

Westside Home Inspections

RESIDENTIAL INSPECTION REPORT



, CA

Inspection prepared for:

Date of Inspection: 2/28/2021 Time: 12:00 PM

Age of Home: 1962 Size: 1875

Inspector: Jose Luis Barrera

International Association Of Certified Home inspectors

2312 6th Street , Unit 3, Santa Monica, 90405

Phone: 310-775-2324

Email: westsidehomeinspections@yahoo.com

westsidehomeinspections.com



This report is intended only for use by the person(s) named on the report. It is not intended for use by any third party, this would include the distribution of this report by any real estate agent, property owner, homeowner or any agent of such. Westside Home Inspections Copyright 2011.

INTRODUCTION

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

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

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Residential Properties (www.nachi.org/com). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

A copy of InterNACHI Standards of Practice is available at: (www.nachi.org/com). These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

This report summarizes our inspection conducted on this date at the above address.

MOLD DISCLAIMER The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

DEFINITIONS

TO BE CONCISE, The following phrases have been used on this report to identify systems and components that were serviceable, functional, or that need your attention prior to closing or purchasing the property.

SERVICEABLE OR FUNCTIONAL:

Both terms mean that the system, component, or unit operated as they should during the inspection. Client should not be under the impression that the term signifies any warranty or guaranty that the system, component or unit is problem free or free of any future defect.

IMPROVEMENT AND REPAIR RECOMMENDED:

Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly. Pictures will be provided.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional contractor. We recommend the professional making any corrective action to inspect the property further (further evaluation). In order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property. Pictures will be provided

COMMEMENTS:

Comments made by the inspector on how to improved the home systems or components, life expectancy etc. Any comments made regarding these items are as a courtesy only.

REPORT SUMMARY:

The report summary is at the end of the report This Summary outlines minor to potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

INSPECTION DETAILS

1. Inspection Time

Start: 12:00 P.M., End: 3:45 P.M.

2. Who is in Attendance

Client present, Buyer Agent present, Selling agent present

3. Home Type

Attached Single Family Home

4. Garage/Carport

Attached 2 Car Garage

5. Age of Home

Built in: 1962 (59 years old)

6. Square Footage

Approx. 1,875 Sq Ft - heated space

7. Lot size

Approximately, 0.25 Acres

8. Front of Home faces

It faces north

9. Bedrooms and Bathrooms

4 Bedrooms 2 Bathrooms

10. Temperature

Approximately, 72 degrees

11. Weather Condition

Windy

12. Ground/Soil Surface Condition

Surface was dry

13. Occupancy

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

GROUNDS

1. Limitations

The following items are not included in this inspection: swimming pools, spas, hot tubs and water features. Other related equipment such as, playground, recreation or leisure equipment, landscape lighting, irrigation systems, invisible fencing, sea walls, docks, and boathouses will not be included. Any comments made regarding these items are as a courtesy only. Note that some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.

2. Walks and Driveways Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Concrete driveway noted
Observations:

2.1. Common fracture cracks observed in the , primarily a cosmetic concern. I suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2.2. Heaving observed on some sections of the walkway. This is a trip hazard; recommend re-leveling or replacing.



Cracks on driveway

Cracks on driveway

Trip hazard

3. Grading and Drainage Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Observations:

3.1. Low area was observed at garage exterior door. Recommended monitoring after heavy rain to ensure proper drainage away from the structure at all times.



Low areas observed

4. Main Water Shut-Off Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

4.1. No issues were observed with main water shut-off at the time of inspection.

5. Pressure Regulator Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

5.1. No issues were observed with pressure regulator at the time of inspection.

5.2. Water pressure was 81 psi. Recommend water pressure is 40 to 50 psi. Recommend correction.

6. Exterior Faucet Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Current standards require a back flow preventer be attached to each outside faucet. This prevents water from backing up from the hose to the potable household water; recommend installing a backflow preventer on all exterior faucets.

Observations:

6.1. The exterior faucets were functional at the time of inspection.

7. Main Gas Valve Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Location: East side of the structure.

Observations:

7.1. No issues were observed with the main gas valve at the time of inspection.

8. Main Sewer Line Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|-------------------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Combination Clay, **ABS** and Cas-Iron sewer line was observed
 Comments:

If roots have completely blocked a house sewer, and have been neglected for a long period of time, the only recourse may be to replace the entire sewer line. roots typically enter an underground drain line in multiple places. In some cases, extensive water jetting with a specialized head can cut out roots. But if your house sewer is defective, the roots will grow back in again. In many cases replacing only one section of your sewer line can end up being only a short-term fix. An improper spot repair can be a great waste of money, and not a permanent solution. However, in many cases a spot repair, coupled with high pressure water jetting, can provide a relatively long-term solution. A HD sewer video, and the opinion of a trusted sewer contractor, can help you determine what course of action is best for your situation.

