



Guardian Home Inspections LLC
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Report: Main St 123 Address: 123 Main Street

Confidential Inspection Report

123 Main Street
Vienna, VA



Prepared for: Betty Brown

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



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August 24, 2023

For: Betty Brown

Inspected by Brad Strange
Guardian Home Inspections LLC: 8703-4225-7001

RE: 123 Main Street
Vienna, VA



Dear Betty Brown:

At your request, a visual inspection of the above referenced property was conducted on July 4, 2023 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

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

SUMMARY

ELECTRICAL SYSTEM

Service:

Type & Condition:

Underground electrical service, 110/220 Volt, Circuit breakers being used in panel.

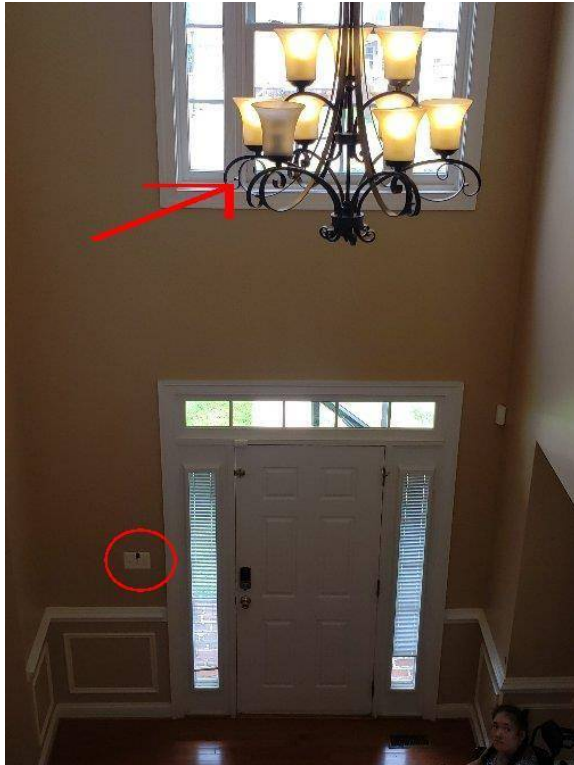
Damage Noted: Electrical Conduit has settle pulling conduit away from meter box. Electrician needed for repair (contact utility company first)



Switches & Fixtures:

General:

The 3-way foyer chandelier light installed did not function using the two wall switches. Electrician needed for repair.



HEATING - AIR CONDITIONING

Air Conditioning:

System Condition:

Lower zone, AC Unit not producing an adequate air temperature drop. Further evaluation and repair will be needed by a qualified air conditioning contractor.

Expect refrigerant needed in refrigerant line.



PLUMBING SYSTEM

Water Heater:

Condition:

Water heater is located in the basement, utility room, Overflow pan under component to prevent flooding, Pan terminates to sump crock drain, A water shutoff valve is installed and tested.

Pressure relief valve noted, not tested. This safety valve prevents excessive pressure or temperatures from developing and exploding the water heater. If seen dripping contact a plumber.

130 degrees on water temperature, 118-122 degrees is preferred for safety.

Expansion tank present extends life of rubber washers and o-rings .

Expansion tank is waterlogged. Plumber needed to replace expansion tank. Suggest expansion tank be relocated over water heater at Cold Water line with proper hangers.

Water heater is beyond it's normal life expectancy and should be routinely monitored.



Fuel System:

Meter / Tank:

Gas Meter is located at the exterior, at the side of the house.

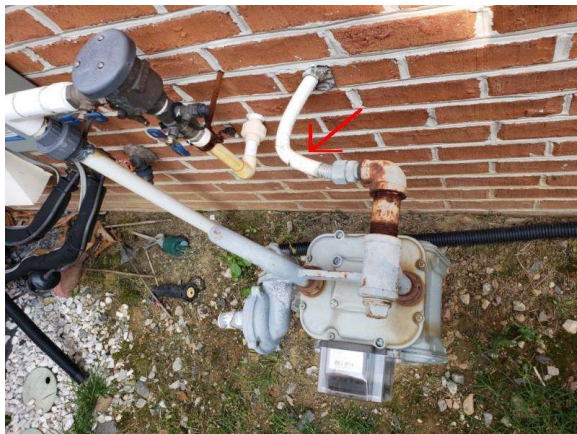
A manifold system is in place located in utility room. No gas leaks were detected,

Main cut-off valve located on side of gas meter, at manifold and each gas appliance has it's own cut-off valve.

Corrugated Stainless Steel Tubing (CSST) flexible piping used for gas supply.

Risk of electrical strike damaging CSST which could lead fire or to a gas explosion. For correction Gas Lines should be bonded to grounding electrode. Have corrected by Electrician to be attached to closest electrical panel ground.

Exterior CSST gas line should be protected in conduit.



Floor Drainage:

Basement:

Sump Pump is installed with check valve and exterior extension . The pump was operated and appears functional. A battery back up and battery charger are present in case of a power outage.

Sump Pump float rubs up against sump crock wall fails to turn off. Free up float so pump will properly operate on and off.

Identify end of exterior drain. Suggest stones or pop-up device be installed where drain daylights.



BATHROOMS

Toilet:

Bathrooms:

All fixtures were properly installed and operational. Toilets tight to floor and not leaking.

Basement Bath: Toilet bowl is loose at flange, Flange bolts may be detached from flange. Toilet should be reset by plumber with new wax ring if tightening bolts fail to secure toilet in place.



INTERIOR ROOMS

Doors:

Bathrooms:

Powder Bath Door hardware needs adjustment or repair to latch. Adjust strike plate so that the door will properly latch.

Primary Bath: Door rub/sticks/won't close, Trim down door so that the door will properly latch.



Smoke / Fire Detector:

General:

Hardwired smoke detectors interconnected. Suggest a CO Detector on floors with gas fuel ignition.

2 Smoke detector covers missing on upper bedroom level and Hall and bedroom. Several Other detectors failed to operate when tested. Suggest replacing or repairing all smoke detectors to operate properly.



