• Metal, Single Wall

Observations:

E.1. Vent Pipe(s) for the Heating System(s) appeared to be functional

F. HVAC Controls Condition

HVAC Controls Type:
• 'Smart' Controls

Observations:

F.1. HVAC Controls appeared to be functional

G. Return Air Filter Condition

Return Air Filter Location:
• Hallway

Observations:

G.1. Return Air Filter(s) appeared to be functional

G.2. Recommend replacement of the Return Air Filters at least twice a year [1]

H. HVAC Distribution Condition

Distribution Type:
• Ducts & Registers
• Duct Location: Vented Attic
• Duct Location: Vented Crawlspace
• Approximate Insulation Value: R-4
• Register Boots appeared to be properly sealed to the surrounding surface

Observations:

H.1. HVAC Distribution System(s) appeared to be functional

Fire Safety System

An inspection of the Fire System shall include a visual examination of readily accessible and visible portions of the Control System and Sprinkler Heads. Smoke Detectors and Carbon Monoxide (CO) Detectors will be evaluated for proper location and tested for operation. Fire Extinguishers will be visually inspected for condition as well as proper location. This inspection is not all inclusive or technically exhaustive.

For a more thorough investigation of the system please contact a licensed Fire Control System contractor.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Smoke Detectors Condition

Smoke Detectors Type(s):
- Battery Powered
- Smoke Detectors appeared to be properly installed at the time of the inspection

Observations:

A.1. Smoke Detectors responded properly to test

B. CO Detectors Condition

CO Detectors Type(s):
- Battery Powered
- CO Detectors appeared to be properly installed at the time of the inspection

Observations:

B.1. Carbon Monoxide Detector(s) responded properly to test

Foundation

The inspection of the Foundation components is limited to visible and accessible areas only. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the property is critical to keeping the foundation areas dry. It is at the discretion of the Inspector to determine if the Crawlspace or Basement will be entered or not due to safety concerns.
This inspection is not all inclusive or technically exhaustive.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Crawlspace Access Condition

Crawlspace Access Location(s):
- Building: Main House
- South Wall
- Office Closet

Observations:

A.1. Crawlspace Access appeared to be functional

B. Crawlspace Condition

Crawlspace Info.:
- Building: Main House
- Full Crawlspace
- Area below the Home appeared to be level
- Ground Type: Expansive Soil
- Water Content of the Soil appeared to be 'moderate' at the time of the inspection
- Vapor Barrier did not appear to be properly installed

How Inspected:
- Building: Main House
- Crawlspace was Entered

Observations:

B.1. Recommend removal of the plastic from the Crawlspace and installing a proper Vapor Barrier to increase protection from moisture damage [2]

B.2. Rodent Waste was noted in the Crawlspace [2]

B.3. Stains on the Foundation Walls are an indication that there had been Standing Water in the Crawlspace in the past even though there was none at the time of the inspection. It is recommended that the Crawlspace be monitored during the rainy season to determine the best method of removing any Standing Water that may accumulate. [1]

Foundation (continued)

C. Foundation Condition

Foundation Wall Type(s):
- Concrete Perimeter Stem Wall
- Seismic Tiedowns appeared to be installed

Foundation Support Type(s):
- Concrete Piers with 4x4 Wood Posts

Observations:

C.1. Foundation appeared to be functional

D. First Floor Construction Condition

First Floor Construction Type(s):
- Building: Main House
- 4x6 Wood Beams - Subfloor: Tongue & Groove 2x6 Boards

Observations:

D.1. First Floor Construction appeared to be functional

E. Additional Crawlspace Condition

Addtional Crawlspace Info.:
- Building: Craft Room
- Area below the Building appeared to be level
- Ground Type: Compacted Road Base
- Building did not have an accessible Crawlspace

Observations:

E.1. Craft Room did not have an accessible Crawlspace; condition of the Crawlspace could not be determined

F. Additional First Floor Construction Condition

Addtional First Floor Construction Type(s):
- Building: Craft Room
- Manufactured Steel Frame

Observations:

F.1. First Floor Construction appeared to be functional

Foundation (continued)

G. Foundation Ventilation Condition

Foundation Ventilation Type(s):
- Building: Main House
- Perimeter Vents

Addtional Foundation Ventilation Type(s):
- Building: Craft Room
- Perimeter Vents

Observations:

G.1. Foundation Ventilation appeared to be adequate

H. First Floor Insulation Condition

First Floor Insulation Type(s):
- Building: Main House
- Fiberglass Batts - R-13 (5-7 inches)

Addtional First Floor Insulation Type(s):
- Building: Craft Room
- Insulation did not appear to be installed at the time of the inspection

Observations:

H.1. Insulation did not cover the entire living space; recommend additional insulation for improved energy efficiency [2]

H.2. Recommend Air Sealing and the installation of insulation for improved energy efficiency and occupant comfort [2]

I. Sump Pump Condition

Sub Pump Description: Installing a sump pump can be an effective way to keep water from accumulating in the Crawlspace and around the Home. The pump is set in a basin, or sump pit, located at the lowest spot in the Crawlspace or where water first accumulates. Basins, which can be purchased at home centers, are most often made of plastic or fiberglass and need to be the proper size for the sump pump; a 5 gallon bucket is not a proper basin. As the water level beneath the crawlspace floor rises, it fills the pit, activating the pump and causing the water to be discharged to the outdoors. Once the water level falls, the pump shuts off.

It is important that the hole dug for the basin be about 3 inches wider and 6 inches deeper than the basin. When the basin is installed the extra space around and below the basin should be filled with coarse gravel to allow for proper water flow to the sump pump.