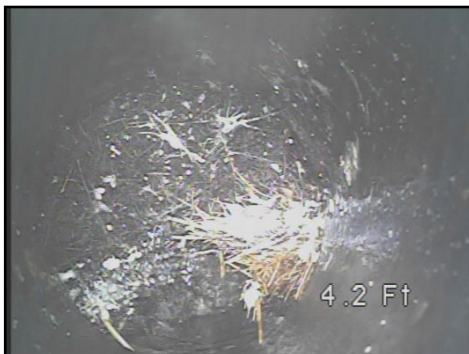
A word of advice about sewer problems. Sewer work is a specialty field within the plumbing industry itself. It is not legally allowed, or best performed by sewer cleaners or handymen. Likewise those with a lack of experience, expertise, licensing, or insurance should not be trusted to perform sewer repair or replacement work. Only highly skilled, licensed, and insured sewer contractors should be entrusted to analyze, understand, and undertake corrective work for your house sewer problems. Being a sewer contractor is a specialty field within the licensed plumbing industry.

Observations:

CORRECTION AND FURTHER EVALUATION RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

8.1 Root Intrusion was observed at the time of the scope inspection. Recommend further review from a qualified contractor to repair or replace affected sections of the sewer line. See attached pictures.

8.2 Possible bellies or settling pipes at the time of the scope inspection. Camera when under water in one or more section of the main sewer pipe. Recommend further review from a qualified contractor for possible repairs.



Root Intrusion



Root Intrusion



Possible bellies or settling pipe

EXTERIOR

1. Limitations

The following items are not included in this inspection: below-grade foundation walls and footings, those obscured by vegetation or building components, and exterior building surfaces. Components obscured by vegetation, stored items or debris are also not included. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.

2. Exterior Stairways Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

2.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

2.2. Stairs with more than two risers have no handrail installed. This is a safety hazard. Installation of graspable handrails that your hand can completely encircle at stairs are recommended, and as per standard building practices.



No handrail more than 2 risers

GARAGE

1. Floor Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

1.1. Garage floor was lower at the garage and driveway transition. Water can intrude into the interior of the garage. Recommend monitoring this area after heavy rain.

1.2. Common cracks noted at the time of the inspection. Cracking is a common occurrence at concrete surfaces. Cracking that is not sealed will allow further deterioration as water expands and contracts. Sealing the cracks to prolong the life of the concrete would be advised.



Common cracks



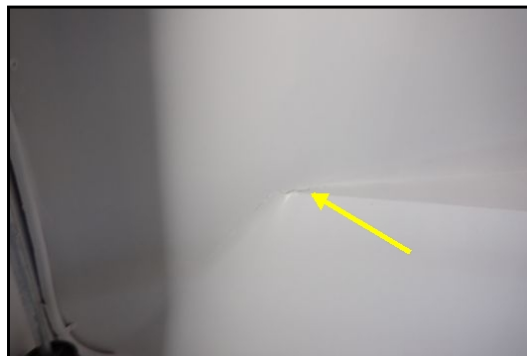
Garage floor lower at driveway

2. Ceiling Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

2.1. Small cracking on ceiling was observed at the time of inspection. Does not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.



Small cracks

3. Anchor Bolts and Sill Plate Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

3.1. Not inspected due to wall covering.

4. Overhead Garage Door Condition

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Observations:

4.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

4.2. The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches.



Sensor higher than 6 inches

5. Outlet/GFCI Condition

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

5.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

5.2. Garage outlets were not **GFCI** protected. All receptacles located on the garage, kitchen counter tops, bathrooms, and at the exterior are required to be GFCI protected as a safety precaution have it replace.