ITEMS NEEDING ACTION

GROUNDS

Paving Conditions:

Exterior Steps / Stoops:

Steps are constructed of bricks, Portico roof over front porch is present.

Several bricks in need of repair. Repair bricks as needed to prevent spalling from water penetration.



BASEMENT

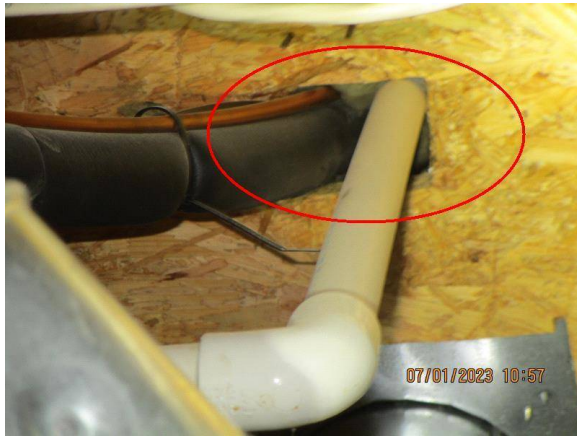
Basement:

Beams/Underfloor:

Floor joists are TJI type joist (like an I-Beam) with OSB Sub-Floor.

Fire block material needed around condensate drain and refrigerant line passing up through ceiling into

attic.



ROOF SYSTEM

Attic & Insulation:

Access:

Attic is accessible, from hallway, Insulation is properly placed over the attic hatch to prevent energy loss. Attic was traversed once inside. Mechanical HVAC system in attic. As required a light and electrical outlet are present along with proper walkway to the air handler or furnace.

Attic access required to be 30 x 22. Dimension of existing Scuttle only 16 in wide. Modification needed if contractors need entry.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

Location and clearances are satisfactory. Circuit and wire sizing correct so far as visible, All circuits are identified. Arc-Fault circuit detectors properly installed in all bedrooms, Grounding system is present, Electrical Panel appears properly installed and is serviceable.

Panel without occupancy permit. The permit contains a list of county inspectors that has signed off once all areas are satisfied. Most permits are attached to panel door. When replacing panel the permit should stay with new panel.



Switches & Fixtures:

General:

All of the switches were tested.

Identify mystery wall switches in several locations (blue tape)

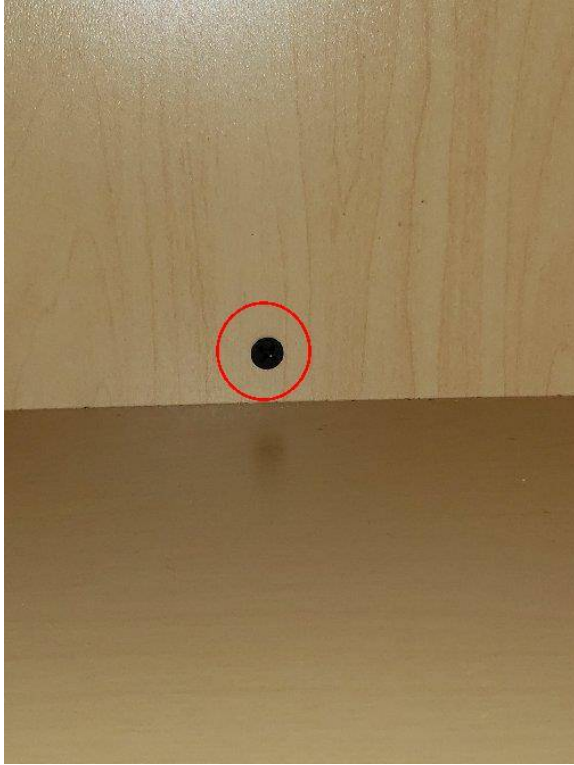
KITCHEN - APPLIANCES

Kitchen Interior:

Cabinets:

Cabinets appear serviceable with no noticeable wear, Drawers and cabinet doors are all properly aligned and operable.

Cabinets installed with wrong type screws. Drywall counter-sunk screws may shear and pull away from wall. Replace with proper stainless pan-head cabinet screws (usually found in paint department in hardware stores)



BATHROOMS

Sink & Cabinetry:

Bathrooms:

All fixtures were properly installed and operational. No leaks noted and pressure was adequate.

Basement Bath: Vanity cabinet not attached to wall or floor and loose on floor. Properly secure legs the floor.



INTERIOR ROOMS

Doors:

Bathrooms:

Basement Bath: Door stop needed.



Laundry:

General condition appears serviceable,
Door stop needed on door.



Ceilings:

General Type & Condition:

Drywall, Typical cracks noted on upstairs ceiling over stairs. Spackle sand and paint needed by contractor.

Floors:

General:

Flooring specialists would be needed for repairs. The floor covering material is primarily hardwood, ceramic or marble tiles and carpet upstairs, General conditions appears serviceable.

Upper Floor bedrooms and hall carpeting is loose. Carpet in good condition but should be stretched by carpeting specialist.

Professional carpet cleaning needed in primary bedroom.



Closets:

General:

Coat closet door rubs/sticks. Repair door to properly operate.



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

Sincerely,
Brad Strange
Guardian Home Inspections LLC
Looking Out For You



GENERAL INFORMATION

Client & Site Information:

Inspection Date: Exclusive Report for: Betty Brown.
January 1, 2023 10:00 AM.
Inspection Time: 10:00 AM.
Client: Betty Brown

Inspection Site: 123 Main Street
Fairfax, VA 22032.
People Present: Purchaser, Buyers agent (Terry Turner), Inspector (Brad Strange).

Building Characteristics:

Main Entry Faces: North, from front of house.
Estimated Age: Age of house is 2005, 18 years old.
Building Style & Type: Single family, Colonial Home.
Stories: Two Story above grade.
Space Below Grade: Basement.
Water Source: Public Water.
Sewage Disposal: Public Sewer.
Utilities Status: All utilities on.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Dry soil.
Outside Temperature (f): 50-60 Degrees.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

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



practice, a copy of which is available upon request.

