Chris Rippy Inspections
Property Inspection Report

25 15th Place, #704, Long Beach, CA 90802
Inspection prepared for:
Real Estate Agent: Nancy Deprez - C21 Masters

Date of Inspection: 8/18/2017 Time: 2:00 PM
Age of Home: 28 Years Size: 1310 SqFt
Weather: Clear
Inspector: Cole Harvey
Manager: Aaron Coomer

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 19 Item: 14	Smoke Detectors	• **SMOKE DETECTORS** • Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good. • **CARBON MONOXIDE DETECTORS** • The installation of Carbon Monoxide detectors is not yet completed. We recommend having the seller finish installation and verify proper operation of detectors.
Page 20 Item: 15	Fireplace	• **Gas Log Fireplaces** • -Pilot not lit; could not test • Have a gas fireplace professional service/evaluate before operating.
Other Interior Items		
Page 21 Item: 1	Interior Bar	• There is a non GFCI protected outlet next to the bar sink. Recommend installation of a GFCI protected outlet.
Bedrooms		
Page 23 Item: 9	Screen Doors	• Sliding door screen is damaged
Page 24 Item: 12	Electrical	• Damaged outlet observed. Suggest replacing as necessary. See photo • Outlet cover plates missing.
Page 25 Item: 13	Smoke Detectors	• Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.
Bathroom		
Page 27 Item: 10	GFCI	• None installed • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Page 27 Item: 11	Showers	• Shower diverter does not fully engage. • Shower head leaks. • Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall.
Kitchen		
Page 36 Item: 10	GFCI	• None installed • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Page 36 Item: 11	Cook Top and Oven Condition	• DEFERRED COST: Older unit. Normally stoves/ovens last about 15-20 years.
Laundry		
Page 40 Item: 10	GFCI	• None installed • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Heat/AC		

Page 45 Item: 6	Thermostats	• IMPROVE: Older type thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to $180 per year in energy costs.
Water Heater		
Page 48 Item: 1	Water Heater Condition	• -Pilot not lit; could not test • Recommend review from Gas Utility Company for evaluations and recommendations.
Page 49 Item: 3	Plumbing Condition	• Corrosion/rust observed. No leaking at time of inspection. Recommend a licensed plumber for further evaluations and recommendations. • Gate valve present and appears functional at time of inspection. This type of valve has a history of failure with age. Recommend upgrading to a ball type valve if leaking occurs or if the valve seizes and it is difficult to shut off.
Grounds		
Page 56 Item: 4	GFCI Outlet	• None installed • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, 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 GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.
For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

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1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

A. The roof covering.

B. The gutters.

C. The downspouts.

D. The vents, flashings, skylights, chimney and other roof penetrations.

E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. Walk on any roof surface.

B. Predict the service life expectancy.

C. Inspect underground downspout diverter drainage pipes.

D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

A. The siding, flashing and trim.

B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.

C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches

in diameter.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. And describe the exterior wall covering.
II. The inspector is not required to:
A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. Inspect geological, geotechnical, hydrological and/or soil conditions.
D. Inspect recreational facilities.
E. Inspect seawalls, break-walls and docks.
F. Inspect erosion control and earth stabilization measures.
G. Inspect for safety type glass.
H. Inspect underground utilities.
I. Inspect underground items.
J. Inspect wells or springs.
K. Inspect solar systems.
L. Inspect swimming pools or spas.
M. Inspect septic systems or cesspools.
N. Inspect playground equipment.
O. Inspect sprinkler systems.
P. Inspect drain fields or drywells.
Q. Determine the integrity of the thermal window seals or damaged glass.
2.3. Basement, Foundation &Crawlspace
I. The inspector shall inspect:
A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. Any present conditions or clear indications of active water penetration observed by the inspector.
F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
II. The inspector is not required to:
A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
B. Move stored items or debris.
C. Operate sump pumps with inaccessible floats.
D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. Provide any engineering or architectural service.
F. Report on the adequacy of any structural system or component.

2.4. Heating
I. The inspector shall inspect:
A. The heating system and describe the energy source and heating method using normal operating controls.
B. And report as in need of repair furnaces which do not operate.
C. And report if inspector deemed the furnace inaccessible.
II. The inspector is not required to:
A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
B. Inspect underground fuel tanks.
C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. Light or ignite pilot flames.