ROOF SYSTEMS

1. Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access, areas and components obscured by solar roofing components, any comments made regarding these items are as a courtesy only. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

2. Roof Covering Condition

| Inspected | Not Inspected | Repair Required | Safety Further Evaluation | Monitor |
|-------------------------------------|--------------------------|--------------------------|---------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Concrete/cement Tiles
Comments:

Clay or concrete tiles installed as a roof-covering material at the home are fragile. To avoid breakage, they were evaluated from the ground using binoculars, from a ladder or from the home windows. As with most other roofing-covering materials, clay tile alone is not waterproof, but is designed to work in conjunction with a concealed underlying membrane to form a waterproof system. This underlayment can be split by movement or deteriorated through time and exposure to the ultra-violet rays of the sun. These roofs can leak, and leaks sometimes occur without obvious damage to the tiles, particularly if damaged tiles have been replaced over a deteriorated membrane. The most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to pool and eventually penetrate the tile and membrane. For this reason, it's important to have these roofs cleaned and inspected annually.

Observations:

2.1. Evidence of roof repairs observed at the time of inspection, unable to determine the effectiveness of these repairs.



Roof repairs

3. Flashing Condition

| Inspected | Not Inspected | Repair Required | Safety Further Evaluation | Monitor |
|-------------------------------------|--------------------------|--------------------------|---------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

3.1. No issues observed with the flashing at the time of inspection.

4. Vents Caps and Penetrations Conditions

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

4.1. No issues were observed with vents and penetrations at the time of inspection.

5. Gutters & Downspout Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

5.1. No issues were observed with gutters and downspout at the time of inspection.

ATTIC

1. Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access, areas and components obscured by insulation, any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions.

2. Structure Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

2.1. No issues observed with the visible area of the structure at the time of inspection.

3. Vents Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Type: Gable louver vents, Thermostatically controlled power ventilator on roof

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Observations:

3.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. **The attic fan controlled by a thermostat was inoperable at the time of inspection. Recommend review for repair or replacement as necessary. See attached picture.**



Inoperable fan noted

4. Exhaust Vents Condition

| | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.



Possible asbestos materials

5. Duct work Condition

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

5.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

5.2. Duct work was lying on the insulation or ceiling joist in the attic at the time of the inspection. Current standards now require the ducts to be properly suspended from the rafters above the insulation at intervals no greater than 5' and the hanger material should be at least 1 1/2" wide so it doesn't reduce the internal diameter of the duct. Recommend correction for proper airflow.



Duct work lying on ceiling joist

6. Insulation Condition

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evaluat ion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

6.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

6.2. Vermin activity or rodent drops was observed in the attic insulation at the time of inspection. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.

6.3. Insulation was sparse or missing in some areas at the time of inspection. Insulation that is settled or not installed properly does not perform to the R-Value that it once did, expect high energy costs. Recommend having the home professionally insulated to reduce energy expenses.



Vermin activity

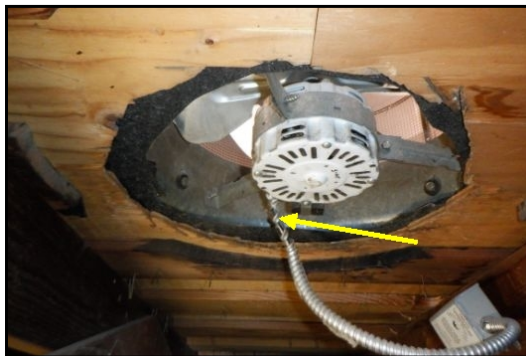
7. Electrical Condition

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evaluat ion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

7.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

7.2. Metallic sheathed wiring for the mechanical ventilation fan was subject to damage. This is a safety hazard due to the risk of shock and fire. Recommend correction. See attached picture.



Damaged metallic sheathed

CRAWLSPACE AND BASEMENT

1. Limitations

The following items are not included in this inspection: below-grade foundation walls and footings. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

2. Access Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

2.1 Concrete curb was not installed in crawlspace access to divert runoff water from entering the crawlspace. Moisture can damage home materials and encourage the growth of microbes such as mold.



No concrete curb

3. Crawlspace Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

3.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. Debris was visible in the crawlspace at the time of the inspection. All of the crawlspace debris should be removed.

4. Insulation Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Comments:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

No insulation was installed in the crawlspace. Recommend that a qualified contractor installed insulation for better energy efficiency and as per standard building practices with an R rating recommended for this area.

FOUNDATION AND STRUCTURAL

1. limitations

The following items are not included in this inspection: below-grade foundation walls and footings. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

2. Foundation Perimeter Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

2.1. No issues observed with the visible areas of the foundation perimeter at the time of inspection.

3. Foundation Walls Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Type: Poured Concrete

Observations:

3.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. Efflorescence (white powdery deposits) visible on the inside surfaces of the foundation walls in the crawlspace is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.