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

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

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

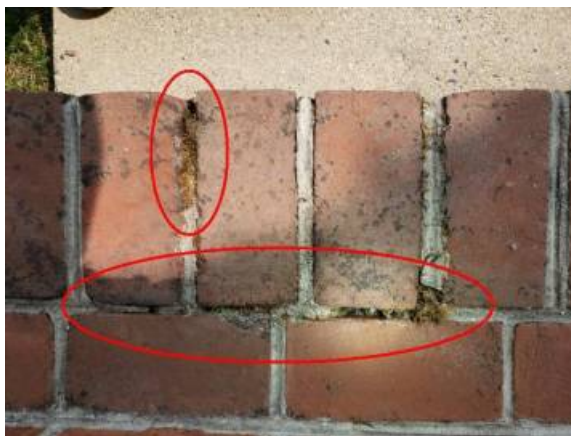
Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless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

GROUNDS

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

Paving Conditions:

| | OK | MM | RR | |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| Driveway: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Asphalt driveway properly graded away from house, Surface appears serviceable Recommendations- Apply sealant approximately every four years to prolong service life. |
| Walks: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sidewalk type- Concrete, Walk is serviceable. |
| Exterior Steps / Stoops: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steps are constructed of bricks, Portico roof over front porch is present. Several bricks in need of repair. Repair bricks as needed to prevent spalling from water penetration. |



Decks / Balcony:

| | | | | |
|------------|-------------------------------------|--------------------------|--------------------------|---|
| Condition: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Synthetic decking with pressure treated framing. Deck is attached from underneath and is properly flashed behind ledger board. This prevents water from traveling along lag screws into the ban-board. Visible components properly constructed and appears serviceable. Steps to Deck: PVC Handrails are serviceable. Steps to Deck are serviceable. (Suggest Gravel stones under deck to prevent erosion and provide a dry surface for storage.) |
|------------|-------------------------------------|--------------------------|--------------------------|---|



Fences & Gates:

Condition:

OK MM RR
☒ ☐ ☐

Back completely enclosed. Type: Metal wrought iron fence. Gate, hardware and fencing are serviceable.

Grading:

Site:

☒ ☐ ☐

The building site is sloping gently away from house. Grade at foundation appears serviceable.

Retaining Walls:

Condition:

☒ ☐ ☐

Concrete retaining wall to basement entrance, Appears serviceable.

Windows Wells:

☒ ☐ ☐

Window well under deck with drain to sump crock. Appears serviceable.

Landscaping:

Condition:

☒ ☐ ☐

Plants, shrubs, grass and trees appear to be in healthy condition.



EXTERIOR - FOUNDATION

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

Exterior Walls:

| | OK | MM | RR | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Materials & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior walls are constructed with brick veneer walls and vinyl siding at sides and in back. The openings seen in the bricks are weep holes. They allow ventilation to the 1" air space between the brick wall and the wood framing behind it. Walls in serviceable condition. What is visible on exterior appears serviceable. |
| <i>Flashing & Trim:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wrapped siding around upper roof trim wood. No wood rot was detected on walls or windows. Caulking and paint is serviceable. |
| <i>Utility Connections:</i> | | | | Wiring Other than the main power lines: Media cables not part of home inspection. Satellite dish present on roof not part of home inspection. |

Exterior Doors:

| | | | | |
|-----------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Main Entry Door:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass door is serviceable, Transom window and sidelight glass in serviceable condition. Door, Hardware, Weather-stripping are all operational. Doorbell button and lighting are operational. |
| <i>Deck Door:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Atrium style doors to deck, Lighting is operational. Hardware and door are operational. |
| <i>Basement Entry Door:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement door is a atrium type door. Door is operational and serviceable. Lighting is operational. |

Exterior Windows:

| | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Predominant Type:</i> | | | | Wood Double Hung Windows. Wood Casement windows in select rooms. |
| <i>Overall Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Satisfactory overall, considering age. |
| <i>Type And Condition Of Sills:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Masonry window sills in serviceable condition. |

Foundation:

| | | | | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Materials & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Poured concrete walls, 8 inches or more thick. Interior is not visible due to finished walls and floor covering. Floors are level without any irregularities. Floor Slab believed to be serviceable where visible. The exterior view of the foundation is limited to the portions visible above grade. Satisfactory - The exposed portions of the exterior perimeter foundation walls appear to be adequate. No damage or cracks of concern were seen. |
| <i>Recent Movement:</i> | | | | There is no evidence of any recent house movement (like an earthquake). |

BASEMENT

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

Basement:

Access:

OK MM RR

☒ ☐ ☐

Basement is fully accessible from back door, Basement is mostly finished, except for the utility room.



Walls:

☒ ☐ ☐

Wall Materials are covered with drywall. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.



Moisture:

☒ ☐ ☐

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

Beams/Underfloor:

☐ ☒ ☐

Floor joists are TJI type joist (like an I-Beam) with OSB Sub-Floor.
Fire block material needed around condensate drain and refrigerant line passing up through ceiling into attic.



Floor:

Windows:

OK MM RR

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☐

Carpet and ceramic tiles at finished areas appears serviceable.

☒

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☐

Two installed windows are below grade underneath deck, but they are installed in wells that should minimize the probability of water leakage. No window installed in basement bedroom, so room is not fire egress accessible.

Insulation & Vapor Retarders:

In Unfinished Areas:

☒

☐

☐

Insulation is installed at unfinished walls and up inside all exposed joist bays.

Finished Areas:

☒

☐

☐

Insulation should be installed but wallboard covering does not allow visible access.

Walkout Basement:

Exposed Walls:

One basement wall is exposed to daylight.

Walkout Drainage:

☒

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There is a floor drain located outside the doorway to minimize water entry. Drain is terminated into sump crock.

Outside Entry Doors:

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Satisfactory - The outside entry door to the walkup basement is satisfactory.

ROOF SYSTEM

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

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

Roof:

Style: Hip style roof.
Roof Access: Viewed from ground with binoculars.
Roof Covering: Composition, fiberglass asphalt shingles, Architectural heavy duty design, Age normally up to 30 years. Age of roof appears to be approximately 18 years old.