E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
F. Override electronic thermostats.
G. Evaluate fuel quality.
H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
2.5. Cooling
I. The inspector shall inspect:
A. The central cooling equipment using normal operating controls.
II. The inspector is not required to:
A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. Inspect window units, through-wall units, or electronic air filters.
C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
E. Examine electrical current, coolant fluids or gasses, or coolant leakage.
2.6. Plumbing
I. The inspector shall:
A. Verify the presence of and identify the location of the main water shutoff valve.
B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
C. Flush toilets.
D. Run water in sinks, tubs, and showers.
E. Inspect the interior water supply including all fixtures and faucets.
F. Inspect the drain, waste and vent systems, including all fixtures.
G. Describe any visible fuel storage systems.
H. Inspect the drainage sump pumps testing sumps with accessible floats.
I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
J. Inspect and determine if the water supply is public or private.
K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
II. The inspector is not required to:
A. Light or ignite pilot flames.
B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. Determine the water quality or potability or the reliability of the water supply or source.
F. Open sealed plumbing access panels.
G. Inspect clothes washing machines or their connections.
H. Operate any main, branch or fixture valve.
I. Test shower pans, tub and shower surrounds or enclosures for leakage.
J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
M. Evaluate gas, liquid propane or oil storage tanks.
N. Inspect any private sewage waste disposal system or component of.
O. Inspect water treatment systems or water filters.

P. Inspect water storage tanks, pressure pumps or bladder tanks.
Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. Evaluate or determine the adequacy of combustion air.
S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
U. Determine the existence or condition of polybutylene plumbing.
2.7. Electrical
I. The inspector shall inspect:
A. The service line.
B. The meter box.
C. The main disconnect.
D. And determine the rating of the service amperage.
E. Panels, breakers and fuses.
F. The service grounding and bonding.
H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
K. The service entrance conductors and the condition of their sheathing.
L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
M. And describe the amperage rating of the service.
N. And report the absence of smoke detectors.
O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.
II. The inspector is not required to:
A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
B. Operate electrical systems that are shut down.
C. Remove panel covers or dead front covers if not readily accessible.
D. Operate over current protection devices.
E. Operate non-accessible smoke detectors.
F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
G. Inspect the alarm system and components.
H. Inspect the ancillary wiring or remote control devices.
I. Activate any electrical systems or branch circuits which are not energized.
J. Operate overload devices.
K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
L. Verify the continuity of the connected service ground.
M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
N. Inspect spark or lightning arrestors.
O. Conduct voltage drop calculations.
P. Determine the accuracy of breaker labeling.
2.8. Fireplace
I. The inspector shall inspect:
A. The fireplace, and open and close the damper door if readily accessible and operable.
B. Hearth extensions and other permanently installed components.
C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the

fireplace, including clearance from combustible materials
II. The inspector is not required to:
A. Inspect the flue or vent system.
B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. Determine the need for a chimney sweep.
D. Operate gas fireplace inserts.
E. Light pilot flames.
F. Determine the appropriateness of such installation.
G. Inspect automatic fuel feed devices.
H. Inspect combustion and/or make-up air devices.
I. Inspect heat distribution assists whether gravity controlled or fan assisted.
J. Ignite or extinguish fires.
K. Determine draft characteristics.
L. Move fireplace inserts, stoves, or firebox contents.
M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
N. Perform an NFPA inspection.
2.9. Attic, Ventilation &Insulation
I. The inspector shall inspect:
A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.
II. The inspector is not required to:
A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
B. To move, touch, or disturb insulation.
C. To move, touch or disturb vapor retarders.
D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
E. Identify the composition of or the exact R-value of insulation material.
F. Activate thermostatically operated fans.
G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
H. Determine adequacy of ventilation.
2.10. Doors, Windows &Interior
I. The inspector shall:
A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
II. The inspector is not required to:
A. Inspect paint, wallpaper, window treatments or finish treatments.
B. Inspect central vacuum systems.
C. Inspect safety glazing.
D. Inspect security systems or components.
E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
G. Move drop ceiling tiles.
H. Inspect or move any household appliances..
I. Inspect or operate equipment housed in the garage except as otherwise noted.