Efflorescence on foundation wall

4. Sill, Bolts and Cripple Walls Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

4.1. No issues observed with the visible area of the sill plate and bolts at the time of inspection.

5. Girders and Piers Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

5.1. No issues observed with the visible area of girders and piers at the time of inspection.

6. SubFlooring Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

6.1. Some dry past water damage/stains near joists especially around bathroom area plumbing was observed at the time of the inspection. No active leaks were discovered at time of inspection. See attached pictures



Evidence of dry past water damage

SERVICE ENTRANCE & ELECTRICAL PANELS

1. Limitations

The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring, underground utilities and systems, low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs.

2. Drop Conductors Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

2.1. No issues were observed with the two service lines at the time of inspection.

3. Mast and Drip Loop Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

3.1. No issues were observed with the two masts and drip loops at the time of inspection.

4. Panels Condition

| Inspected | Not Inspected | Repair Required | Safety Further Evaluation | Monitor |
|-------------------------------------|--------------------------|-------------------------------------|---------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Location: The main electrical service panel was located at the rear of the residence exterior

Comments:

The main service panel is Manufactured by Zinsco, the panel is rated for 100-amps, the main breaker size was 100-amps rated at 120/240 volts.

There is a Zinsco service panel or sub panel in the house, no issues were found at the time of inspection. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at:

<http://www.codecheck.com/pdf/electri...%20Nov2003.pdf>, www.inspect-ny.com/fpe/fpepanel.htm, and <http://www.inspect-ny.com/fpe/CPSCsummary.htm>.

Observations:

4.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

4.2. The main panel was partially labeled; recommend labeling for ease in identification of circuits per current electrical/construction standards.

4.3. The main panel bushings or stress connectors were not installed for openings where electrical wires enter the panel at the time of the inspection. Recommend installation for safety.

4.4. Knockouts have been removed inside the main panel where no wires and bushings are installed at the time of inspection, and no cover have been installed to seal the hole. This is a safety hazard due to the risk of fire.

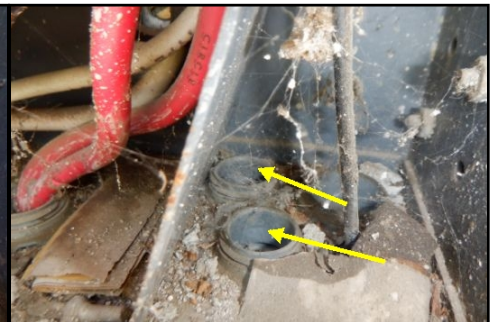
4.5. The dead front cover of the main panel was missing screws at the time of the inspection. They should be replaced for safety.



Partial labeled



No bushing installed



Open Knockouts



Missing screws

5. Breakers Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

5.1. No issues were observed with breakers at the time of inspection.

6. Wires Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

No issues were observed with the visible portion of wiring at the time of inspection.

7. Grounding Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

7.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

7.2. The grounding electrode serving the main panel was not visible, at the time of the inspection.

HEATING AND COOLING

1. Limitations

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems, thermostat or temperature control accuracy and timed functions, heating components concealed within the building structure or in inaccessible areas, underground utilities and systems, safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service

2. Heaters Equipment Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type and Location: The home has a gas fired forced hot air unit
Observations:

- 2.1. No issues were observed with the heater at the time of inspection.
- 2.2. The heating equipment components were functional at the time of inspection.

3. Cooling Equipment Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|-------------------------------------|--------------------------|-------------------------------------|----------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type and Location: The compressor is located on the exterior east side.
Observations:

3.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. Insulation on the air-conditioning condenser refrigerant line was damaged or missing at the time of inspection in areas and should be replaced.



Missing/deteriorated refrigerant line insulation



Missing/deteriorated refrigerant line insulation

WATER HEATER

1. Limitations

The following items are not included in this inspection: solar water heating systems, circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

2. Water Heater Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evaluat ion | Monito r |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type and Location Gas tankless
Observations:

2.1. No issues were observed with the water heater and components at the time of inspection.

2.2. The water heater was functional at the time of the inspection.

INTERIOR

1. Limitations

The following items are not included in this inspection: security, intercom and sound systems, communications wiring, central vacuum systems, elevators and stair lifts, sources of obnoxious odors, cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment, deficiencies relating to interior decorating, low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

2. Ceiling Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|------------|----------------|------------------|----------------------------|----------|
|------------|----------------|------------------|----------------------------|----------|

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

2.1. Freshly painted areas in bedroom #1 at the time of inspection. This could be concealing a defect that could not be determined.