Roof Covering Condition:

OK MM RR
☒ ☐ ☐

General condition appears serviceable with no signs of aging or damage. Roof is dry from inside attic. Routine maintenance and inspections are advised.

Flashings:

Condition:

☒ ☐ ☐

Satisfactory - The flashings around plumbing boots appear to be in satisfactory condition. A drip edge is properly installed along butt ends of plywood decking.



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Eaves - Soffits - Fascias:*Type & Condition:*OK MM RR
☒ ☐ ☐

Soffits and overhang materials are aluminum. Soffits venting for the attic is installed.

Satisfactory - The soffits appear to be in satisfactory condition as seen from both, attic and exterior.

Gutters & Downspouts:*Type & Condition:*☒ ☐ ☐

Gutters and downspout materials are Aluminum. Gutters are properly graded toward downspouts. Standard size gutters and downspouts installed, Extensions in place on downspouts to route rainwater away from the building.

Identify ends of extended downspouts extensions.

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

Attic & Insulation:*Access:*☐ ☒ ☐

Attic is accessible, from hallway, Insulation is properly placed over the attic hatch to prevent energy loss. Attic was traversed once inside. Mechanical HVAC system in attic. As required a light and electrical outlet are present along with proper walkway to the air handler or furnace.

Attic access required to be 30 x 22. Dimension of existing Scuttle only 16 in wide. Modification needed if contractors need entry.*Structure:*☒ ☐ ☐

SHEATHING- The roof decking material is oriented strand board sheathing. The truss system appears to be in satisfactory structural condition.

Lateral and diagonal bracing in place at trusses. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.

Trusses: A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. Lateral bracing in place along trusses to resist wind pressures.

Insulation:☒ ☐ ☐

Blown-in fiberglass insulation installed between floor joists. Insulation is installed evenly along attic floor.

Depth & R-factor:☒ ☐ ☐

13-17 inches for a R-38 Rating.





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Ventilation Provisions:

OK MM RR

☒ ☐ ☐

Ventilation is needed in attics for two reasons. To remove heat and any latent moisture from the attic. There are soffit vents installed down low under eaves to allow for intake air into the attic space. Air then moves upward to the ridge where there are ridge vents installed. When the air exists from ridge vent air is then pulled back into the attic from lower vents. This is known as the chimney effect and is a good system because it eliminates hot pockets of air in lower corners of attic. Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area.

ELECTRICAL SYSTEM

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

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

Service:

Type & Condition:

OK MM RR

☐ ☐ ☒

Underground electrical service, 110/220 Volt, Circuit breakers being used in panel.

Damage Noted: Electrical Conduit has settle pulling conduit away from meter box. Electrician needed for repair (contact utility company first)



Grounding Equipment:

☒ ☐ ☐

Grounding provided by electrode rod in the ground.

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Electrical Distribution Panels:

Main Panel Location:

OK MM RR

☒ ☐ ☐ Electrical Panel is in the basement. Location and clearance is serviceable.

Main Circuit Rating:

200 amp service with 120 and 240 volt circuits. Single Phase Wiring. EQUIPMENT BRAND, Square D (good panel).

Number of 120 volt circuits: 32

Number of 240 volt circuits: 6



Entrance Cable Size:

☒ ☐ ☐ 4/0 Aluminum, Anti-oxidant paste has properly been applied to both hot legs in panel, Appears serviceable.

Service Disconnect Switch:

☒ ☐ ☐ All circuits in panel identified. Located at the top of main panel, Room for 1 more circuits if needed.

Main Panel Observations:

☐ ☒ ☐ Location and clearances are satisfactory. Circuit and wire sizing correct so far as visible, All circuits are identified. Arc-Fault circuit detectors properly installed in all bedrooms, Grounding system is present, Electrical Panel appears properly installed and is serviceable.

Panel without occupancy permit. The permit contains a list of county inspectors that has signed off once all areas are satisfied. Most permits are attached to panel door. When replacing panel the permit should stay with new panel.



Conductors:

Entrance Cables:

Branch Wiring:

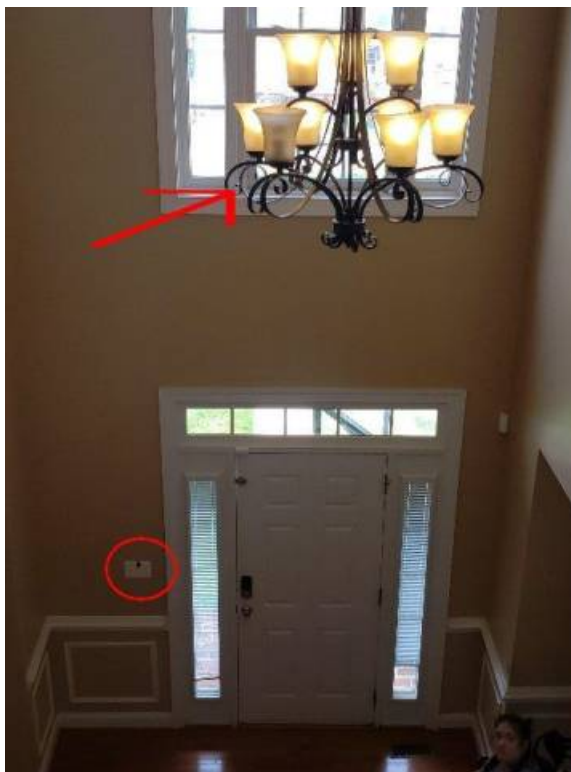
OK MM RR

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Aluminum- Okay for main service. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Copper cables being used (superior cable) for smaller circuits and Aluminum on larger 220 volt circuits are serviceable. Romex Wiring being used, Size of wiring appears to properly matched to breaker size. |

Switches & Fixtures:

General:

- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | All of the switches were tested. Identify mystery wall switches in several locations (blue tape) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The 3-way foyer chandelier light installed did not function using the two wall switches. Electrician needed for repair. |



| | OK | MM | RR | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Basement:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All switches and lights were observed. All are operational, The 3-way switch at bottom of stairs is serviceable for stairs light . |
| <i>Kitchen Interior:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Switches throughout the room are in serviceable condition. Light over sink is operable. Recessed lighting present and serviceable. |
| <i>Bathrooms:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All of the switches were operated. Switches throughout the rooms are in serviceable condition. |
| <i>Laundry:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Switches are serviceable. |
| <i>Garage Walls & Ceilings:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lighting all appears operational and properly installed. General condition appears serviceable. |

Electrical Outlets:

| | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>General:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All of the outlets were tested. As a whole, outlets throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are installed at exterior, garage, media room, bath rooms & kitchen counter outlets. Switched wall outlets were dotted with small black dots to identify lamp placement for you. |
| <i>Exterior Walls:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI receptacle is operational. Reset located in media room wall. |
| <i>Basement:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All electrical outlets were tested. Outlets in the basement are in serviceable condition. |
| <i>Kitchen Interior:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All GFCI outlets tested. Outlets throughout the room are in serviceable condition. |
| <i>Bathrooms:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI Outlets Appear serviceable. Reset for most GFCI bathroom outlets in hall bathroom. Basement bathroom has its own GFCI reset. |
| <i>Laundry:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 220 volt dryer outlet is operable. 120 volt outlet is operable for washer. |
| <i>Garage Walls & Ceilings:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI outlets are operational, Reset in basement media room wall. |



Report: Main St 123 **Address:** 123 Main Street

Attic Wiring:

Attic & Insulation:

OK MM RR
☒ ☐ ☐

No open junction boxes or unsupported wiring is visible. Wiring appears serviceable.

HEATING - AIR CONDITIONING

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

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

Heating Equipment:

| | OK | MM | RR | |
|------------------|-------------------------------------|--------------------------|--------------------------|--|
| Type & Location: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Two Zone Forced Air System. Gas, 80% furnace on lower level-Zone #1, Heat pump is on the bedroom level as source of heat. Zone #2. |
| Brand: | | | | Bryant furnace and heat pump. |
| Fuel Source: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zone 1, Gas Fired Furnace appears properly installed and plumbed. Electronic ignition is provided, All burners are firing off evenly. No gas leaks are detected. Appears serviceable. |



| | |
|------------------------------|--|
| Capacity / Approx. Age: | 80% efficiency gas furnace, Normally 20 year life is expected on 80% gas furnaces. Zone 1: Mid efficiency gas furnace, Normally 20 year life is expected on 80% gas furnaces. Size: 80,000 BTU's. Manufacturers Age: 2005 Zone 2: Exterior Heat pump is a 3 ton compressor unit. Normal life on Heat Pump Compressor is 14 years, 3 ton evaporator in attic. Normal life on Heat Pump air handler/evaporator is 20 years. Manufacturer Age: 2017 on interior air handler. 2017 on exterior compressor. |
| General Operation & Cabinet: | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Two Zone. Both heat units are operational. |

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Zone #1: Gas: 132 degrees on heat supply. 72 degrees on return air. 60 ambient temperature.

Zone #2: 86 degrees outside. Heating unit was not tested due to being too warm out. Minimum of 65 degrees is needed for operation.

| | OK | MM | RR | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Burners / Heat Exchangers:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zone #1: Burner Flames appear typical and serviceable, No red flags are detected. |
| <i>Pump / Blower Fan:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Condition of fan is clean and quiet, General condition appears serviceable. |
| <i>Combustion Air:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate, Combustion air sources from louvered door into utility room. |
| <i>Flues, Vents, Plenum:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The flue pipe is metal and terminates through roof and joined by water heater, General condition appears serviceable. |
| <i>Air Filters:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2 Zone Disposable air filters. Filters appear properly installed. Change air filters every 30-90 days. Keep the metal cover over the basement air filter after changing. Duct tape can also be used. #2 Zone located in upstairs hall ceiling and master bedroom ceiling. Covers swing down for easy removal. |
| <i>Normal Controls:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There are two thermostats. The structure is divided into two zones. Good - Electronic thermostat controls for central heating and air conditioning are installed. Furnace disconnect switch is operational in room next to furnace. The heat pump thermostat with Heat, Auxiliary Heat, Emergency Heat, AC and Fan settings equipped. |

Fireplaces / Solid Fuel Heating:

| | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Direct Vent Fireplace-Operation is serviceable. Direct vent fireplace with wall switch control is serviceable. Glass doors and screen are operational. Fireplace is operational at time of inspection. Lighting instructions underneath firebox. (Glass cover in need of cleaning) |
|-------------------------------------|--------------------------|--------------------------|--|



Air Conditioning:

| | | | | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Primary Type:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Central Air and Heat Pump: HP Heats and Cools. Life expectancy on Interior evaporator around 18-20 years. Heat pump AC compressor around 14 year life expectancy. AC Normal life on exterior compressor is 17 years, interior evaporator around 18-20 years. |
| <i>Brand:</i> | | | | Bryant AC, Carrier brand air handler in attic. |
| <i>Fuel Source:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 220 Volt, Electrical pull-out disconnect is present. |
| <i>Capacity / Age/ Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A-410 refrigerant being used, 2 Zone System: Zone #1: 3.0 Tons, 30 amp maximum. Manufacturer Age: 2017 Zone #2 HP: 3.0 Tons, 30 amp maximum. Manufacturer Age: 2017 |



Zone #1 & #2

Return Air Temp:

Zone #1: 71 degrees F.
Zone #2: 77 degrees F.

Supply Air Temp:

Zone #1: 58 degrees F.
Zone #2: 59 degrees F.

Air Temp Drop:

Zone #1: 13 degrees F. Considered Poor.
Zone #2: 18 degrees F. Considered Acceptable.

System Condition:

OK MM RR
☐ ☐ ☒

**Lower zone, AC Unit not producing an adequate air temperature drop. Further evaluation and repair will be needed by a qualified air conditioning contractor.
Expect refrigerant needed in refrigerant line.**



Condensate Line:

☒ ☐ ☐

A condensate drain line is installed, with a p-trap. Trap blocks unwanted odors from entering air supply ducts and keeps treated air inside air ducts, Drain terminates into sump crock drain. Keep drain clear by removing cap and flushing out debris from P-trap.