J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. Inspect microwave ovens or test leakage from microwave ovens.
O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. Inspect elevators.
Q. Inspect remote controls.
R. Inspect appliances.
S. Inspect items not permanently installed.
T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
U. Come into contact with any pool or spa water in order to determine the system structure or components.
V. Determine the adequacy of spa jet water force or bubble effect.
W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions &Exclusions

3.1. Limitations:
I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
VIII. An inspection does not include items not permanently installed.
IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:
I. The inspectors are not required to determine:
A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance, or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of repair or replacement of any system or component.
G. Future conditions.
H. The compliance with codes or regulations.
I. The presence of evidence of rodents, animals or insects.
J. The presence of mold, mildew or fungus.
K. The presence of air-borne hazards.
L. The presence of birds.
M. The presence of other flora or fauna.
N. The air quality.
O. The existence of asbestos.
P. The existence of environmental hazards.
Q. The existence of electro-magnetic fields.
R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. Any hazardous waste conditions.
T. Any manufacturer recalls or conformance with manufacturer installation or any information

included in the consumer protection bulletin.
U. Operating costs of systems.
V. Replacement or repair cost estimates.
W. The acoustical properties of any systems.
X. Estimates of how much it will cost to run any given system.
II. The inspectors are not required to operate:
A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low voltage electrical systems such as, but not limited to:
1. Phone lines.
2. Cable lines.
3. Antennae.
4. Lights.
5. Remote controls.
D. Any system that does not turn on with the use of normal operating controls.
E. Any shut off valves or manual stop valves.
F. Any electrical disconnect or over current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.
III. The inspectors are not required to:
A. Move any personal items or other obstructions, such as, but not limited to:
1. Throw rugs.
2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets
B. Dismantle, open, or uncover any system or component.
C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
J. Offer guarantees or warranties.
K. Offer or perform any engineering services.
L. Offer or perform any trade or professional service other than home inspection.
M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
O. Determine the insurability of a property.
P. Perform or offer Phase 1 environmental audits.

Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
4.7. Component: A permanently installed or attached fixture, element or part of a system.
4.8. Condition: The visible and conspicuous state of being of an object.
4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
4.15. Enter: To go into an area to observe visible components.
4.16. Evaluate: To assess the systems, structures or components of a dwelling.
4.17. Examine: To visually look. See Inspect.
4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
4.20. Functional: Performing, or able to perform, a function.
4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
4.25. Inspector: One who performs a real estate inspection.
4.26. Installed: Attached or connected such that the installed item requires tool for removal.

4.27. Material Defect: Refer to section 1.2.
4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
4.29. Observe: To see through visually directed attention.
4.30. Operate: To cause systems to function or turn on with normal operating controls.
4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
4.38. System: An assembly of various components to function as a whole.
4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.
4.41. Verify: To confirm or substantiate.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.
A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Inspection Details

1. Attendance

Observations: Selling Agent present

2. Home Type

Observations: Condominium/Townhouse

3. Occupancy

Observations: Vacant

4. Utilities

Observations: SOME of the utilities were on at the time of inspection., Gas off to structure noted.

5. Structure Foundation Type

Observations: Common area maintained by association.

6. Additional notes

Observations: No garage noted. • No attic noted

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.
Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.
Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.
Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.
An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

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

1. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Painted finish noted.
Observations: Appeared serviceable at time of inspection. , Normal cosmetic wear, Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary., Minor drywall damage noted.

General View

Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

Minor drywall damage noted.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.
Observations: Appeared serviceable at time of inspection. , Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary., The drywall is patched in areas. The reason for the patch could not be determined.

The drywall is patched in areas. The reason for the patch could not be determined.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

Observations: None installed

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations: Appeared functional, at time of inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Ceramic tile is noted.
Observations: Appeared serviceable at time of inspection. , Normal cosmetic wear., Common cracks noted.

6. Door(s)

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

7. Door bell

Good	Fair	Poor	N/A	None
			X	

Observations:
• Present, could not test

8. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• **Sliding Patio Doors**
• The sliding patio door was functional during the inspection.

9. Screen Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Sliding door screen is functional.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

Observations:
• Single story only

11. Closets

Good	Fair	Poor	N/A	None
X	X			

Observations:
• The closet is in serviceable condition.

12. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

13. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional, at time of inspection.

14. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:
• **SMOKE DETECTORS**
• Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.
• **CARBON MONOXIDE DETECTORS**
• The installation of Carbon Monoxide detectors is not yet completed. We recommend having the seller finish installation and verify proper operation of detectors.