Freshly painted areas

3. Wall Condition

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
|------------|----------------|------------------|----------------------------|----------|
|------------|----------------|------------------|----------------------------|----------|

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

3.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. **Small Peeling paint deterioration was observed in bedroom #2 walls at the time of inspection, suggest scraping and painting as necessary.**



Peeling paint/deterioration

4. Receptacle or outlets condition

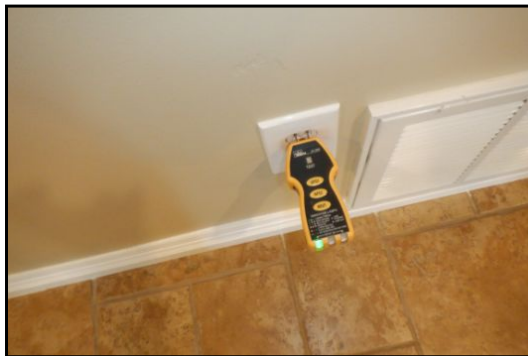
Inspect ed Not Inspect ed Repair Requ ir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

4.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

4.2. Open ground (or 2-wire) outlet were present in different areas of the home at the time of the inspection. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.



Open ground outlet/GFCI

5. Fireplace Condition

| Inspected | Not Inspected | Repair Required | Safety Further Evaluation | Monitor |
|-------------------------------------|--------------------------|-------------------------------------|---------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Masonry fireplace noted.

Comments:

- The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- Have a gas fireplace professional service/evaluate fireplace before operating.

Observations:

5.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

5.2. Mortar around the firebox in living room was failing at the time of inspection; recommend repair to avoid possible safety issue.

5.3. Fireplace need to be service in living room at the time of inspection. Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.

5.4. The gas valve key to turn gas on an off was too short and valve cover was loose not attached properly to the floor ; recommend correction.

5.5. The gas valve key to turn gas on an off was too short and valve cover was loose not attached properly to the floor ; recommend correction.



Deteriorated mortar

Deteriorated mortar

Fireplace need maintenance

6. A/C Heating Condition

| Inspected | Not Inspected | Repair Required | Safety Further Evaluation | Monitor |
|-------------------------------------|--------------------------|--------------------------|---------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

6.1. The heating was functional at the time of inspection.

6.2. The **A/C** was functional at the time of inspection.

7. Smoke Detectors Conditions

| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evaluat ion | Monito r |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

*Note that testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector either a battery or hard wired to the house power and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

BATHROOM

1. Limitations

The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight.

2. Sink Faucet Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

2.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

2.2. Sink stopper mechanism was not working in hall bathroom at the time of inspection. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.



3. Shower Faucet Condition

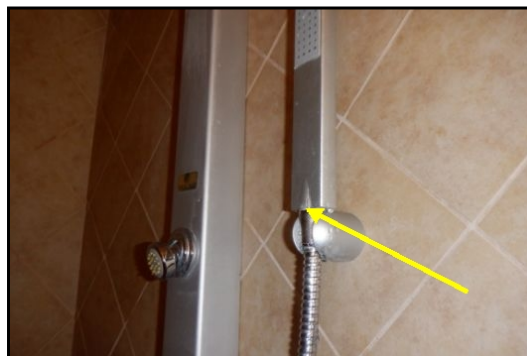
Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

3.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. The shower spray wand was leaking when the shower faucet was operated at the time of inspection. Recommend repairs or replacement as necessary.



Leaking spray wand in on position

4. Tub Condition

| | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

4.1. Whirlpool tub was filled to a level above the water jets and operated to check intake and jets it was functional at the time of the inspection.

4.2. Whirlpool tubs require GFCI protection to protect people from fatal shock. The GFCI protection was not visible from bath at the time of the inspection. Recommend review by qualified electrician.



GFCI protection was inoperable

5. Tub Faucet Condition

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Inspect ed | Not Inspect ed | Repair Requir ed | Safety Further Evalua tion | Monito r |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

5.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

5.2. The whirlpool faucet was loose from basewall in hall bathroom at the time of the inspection, suggest securing as necessary.