Normal Controls:

☐ ☐ ☐

Ductwork / Distribution:

Ducts / Air Supply:

☒ ☐ ☐

Zone #1: Insulated sheet metal within envelope of house. Air pressure was adequate on air supply vents. Air return vents properly installed on all floors, Adequate air volume noted
Zone #2: Flexible Round insulated air supply vents in attic, Air return vents properly installed on ceiling in hall and master bedroom, Adequate air supply volume noted.

Air Intake/Filters:

Several filter locations are provided (same as heat)



PLUMBING SYSTEM

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

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

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

Main Line:

Shut Off/ Conditions:

OK MM RR

☒ ☐ ☐

Water meter is located at curb (not visible), Main shutoff valve is located in utility room.

Main Shutoff Valve without leaks and is operational. Irrigation system is installed with sprinkler heads all around house. Control box in garage and valve control at left side of house. Hygrometer attached at back gutter.

Irrigation system not part of inspection and was winterized. System not tested. Have owner demonstrate and pass along maintenance numbers in order to maintain system (for winterizing)

☒ ☐ ☐



Material:

OK MM RR
☒ ☐ ☐

Water Main into House is Copper. Diameter of the main line is 3/4 inch. Copper Pipe is properly grounded to electrical panel.

Pressure:

☒ ☐ ☐

There is a water pressure regulator valve correctly installed. This prevents excessive pressure from the incoming water. Water pressure tested by operating multiple fixtures at once and appears adequate.

Supply Lines:

Material:

☒ ☐ ☐

Supply lines are plastic- CPVC pipes

Condition:

☒ ☐ ☐

Not visible behind walls and ceilings but no water stains are present, No Leaks are noted where water supply pipes are visible. Water volume is adequate while using multiple fixtures. Visible pipes are well attached to walls and secured with proper hangers where needed.

Waste Lines:

Material & Condition:

☒ ☐ ☐

PVC Plastic Pipes on waste lines and vents. Not visible behind walls and ceilings but no water stains are present. No Leaks are noted at appliances, Waste line clean-outs present inside and exterior of house. This is used to un-clog pipes when blocked. Floor drain in utility room is serviceable, Plumbing vents through roof appear serviceable.

Report: Main St 123 Address: 123 Main Street

Hose Bibs / Hookups:

General:

OK MM RR
☒ ☐ ☐

All were operated and appeared serviceable. Vacuum Breakers on both spigots.

Hose Bib Interior Isolating Cut-Off Valves Location over top of water main into house.

(Remember to winterize in winter by turning off interior cut-off valves.

Go outside and open valves.

Return to interior and open the bleeder valves located at side of valves.

Catch any back water with a glass.

Remove and drain all garden hoses in the winter months)

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

Water Heater:

Power Source:

AO Smith Gas Water heater. Normal life on gas water heater is 14 years.

Capacity:

Size: 75 Gallons, 75,000 BTU's. Manufacturer Age: 2005. Water heater is 18 years old.



Condition:

☐ ☐ ☒

Water heater is located in the basement, utility room, Overflow pan under component to prevent flooding, Pan terminates to sump crock drain, A water shutoff valve is installed and tested.

Pressure relief valve noted, not tested. This safety valve prevents excessive pressure or temperatures from developing and exploding the water heater. If seen dripping contact a plumber.

130 degrees on water temperature, 118-122 degrees is preferred for safety.

Expansion tank present extends life of rubber washers and o-rings .

Expansion tank is waterlogged. Plumber needed to replace expansion tank. Suggest expansion tank be relocated over water heater at Cold Water line with proper hangers.

Water heater is beyond it's normal life expectancy and should be

routinely monitored.



Fuel System:

Meter / Tank:

OK MM RR
☐ ☐ ☒

Gas Meter is located at the exterior, at the side of the house. A manifold system is in place located in utility room. No gas leaks were detected, Main cut-off valve located on side of gas meter, at manifold and each gas appliance has it's own cut-off valve.

Corrugated Stainless Steel Tubing (CSST) flexible piping used for gas supply.

Risk of electrical strike damaging CSST which could lead fire or to a gas explosion. For correction Gas Lines should be bonded to grounding electrode. Have corrected by Electrician to be attached to closest electrical panel ground.

Exterior CSST gas line should be protected in conduit.



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

Floor Drainage:

Basement:

☐ ☐ ☒

Sump Pump is installed with check valve and exterior extension . The pump was operated and appears functional. A battery back up and battery charger are present in case of a power outage.

Sump Pump float rubs up against sump crotch wall fails to turn off. Free up float so pump will properly operate on and off.

Identify end of exterior drain. Suggest stones or pop-up device be installed where drain daylight.

☐ ☐ ☒



Wet Bar:

Other Room:

OK MM RR

☒ ☐ ☐

Dry bar in serviceable condition. Standard outlets in place and are serviceable. All countertops and cabinets and serviceable condition.

Report: Main St 123 Address: 123 Main Street



Hose Bibs / Hookups/Sink Faucets:

Laundry:

OK MM RR
☒ ☐ ☐

Rubber hoses being used, normally should be changed every 7 years. Suggest replacing rubber with metal supply hoses when possible. Plumbing supply speed valve on faucets appear serviceable, Plumbing supply faucets appear serviceable.