SMOKE DETECTORS

The installation of Carbon Monoxide detectors is not yet completed. We recommend having the seller finish installation and verify proper operation of detectors.

15. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room
Materials: Prefabricated "zero clearance" fireplace noted.
Observations:
- **Gas Log Fireplaces**
- -Pilot not lit; could not test
- Have a gas fireplace professional service/evaluate before operating.

-Pilot not lit; could not test

Other Interior Items

1. Interior Bar

Good	Fair	Poor	N/A	None
	X			

Observations:
• The bar area appears functional at the time of inspection.
• New plumbing hardware at drains noted
• The bar sink appeared functional at time of inspection
• Appeared serviceable at time of inspection.
• Recommend caulking around the perimeter.
• There is a non GFCI protected outlet next to the bar sink. Recommend installation of a GFCI protected outlet.

General View

There is a non GFCI protected outlet next to the bar sink. Recommend installation of a GFCI protected outlet.

The bar sink appeared functional at time of inspection

New plumbing hardware at drains noted

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Number of bedrooms: 3

2. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted. • Painted finish noted.
Observations:
• Appeared serviceable at time of inspection.
• Normal cosmetic wear
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

Appeared serviceable at time of inspection.

General View

General View

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: There are drywall ceilings noted.
Observations:
• Appeared serviceable at time of inspection.
• Normal cosmetic wear
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

5. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Flooring Types: Ceramic tile is noted.
Observations:
• Appeared serviceable at time of inspection.
• Normal cosmetic wear
• Common cracks noted.

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed sliding window noted.
Observations:
• Appeared functional, at time of inspection.

7. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

8. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• **Sliding Patio Doors**
• The sliding patio door was functional during the inspection.

9. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
• Sliding door screen is damaged

Sliding door screen is damaged

10. Closets

Good	Fair	Poor	N/A	None
X	X			

Observations:
• The closet is in serviceable condition.

General View

General View

11. Cabinets

Good	Fair	Poor	N/A	None
			X	

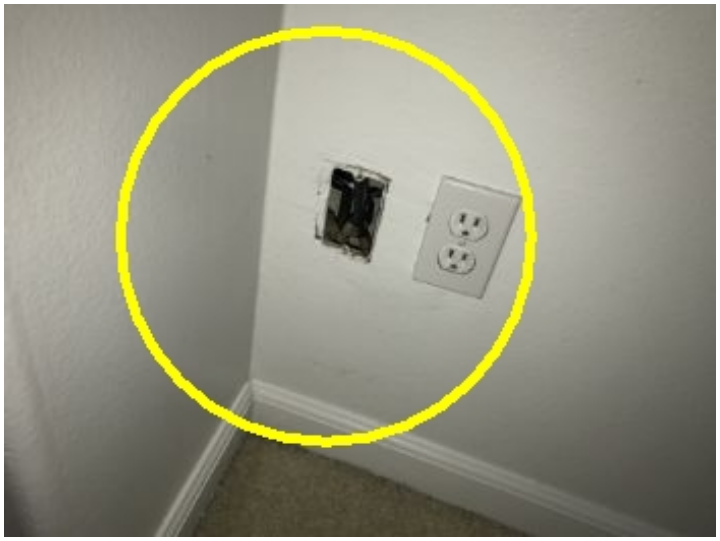
Observations:
• None installed

12. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional, at time of inspection.
• Damaged outlet observed. Suggest replacing as necessary. See photo
• Outlet cover plates missing.

Damaged outlet observed. Suggest replacing as necessary. See photo



Outlet cover plates missing.

13. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:
• Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
• Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.

Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom#1 • Hall Bathroom#1

2. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Painted finish noted.
Observations:
• Normal cosmetic wear
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

General View

General View

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.
Observations:
• Appeared serviceable at time of inspection.
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.
Observations:
• Appeared serviceable at time of inspection.
• Normal cosmetic wear
• Common cracks noted.

5. Window Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

6. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional, at time of inspection.

7. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.
• DEFERRED COST: The cabinets are original. Consider upgrade..

8. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
• Tile Square Surface tops noted.
• Appeared serviceable at time of inspection.
• There is normal wear noted for the age of the counter tops.
• Recommend caulking around the perimeter.

9. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional, at time of inspection.

10. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• None installed
• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

11. Showers

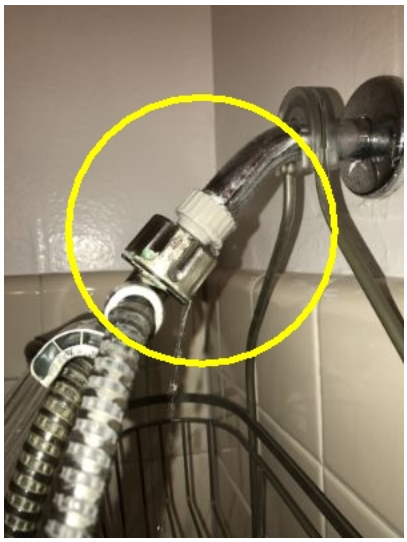
Good	Fair	Poor	N/A	None
	X			

Observations:
• **SHOWER BASE**
• Functional
• Stains observed.
• Common hairline cracks observed, no leaks observed at the time of inspection.
• **SHOWER FAUCET**
• Functional
• Shower diverter does not fully engage.
• Shower head leaks.
• Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall.

General View

General View

General View



Shower head leaks.

Shower diverter does not fully engage.

Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall.

12. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
• **MATERIALS**
• Ceramic tile noted.
• **OBSERVATIONS**
• Appeared serviceable, at time of inspection.
• Caulking needed around perimeter.

Caulking needed around perimeter.

13. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.
• Recommend caulking around the perimeter.
• ***Spa/Whirlpool tub***
• Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
• Debris was ejected from the jets during operation, recommend having circulation system professionally cleaned prior to use.

Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.

Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.

Recommend caulking around the perimeter.

14. Enclosure condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• A tempered glass enclosure is noted.
• The shower enclosure was functional at the time of the inspection.

15. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
• Old plumbing hardware at drains noted
• Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.
• Recommend monitoring this area regularly.

Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.

Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.

Recommend monitoring this area regularly.

16. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
- Appeared functional, at time of inspection.
- Normal wear
- Recommend caulking around the perimeter.

General View

General View

Appeared functional, at time of inspection.

17. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:
- 1.6 Gallon flush tank noted.
- Appeared functional, at time of inspection.
- Normal wear

Appeared functional, at time of inspection.

Appeared functional, at time of inspection.

18. Heating

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

19. Exhaust Fan

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional, at time of inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Painted finish noted.
Observations:
• Normal cosmetic wear
• Some areas not accessible due to stored personal items.
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

General View

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.
Observations:
• Normal cosmetic wear
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.
Observations:
• Appeared serviceable at time of inspection.
• Normal cosmetic wear
• Common cracks noted.

Common cracks noted.

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed sliding window noted.
Observations:
• Appeared functional, at time of inspection.

5. Patio Doors

Good	Fair	Poor	N/A	None
			X	

Observations:
• There are no patio doors present in this room.

6. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Observations:
• None

7. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.
• Most not accessible due to stored personal items.
• DEFERRED COST: The cabinets are original. Consider upgrade..

8. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
• Tile Square Surface tops noted.
• Appeared serviceable at time of inspection.
• There is normal wear noted for the age of the counter tops.
• Recommend caulking around the perimeter.
• The counter tops are noted as being chipped.

9. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional at the time of inspection.

10. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• None installed
• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

11. Cook Top and Oven Condition

Good	Fair	Poor	N/A	None
			X	

Cook Top Typ: Gas cook top noted.
Oven type: Oven: gas burners
Observations:
• Recommend confirming proper operation prior to close.
• Could not test
• DEFERRED COST: Older unit. Normally stoves/ovens last about 15-20 years.

DEFERRED COST: Older unit. Normally stoves/ovens last about 15-20 years.

12. Microwave

Good	Fair	Poor	N/A	None
			X	

Observations:
• No Built-in microwave noted

13. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Venting type: Exterior Vented • Gravity vent noted
Observations:
• Unit operated - appeared functional at time of inspection.

Unit operated - appeared functional at time of inspection.

14. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
• New plumbing hardware at drains noted
• Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of Stoppages at time of inspection.
• Stains from presumed past leaks noted.

15. Garbage Disposal

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Operated - appeared functional at time of inspection.

16. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
• Kitchen has a Ceramic sink
• Older style faucet observed.
• Operated normally, at time of inspection.
• Most not accessible due to stored personal items.
• Stains noted.
• Recommend caulking around the perimeter.