Loose faucet from wall

KITCHEN

1. GFCI/Outlet Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

1.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

1.2. One kitchen outlet was not GFCI protected. All receptacles located on the exterior of the home, kitchen counter tops, bathrooms, and in the garage are required to be GFCI protected as a safety precaution.



Not GFCI protected

2. Garbage Disposal Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

2.1. No issues observed with the disposal at the time of inspection.

3. Exhaust and Hood Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

3.1. No issues were observed the exhaust fan was functional at the time of inspection.

4. Dishwasher Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

4.1. The dishwasher was functional at the time of inspection.

5. Oven and Range Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

5.1. The oven and range were functional at the time of inspection.

6. Refrigerator Condition

Inspected Not Inspected Repair Required Safety Further Evaluation Monitor

Observations:

6.1. The refrigerator was functional at the time of inspection.

LAUNDRY

1. Limitations

The following items are not included in this inspection: overflow drains for clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine the completeness or operability of any gas piping to laundry appliances.

2. Dryer Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

The dryer was functional at the time of inspection.

3. Dryer Vent Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

No issues observed with dryer vent at the time of inspection.

4. Washer Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

The washer was functional at the time of inspection.

5. Overflow Pan Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

Comment: No catch pan or drain was observed. Washer is installed over finished living space. Recommend having a qualified contractor install a catch pan and drain to prevent water damage to finished interior spaces below when the washer develops a leak.

6. Exhaust Fan Condition

Inspect ed Not Inspect ed Repair Requir ed Safety Further Evalua tion Monito r

Observations:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

6.1. Comment: No fan was observed, recommend an exhaust fan be installed in laundry for proper ventilation and moisture control.

Glossary

| Term | Definition |
|--------|---|
| A/C | Abbreviation for air conditioner and air conditioning |
| ABS | Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines. |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| Valley | The internal angle formed by the junction of two sloping sides of a roof. |

REPORT SUMMARY

| GROUNDS | | |
|-----------------|--------------------------------|---|
| Page 4 Item: 2 | Walks and Driveways Condition | 2.2. Heaving observed on some sections of the walkway. This is a trip hazard; recommend re-leveling or replacing. |
| Page 6 Item: 8 | Main Sewer Line Condition | <p>8.1 Root Intrusion was observed at the time of the scope inspection. Recommend further review from a qualified contractor to repair or replace affected sections of the sewer line. See attached pictures.</p> <p>8.2 Possible bellies or settling pipes at the time of the scope inspection. Camera when under water in one or more section of the main sewer pipe. Recommend further review from a qualified contractor for possible repairs.</p> |
| EXTERIOR | | |
| Page 7 Item: 2 | Exterior Stairways Condition | 2.2. Stairs with more than two risers have no handrail installed. This is a safety hazard. Installation of graspable handrails that your hand can completely encircle at stairs are recommended, and as per standard building practices. |
| GARAGE | | |
| Page 9 Item: 4 | Overhead Garage Door Condition | 4.2. The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. |
| Page 9 Item: 5 | Outlet/GFCI Condition | 5.2. Garage outlets were not GFCI protected. All receptacles located on the garage, kitchen counter tops, bathrooms, and at the exterior are required to be GFCI protected as a safety precaution have it replace. |
| ATTIC | | |
| Page 12 Item: 3 | Vents Condition | 3.2. The attic fan controlled by a thermostat was inoperable at the time of inspection. Recommend review for repair or replacement as necessary. See attached picture. |
| Page 13 Item: 5 | Duct work Condition | 5.2. Duct work was lying on the insulation or ceiling joist in the attic at the time of the inspection. Current standards now require the ducts to be properly suspended from the rafters above the insulation at intervals no greater than 5' and the hanger material should be at least 1 ½" wide so it doesn't reduce the internal diameter of the duct. Recommend correction for proper airflow. |
| Page 14 Item: 6 | Insulation Condition | <p>6.2. Vermin activity or rodent drops was observed in the attic insulation at the time of inspection. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.</p> <p>6.3. Insulation was sparse or missing in some areas at the time of inspection. Insulation that is settled or not installed properly does not perform to the R-Value that it once did, expect high energy costs. Recommend having the home</p> |

| | | |
|-----------------|----------------------|--|
| | | professionally insulated to reduce energy expenses. |
| Page 14 Item: 7 | Electrical Condition | 7.2. Metallic sheathed wiring for the mechanical ventilation fan was subject to damage. This is a safety hazard due to the risk of shock and fire. Recommend correction. See attached picture. |