Waste Lines/Sink Drains:

Laundry:

☒ ☐ ☐

Stand pipe in wall was operated, No flooding noted. Waste pipe and p-trap in wall, not visible for viewing, Condition appears serviceable with no leaks or overflowing.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink:

| | OK | MM | RR | |
|----------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Sink:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Double Stainless Steel Sink, General condition appears serviceable. |
| <i>Sink Fixture:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink and faucet condition appears serviceable. Hand sprayer is serviceable. |
| <i>Sink Drain:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain is clear and condition appears serviceable. No leaks are visible. |
| <i>Sink Cabinet:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Under cabinet condition appears serviceable, Suggest fire extinguisher be on hand inside cabinet.. |

Range/ Cooktop / Oven:

| | | | | |
|------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Type & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Four Burner cooktop with electric ignition. All burners are operational. Double wall oven with convection settings on upper. Oven Appears serviceable. |
|------------------------------|-------------------------------------|--------------------------|--------------------------|--|

Ventilation:

| | | | | |
|------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Type & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Downdraft vent on cooktop, Fan/Hood is operational. |
|------------------------------|-------------------------------------|--------------------------|--------------------------|---|

Refrigerator:

| | | | | |
|------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Type & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Typically keep temperature around 40 degrees (37 degrees now), Water dispenser, Ice Maker, Water Filter Installed, Refrigerator shelves, seals and hardware are in serviceable condition. |
|------------------------------|-------------------------------------|--------------------------|--------------------------|---|

Dishwasher:

| | | | | |
|-------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A Proper high-loop is present on drain line- Dishwasher machine is washing and draining fine. Machine is Operational. |
|-------------------|-------------------------------------|--------------------------|--------------------------|---|

Garbage Disposal:

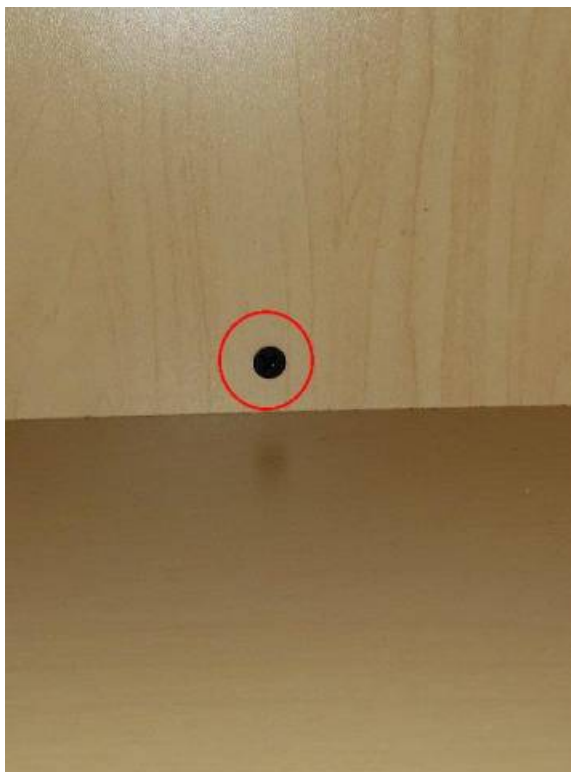
| | | | | |
|-------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wiring appears serviceable. Condition and operation appears serviceable. |
|-------------------|-------------------------------------|--------------------------|--------------------------|--|

Other Built-ins:

| | | | | |
|-------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Microwave:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave is operational and is properly on a dedicated circuit in electrical panel. General condition appears serviceable, |
| <i>Ice Maker:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator ice maker appears serviceable. |

Kitchen Interior:

| | | | | |
|---------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <i>Counters & Cabinets:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counters are granite with Granite can absorb water, Annual sealing should be applied to counter top surface with stone sealer. Island in serviceable condition. |
| <i>Cabinets:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cabinets appear serviceable with no noticeable wear, Drawers and cabinet doors are all properly aligned and operable. Cabinets installed with wrong type screws. Drywall counter-sunk screws may shear and pull away from wall. Replace with proper stainless pan-head cabinet screws (usually found in paint department in hardware stores) |



BATHROOMS

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

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

Sink & Cabinetry:

Bathrooms:

OK MM RR
☐ ☒ ☐

All fixtures were properly installed and operational. No leaks noted and pressure was adequate.

Basement Bath: Vanity cabinet not attached to wall or floor and loose on floor. Properly secure legs the floor.



Toilet:

Bathrooms:

☐ ☐ ☒

All fixtures were properly installed and operational. Toilets tight to floor and not leaking.

Basement Bath: Toilet bowl is loose at flange, Flange bolts may be detached from flange. Toilet should be reset by plumber with new wax ring if tightening bolts fail to secure toilet in place.



Tub/Shower Fixtures:

Bathrooms:

OK MM RR
☒ ☐ ☐

No leaks detected, Valves and shower heads are serviceable.
 Hydro-spa was operated and is functional, (supply pipes should be periodically flushed with anti-bacterial cleanser), GFCI Reset located at wall and motor access is at side.
 All bathroom fixtures were properly installed and operational. No leaks noted and water pressure was good.
 Showers and tubs are all serviceable.



Clean Pipes Out

Tub/Shower And Walls:

Bathrooms:

☒ ☐ ☐

Acrylic tubs and shower pans. Ceramic Tiles being used.
 Shower walls appear serviceable, Caulking in good condition.
 Glass shower doors appear serviceable.



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Bath Ventilation:

Bathrooms:

OK MM RR
☒ ☐ ☐ Exhaust Fans are operative, Terminates through roof and walls.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

| | OK | MM | RR | |
|----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Overall Interior Door Condition: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hollow core wood doors with proper knob handle hardware. Condition of doors and operation appears serviceable. |
| Bathrooms: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Powder Bath Door hardware needs adjustment or repair to latch. Adjust strike plate so that the door will properly latch. |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Basement Bath: Door stop needed. |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Primary Bath: Door rub/sticks/won't close, Trim down door so that the door will properly latch. |





Laundry:

OK MM RR
☐ ☒ ☐

General condition appears serviceable,
Door stop needed on door.