Kitchen has a Ceramic sink

17. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.
• Air gap present and functional.
• Drained properly when test at time of inspection.
• Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.
• Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
• The dishwasher appears to be an older unit, and may have reached the end of its useful life.
• Recommend review by a qualified appliance technician for repair or replacement as necessary.

Appeared functional and in satisfactory condition, at time of inspection.

Air gap present and functional.

Laundry

1. Locations

Locations: Interior area

2. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Painted finish noted.
Observations:
• Normal cosmetic wear
• Some areas not accessible due to stored personal items.
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

General View

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.
Observations:
• Normal cosmetic wear
• Stress cracks noted. The inspector can not determine cause of this condition. However, in the inspectors opinion, this is considered normal wear and does not constitute a serious concern. If buyers have any concerns, consult a licensed contractor for further recommendations if necessary.

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: n/a
Observations:
• Appeared serviceable at time of inspection.

5. Window Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• N/A

6. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Folding doors present
• Appeared functional, at time of inspection.

7. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

8. Counters

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

9. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional, at time of inspection.
• Some outlets not accessible due to furniture and or stored personal items.

10. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• None installed
• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

11. 240v Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Appeared functional, at time of inspection.
• The inspector could not access the 240 volt outlet due to stored personal items in the way.

Appeared functional, at time of inspection.

12. Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:
• Due to the washer connected at plumbing fixtures, inspector could not properly test plumbing at time of inspection. N/A

Due to the washer connected at plumbing fixtures, inspector could not properly test plumbing at time of inspection. N/A

13. Gas Valves

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

14. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:
• Could not fully inspect the dryer vent, it is obscured by a dryer.

Could not fully inspect the dryer vent, it is obscured by a dryer.

15. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

16. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Observations:
• None installed

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Accessibility: Common area maintain by home owners association.

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Common area of home owners association.
Observations:
• Common area of home owners association.

3. Roof Skylights

Good	Fair	Poor	N/A	None
			X	

4. Vent Caps

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

5. Flashing

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

6. Chimney(s)

Good	Fair	Poor	N/A	None
			X	

7. Spark Arrestor(s)

Good	Fair	Poor	N/A	None
			X	

8. Gutter

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

Heat/AC

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

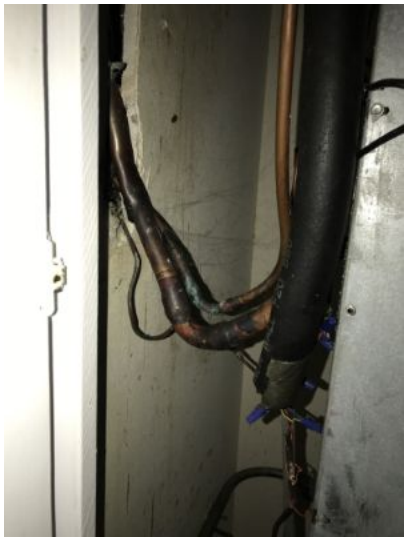
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater and A/C Condition

Good	Fair	Poor	N/A	None
	X			

Location: Hall closet
Type: Heat pump noted
Observations:
• **Heater**
• Appeared functional at the time of inspection.
• **A/C**
• Appeared functional at the time of inspection.
• Annual HVAC service contract is recommended.
• The Condominium Owners Association owns, operates and maintains the heating and/or cooling systems in this building. As such they are outside the scope of this inspection and were not inspected. We suggest a review of the system operations with the building maintenance department or a representative of the building management prior to close.

Recirculating Pump noted



General View

2. Enclosure

Good	Fair	Poor	N/A	None
X	X			

Observations:
• The Heater enclosure is functional.
• Concealed due to high efficiency furnace design.

The Heater enclosure is functional.

3. Base

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Service platform installed and appear in serviceable condition at time of inspection.

4. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:
• **VENTING MATERIALS**
• Metal double wall chimney vent pipe noted.
• **VENTING OBSERVATIONS**
• Portions of the vent pipes appeared functional.

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

6. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations:
• Location: Interior area
• Analog, non-programmable type.
• Functional at the time of inspection.
• Thermostats are not checked for calibration or timed functions.
• IMPROVE: Older type thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to $180 per year in energy costs.