CRAWLSPACE AND BASEMENT

| | | |
|-----------------|----------------------|---|
| Page 15 Item: 2 | Access Condition | 2.1 Concrete curb was not installed in crawlspace access to divert runoff water from entering the crawlspace. Moisture can damage home materials and encourage the growth of microbes such as mold. |
| Page 15 Item: 3 | Crawlspace Condition | 3.2. Debris was visible in the crawlspace at the time of the inspection. All of the crawlspace debris should be removed. |

FOUNDATION AND STRUCTURAL

| | | |
|-----------------|----------------------------|---|
| Page 16 Item: 3 | Foundation Walls Condition | 3.2. Efflorescence (white powdery deposits) visible on the inside surfaces of the foundation walls in the crawlspace is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold. |
|-----------------|----------------------------|---|

SERVICE ENTRANCE & ELECTRICAL PANELS

| | | |
|-----------------|---------------------|--|
| Page 19 Item: 4 | Panels Condition | <p>4.2. The main panel was partially labeled; recommend labeling for ease in identification of circuits per current electrical/construction standards.</p> <p>4.3. The main panel bushings or stress connectors were not installed for openings where electrical wires enter the panel at the time of the inspection. Recommend installation for safety.</p> <p>4.4. Knockouts have been removed inside the main panel where no wires and bushings are installed at the time of inspection, and no cover have been installed to seal the hole. This is a safety hazard due to the risk of fire.</p> <p>4.5. The dead front cover of the main panel was missing screws at the time of the inspection. They should be replaced for safety.</p> |
| Page 20 Item: 7 | Grounding Condition | 7.2. The grounding electrode serving the main panel was not visible, at the time of the inspection. |

HEATING AND COOLING

| | | |
|-----------------|-----------------------------|--|
| Page 21 Item: 3 | Cooling Equipment Condition | 3.2. Insulation on the air-conditioning condenser refrigerant line was damaged or missing at the time of inspection in areas and should be replaced. |
|-----------------|-----------------------------|--|

INTERIOR

| | | |
|-----------------|---------------------------------|---|
| Page 23 Item: 3 | Wall Condition | 3.2. Small Peeling paint deterioration was observed in bedroom #2 walls at the time of inspection, suggest scraping and painting as necessary. |
| Page 24 Item: 4 | Receptacle or outlets condition | 4.2. Open ground (or 2-wire) outlet were present in different areas of the home at the time of the inspection. This means that the 3rd (round) part of an appliance plug is not getting |

| | | |
|-----------------|---------------------|--|
| | | ground protection. This may be a concern with items such as computers and electronic devices. |
| Page 25 Item: 5 | Fireplace Condition | <p>5.2. Mortar around the firebox in living room was failing at the time of inspection; recommend repair to avoid possible safety issue.</p> <p>5.3. Fireplace need to be service in living room at the time of inspection. Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.</p> <p>5.4. The gas valve key to turn gas on an off was too short and valve cover was loose not attached properly to the floor ; recommend correction.</p> <p>5.5. The gas valve key to turn gas on an off was too short and valve cover was loose not attached properly to the floor ; recommend correction.</p> |

BATHROOM

| | | |
|-----------------|-------------------------|--|
| Page 27 Item: 2 | Sink Faucet Condition | 2.2. Sink stopper mechanism was not working in hall bathroom at the time of inspection. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily. |
| Page 27 Item: 3 | Shower Faucet Condition | 3.2. The shower spray wand was leaking when the shower faucet was operated at the time of inspection. Recommend repairs or replacement as necessary. |
| Page 28 Item: 4 | Tub Condition | 4.2. Whirlpool tubs require GFCI protection to protect people from fatal shock. The GFCI protection was not visible from hath at the time of the inspection. Recommend review by qualified electrician. |
| Page 28 Item: 5 | Tub Faucet Condition | 5.2. The whirlpool faucet was loose from basewall in hall bathroom at the time of the inspection, suggest securing as necessary. |

KITCHEN

| | | |
|-----------------|-----------------------|---|
| Page 29 Item: 1 | GFCI/Outlet Condition | 1.2. One kitchen outlet was not GFCI protected. All receptacles located on the exterior of the home, kitchen counter tops, bathrooms, and in the garage are required to be GFCI protected as a safety precaution. |
|-----------------|-----------------------|---|