Sump Pump Location(s):
- Building: Main House
- Crawlspace Location: At the Access

Observations:

I.1. Sump Pump appeared to be properly installed and responded properly to float control

I.2. GFCI receptacle for the Sump Pump PASSED tests via internal buttons and external tester

Foundation (continued)

Sump Pump

Garage

An inspection of the Garage shall include an examination of readily accessible and visible portions of the Floors, Walls, Ceiling, Fire Door, Service Door, Vehicle Door, Automatic Opener, and Electrical. This inspection is not all inclusive or technically exhaustive.

"Contact Reverse Test" is performed by placing a block of wood on the floor under the center of the vehicle door. When the vehicle door strikes the wood it must reverse direction. If the vehicle door does not reverse, then the unit must be repaired or replaced.

"Photoelectric Reverse Sensor Test" is performed by blocking the electronic reverse sensor while the vehicle door is closing. If the vehicle door does not reverse, then the unit must be repaired or replaced.

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[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

A. Garage Information

Garage Type:
• Attached Garage Size: 2-Car

Observations:

A.1. Personal items prevented a full inspection of the Garage

B. Garage Fire Door Condition

Fire Door Description: Any door between the Garage and 'Occupied Spaces' (interior of the Home) must be either a 20-minute (minimum) 'Fire-Rated Door', or a solid wood door (not less than 1 3/8 inches (35 mm) thick), or a metal door (solid or honeycomb core) not less than 1 3/8 inches (35 mm) thick.

Fire Doors must be self-closing and self-latching.

Fire Door Type:
• Wood Fire Rated Door (20 minute) - Automatic Closer appeared to be properly installed for the Fire Door

Observations:

B.1. Fire Door appeared to be functional

C. Garage Stairs Condition

Observations:

C.1. Garage Stairs appeared to be functional

Garage (continued)

D. Garage Floor Condition

Garage Floor Type:
• Conventional Pour Concrete

Observations:

D.1. Garage Floor appeared to be functional

D.2. Personal items prevented a full inspection of the Floor in the Garage

D.3. Moderate cracks and surface movement noted [2]

Moderate cracks and surface movement noted [2]

E. Garage Ceiling Condition

Garage Ceiling Materials:
• Unfinished Wood Frame

Observations:

E.1. Garage Ceiling appeared to be functional

F. Garage Walls Condition

Garage Walls Materials:
• Drywall
• Unfinished Wood Frame

Observations:

F.1. Garage Walls appeared to be functional

F.2. Personal items prevented a full inspection of the Walls in the Garage

Garage (continued)

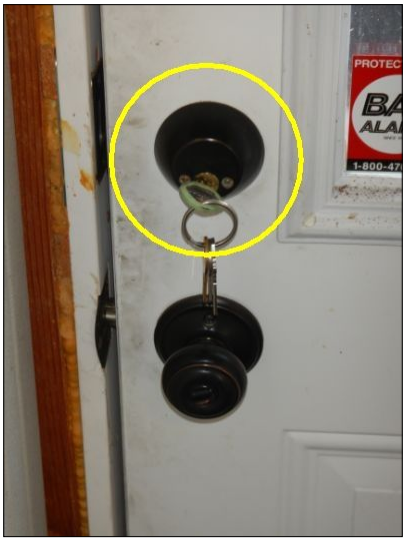
G. Garage Service Door Condition

Service Door Type:
• Exterior Door: Single-hung - Metal Clad Wood & Glass (Tempered)

Observations:

G.1. Garage Service Door(s) appeared to be functional

G.2. Garage Service Door had a dual keyed lock; all doors should have keyless operation from the interior in case of an emergency [2][5]



Garage Service Door had a dual keyed lock; all doors should have keyless operation from the interior in case of an emergency [2][5]

H. Garage Vehicle Door Condition

Vehicle Door Type:
• Sectional - Metal, Insulated

Observations:

H.1. Vehicle Door(s) appeared to be functional

I. Garage Door Opener Condition

Opener Type:
• Manufacturer: Chamberlain - Garage Door Opener appeared to have a Battery Backup installed

Observations:

I.1. Garage Door Opener(s) responded properly to controls

I.2. Contact Reverse PASSED test

I.3. Photoelectric Sensors PASSED test

Garage (continued)

J. Garage Ventilation Condition

Garage Ventilation Type(s):
• Perimeter Wall Vents

Observations:

J.1. Ventilation appeared to be adequate

K. Garage Wash Basin Condition

Garage Wash Basin Type(s):
• Basin: Resin

Observations:

K.1. Wash Basin in the Garage appeared to be functional

Summary of Significant Findings

The summary below consists of potentially significant findings. Typically the items on the list will be safety hazards, but the summary could also contain items the inspector considers needing immediate attention. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector.

Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession.

[1] This item requires monitoring and / or maintenance repairs
[2] Recommend evaluation and repairs by a qualified professional
[3] Recommend evaluation and repairs for wood destroying organisms by a qualified professional
[4] Upgrades are recommended for safety enhancement
[5] This item is a safety concern - correction is needed

Electrical		
Page 30 Item: C	Overcurrent Devices Condition	C.3. Breakers were not clearly labeled in the Electrical Sub Panel [5]
Page 31 Item: E	Receptacles Condition	E.3. 3-slot receptacle tests indicated the lack of a proper Ground at multiple locations throughout the Home. It is recommended that an Electrician either replace all of the improper 3-slot receptacles with the proper 2-slot type, or properly Ground all of the ungrounded receptacles. [2][5]
Garage		
Page 52 Item: G	Garage Service Door Condition	G.2. Garage Service Door had a dual keyed lock; all doors should have keyless operation from the interior in case of an emergency [2][5]