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7. A/C Compressor Condition

Good	Fair	Poor	N/A	None
			X	

Location: Could not locate
Observations:
• Could not access or fully inspect due to accessibility
• Common area of home owners association.

8. Refrigerant line Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• n/a

9. Disconnect box Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• n/a

10. Air Supply

Good	Fair	Poor	N/A	None
X	X			

Observations:
• The return air supply system appears to be functional.

11. Ducting

Good	Fair	Poor	N/A	None
			X	

Observations:
• Most not accessible due to insulation

12. Registers

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared functional and serviceable at time of inspection. Note: The inspector does not test the air flow velocity and it is beyond a scope of a home inspection. If the air flow appears to be weak at the registers, have a licensed HVAC contractor to evaluate

13. Filter Condition

Good	Fair	Poor	N/A	None
	X			

Location: Inside heater cabinet.
Filter Size: Unknown
Observations:
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglas disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

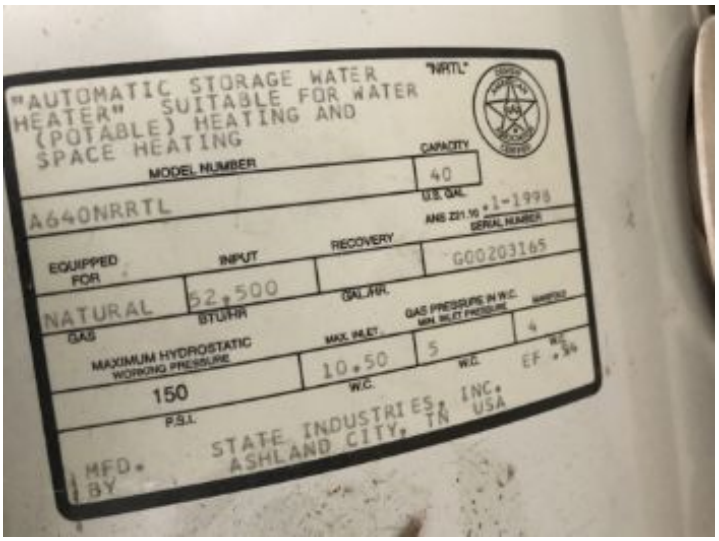
Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Water Heater Type: Natural gas
Location: Exterior area closet/cabinet.
Observations:
• Appears Functional.
• We make no warranty, guarantee or estimation as to the remaining life of this unit.
• Insulation blanket - Water heater casing was not visible due to insulation blanket. There is the possibility that problems or defects with the casing were concealed; concealed defects are not within the scope of the home inspection. Age, manufacturer's information, and any safety concerns unknown. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. Additionally, some manufacturers void their warranties when important operation and safety information is not visible. Recommend further evaluation once insulation blanket has been removed.
• -Pilot not lit; could not test
• Recommend review from Gas Utility Company for evaluations and recommendations.

General View



General View

2. Number Of Gallons

Good	Fair	Poor	N/A	None
X	X			

Observations:
• 40 gallons

3. Plumbing Condition

Good	Fair	Poor	N/A	None
	X			

Material: Copper
Shut Off Valve Type: Gate Valve noted
Observations:
• Appears Functional.
• Corrosion/rust observed. No leaking at time of inspection. Recommend a licensed plumber for further evaluations and recommendations.
• Gate valve present and appears functional at time of inspection. This type of valve has a history of failure with age. Recommend upgrading to a ball type valve if leaking occurs or if the valve seizes and it is difficult to shut off.

Gate valve present and appears functional at time of inspection. This type of valve has a history of failure with age. Recommend upgrading to a ball type valve if leaking occurs or if the valve seizes and it is difficult to shut off.

Corrosion/rust observed. No leaking at time of inspection. Recommend a licensed plumber for further evaluations and recommendations.

4. Vent Pipe Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
- Portions of the vent pipes appeared functional.
- Recommend heat tape at connections
- Could not fully inspect
- Efflorescence observed on vent pipe at joints noted.

5. Gas Hardware Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
- The gas shut off valve was observed in the off position. the inspection of this appliance could not be completed.

General View

6. Combustion Chamber Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• The combustion chamber appears to be in functional condition.
• Burner assembly manifold appears to be in serviceable condition.

7. TPRV

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Location - Side Mounted noted.
• Appears to be in satisfactory condition -- no concerns.

Location - Side Mounted noted.