Report: Main St 123 **Address:** 123 Main Street

Windows:

| | OK | MM | RR | |
|--------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>General Type & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Double hung wood windows are insulated with double pane glass. Windows all drop forward for easy cleaning. All were operated. Windows are all operational and serviceable. |
| <i>Kitchen Interior:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Casement Windows over sink are operational. |
| <i>Bathrooms:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows appear serviceable. |

Walls:

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--|
| <i>General Material & Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drywall, General condition appears serviceable, Trim around walls appears serviceable. |
| <i>Kitchen Interior:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General condition appears serviceable. |
| <i>Bathrooms:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls are serviceable. Towel Bars and TP dispensers secured in place. |
| <i>Laundry:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General condition appears serviceable. |

Ceilings:

| | | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <i>General Type & Condition:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drywall, Typical cracks noted on upstairs ceiling over stairs. Spackle sand and paint needed by contractor. |
| <i>Kitchen Interior:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General condition appears serviceable. |
| <i>Bathrooms:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceilings are serviceable. |
| <i>Laundry:</i> | | | | General condition appears serviceable. |

Floors:

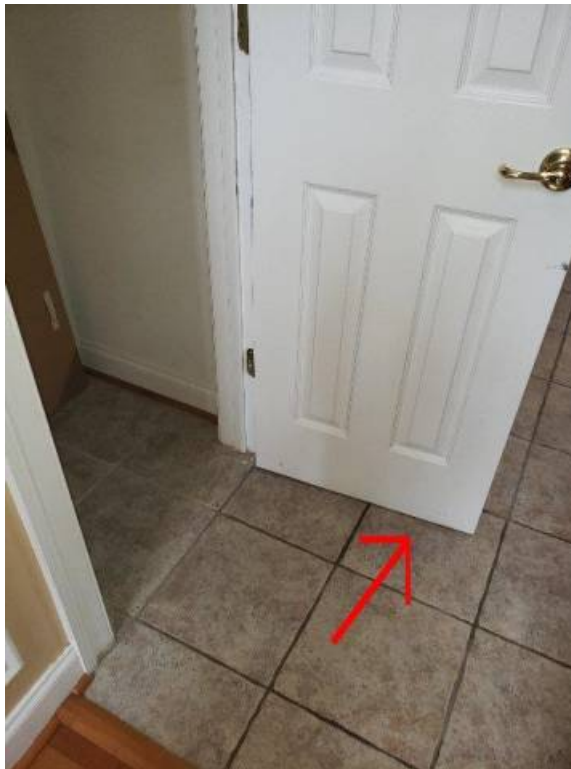
| | | | | |
|-----------------|--------------------------|-------------------------------------|--------------------------|---|
| <i>General:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Flooring specialists would be needed for repairs. The floor covering material is primarily hardwood, ceramic or marble tiles and carpet upstairs, General conditions appears serviceable. Upper Floor bedrooms and hall carpeting is loose. Carpet in good condition but should be stretched by carpeting specialist. Professional carpet cleaning needed in primary bedroom. |
|-----------------|--------------------------|-------------------------------------|--------------------------|---|



| | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Kitchen Interior:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The floor covering material is glazed ceramic tile. Floor in good condition. |
| <i>Bathrooms:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The floor covering material is glazed ceramic tiles, Good Condition, No cracks visible. |
| <i>Laundry:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The floor covering material is glazed ceramic tiles. Floors appear serviceable. |

Closets:

| | | | | |
|-----------------|--------------------------|-------------------------------------|--------------------------|---|
| <i>General:</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Coat closet door rubs/sticks. Repair door to properly operate. |
|-----------------|--------------------------|-------------------------------------|--------------------------|---|



Kitchen Interior:

General condition appears serviceable, The closet is not lighted.

Bathrooms:

The closets are lighted.

Laundry:

General condition appears serviceable.

Stairs & Handrails:

Condition:

OK MM RR

☒ ☐ ☐ Stair handrails and guardrails properly secured to walls and floors.
Interior stairs serviceable,

Smoke / Fire Detector:

General:

☐ ☐ ☒ Hardwired smoke detectors interconnected. Suggest a CO Detector on floors with gas fuel ignition.

2 Smoke detector covers missing on upper bedroom level and Hall and bedroom. Several Other detectors failed to operate when tested. Suggest replacing or repairing all smoke detectors to operate properly.



Pantry Door:

Kitchen Interior:

OK MM RR
☒ ☐ ☐

General condition appears serviceable, Hardware operational.

LAUNDRY AREA

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

Laundry:

Location:

Laundry is located at the 1st Floor in the mud room.. Side by side units installed.

Clothes Washer:

OK MM RR

☒ ☐ ☐

Brand, Whirlpool, Washer was operated and appears serviceable.

Appears more than 5 years old,

CAUTION: No overflow pan installed (not required over utility room, but good idea)



Clothes Dryer:

☒ ☐ ☐

Brand, Whirlpool, Dryer was operated and appears serviceable, Appears more than 5 years old.

Dryer Vent:

☒ ☐ ☐

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

GARAGE

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

Type:

The house has a two car garage that is built-in under house.



Roof:

Condition:

| | | | |
|-------------------------------------|--------------------------|--------------------------|---------------------------------------|
| OK | MM | RR | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Same as house, See house roof report. |

Garage Door:

Material - Condition:

| | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Metal overhead insulated door with automatic door opener. Door is serviceable. |
|-------------------------------------|--------------------------|--------------------------|--|

Automatic Opener:

| | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Automatic Overhead Door Opener is operational, Automatic reverse features are operational. Safety pull present on opener. |
|-------------------------------------|--------------------------|--------------------------|---|



Service Doors:

| | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire door is serviceable into house, Self closing hinges attached to door. |
|-------------------------------------|--------------------------|--------------------------|--|

Windows:

Condition:

| | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General condition appears serviceable. Screens missing from windows. |
|-------------------------------------|--------------------------|--------------------------|--|



Report: Main St 123 Address: 123 Main Street

Garage Walls & Ceilings:

| | OK | MM | RR | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <i>Walls:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sheetrock is painted with taped over joints, General condition appears serviceable. |
| <i>Ceilings:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sheetrock is painted with taped over joints, General condition appears serviceable. |
| <i>Garage Fire Rated Materials:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls- The wall covering appears to meet the minimum fire separation standards. Doors- There is a fire rated door separating the garage from the living areas of the house. Ceilings- There appears to be a fire rated separation between the garage ceiling and the living areas above. |

Floor:

| | | | | |
|-------------------|-------------------------------------|--------------------------|--------------------------|--|
| <i>Condition:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Concrete floor with non-slip flakes, Grade is toward overhead door, Condition appears serviceable. |
|-------------------|-------------------------------------|--------------------------|--------------------------|--|