8. Overflow Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Copper
Observations:
• Overflow line extends to the exterior area noted.

9. Strapping

Good	Fair	Poor	N/A	None
	X			

Observations:
• Metal/galvanized straps noted
• Secured properly

10. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:
• The water heater enclosure is functional.

11. Base

Good	Fair	Poor	N/A	None
X	X			

Observations:
• The water heater base is functional.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
			X	

Main Panel Location: Common area of home owners association.
Sub Panel Location: Bedroom area.
Observations:
• Common area of home owners association.

2. Breaker Position

Good	Fair	Poor	N/A	None
X	X			

Observations:
• All of the circuit breakers appeared in the "ON" position at time of inspection

3. Breakers Condition

Good	Fair	Poor	N/A	None
			X	

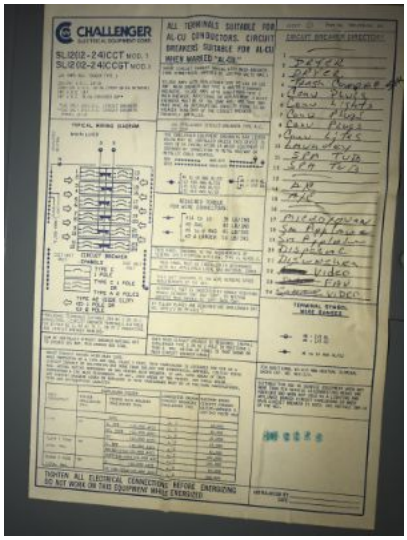
Main Amp Capacity: Unknown
Type Of Wiring: Unknown
Observations:
• Common area of home owners association.

4. Sub Panel Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Unknown
Observations:
• Appeared serviceable at time of inspection.
• All of the circuit breakers appeared functional and serviceable condition at time of inspection.
• All of the circuit breakers appeared in the "ON" position at time of inspection
• Inspector could not safely remove inner cover.
• **ARC FAULT PROTECTION**
• AFCI breakers installed and tested functional
• Test AFCI breakers periodically to ensure proper operation.

Appeared serviceable at time of inspection.



General View

AFCI breakers installed and tested functional

5. Fuses

Good	Fair	Poor	N/A	None
			X	

Observations:
• Breakers only

6. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

Main Gas Valve

1. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
			X	

Location: Common area maintained by association.
Observations:
• Common area maintained by association.

2. Gas Piping Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area maintained by association.

Exterior Areas

1. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• The home is fitted with vinyl windows.
• Appeared functional, at time of inspection.
• Highly recommend operating all windows during final walk through inspection.

General View

2. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

3. Stairs/Steps

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

4. Balcony Condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

5. Siding Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Common area of home owners association.
Observations:
• Common area of home owners association.

6. Eaves & Facia

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

7. Exterior Paint

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

8. Stucco

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of association, exterior items

9. Slab Foundation Perimeter

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area maintained by association.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Common area of home owners association.
Observations:
• Common area maintained by association.

2. Fencing/Walls and Gates Condition

Good	Fair	Poor	N/A	None
			X	

Fence materials: Common area of home owners association.
Gate materials: Common area of home owners association.
Observations:
• Common area maintained by association.

3. Exterior Outlets and Light fixtures

Good	Fair	Poor	N/A	None
	X			

Observations:
• OUTLETS:
• Appeared functional, at time of inspection.

4. GFCI Outlet

Good	Fair	Poor	N/A	None
				X

Observations:
• None installed
• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

5. Plumbing

Good	Fair	Poor	N/A	None
			X	

Materials: Common area of home owners association.
Main Cleanout location: Common area of home owners association.
Observations:
• Common area of home owners association.

6. Main Shut Off Valve condition

Good	Fair	Poor	N/A	None
			X	

Location: Common area maintained by association.
Observations:
• Common area of home owners association.

7. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:
• Normal pressure for area

8. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

9. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area of home owners association.

10. Grading

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area maintained by association.

11. Vegetation

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area maintained by association.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Slab Foundation

1. Slab Foundation Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Portions of slab foundation appears in serviceable condition.
• Concrete slab not visible in areas due to floor coverings.
• All concrete floor slabs experience some degree of cracking due to shrinkage in the drying 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.

2. Slab Foundation Perimeter

Good	Fair	Poor	N/A	None
			X	

Observations:
• Common area maintained by association.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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.