



The Chaufee Report

616 24th Place

Hermosa Beach CA 90254

Prepared Exclusively For: Mr. Chaufee

9/24/2018



Prepared by: Thomas Clark

Scheduling Office: 888-252-8746

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**CREIA CERTIFIED INSPECTOR, ICC RESIDENTIAL BUILDING & MECHANICAL
INSPECTOR**

Action Items Page

**Please read the entire inspection report!
616 24th Place Hermosa Beach CA 90254**

An inspection has been conducted on the major structural components, plumbing, heating and electrical systems for visible signs of non-performance, excessive or unusual wear and general state of repair at the time of the inspection. The inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association. (CREIA). A copy of these standards will be provided upon request, or may be downloaded from the CREIA web site at www.CREIA.org. The following report is an overview of the conditions observed on the inspection date.

In the report there may have been references to specific areas or items that were inaccessible. We do not make representations regarding the conditions that may be present but were concealed or inaccessible to view. With access and an opportunity for inspection, conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement at an additional cost.

The recommendations made in this report are not criticisms of the building. They are the opinion of the inspector of the conditions present at the time of the inspection. We do not require any system or component to be repaired prior to the close of escrow. We have been asked to prioritize the conditions noted in the report.

Items that are no longer functioning, health and safety concerns, items that were inaccessible are listed on this page. Other items that have been mentioned and are still functioning, however are in need of maintenance and or repairs are located in the body of the report. We cannot stress the importance of the client reading the entire INSPECTION REPORT.

We have made recommendations based on the conditions observed at the time of the inspection. Items that are no longer functioning. Items that have to do with health and safety issues, or items that the clients may need to be aware of regarding the property.

When we make recommendation regarding further evaluations, repairs or replacement, it is the responsibility of the client to obtain the qualified personal. Items in the report that have been recommended as being maintained and or repaired and have not been brought to the Action Items Page of the report are the responsibility of the client to read and make further informed decisions about their Real Estate purchase.

As with any building, ongoing maintenance if not addressed, can and will have the potential to become items that are in need of major attention. It is the clients responsibility to address these items to ensure the building will continue to perform as designed. We urge the client to be present at the time of the inspection. If it is not feasible it is the client(s) responsibility to contact the inspector regarding any questions about the inspection report.

Please keep in mind that condition may have been inadvertently omitted from the " Action Items", of the inspection report. It is the clients responsibility to read the entire inspection report and contact the inspection company with any questions or concerns regarding the report.

This inspection report is confidential and not to be used or relied upon by any persons other than those named in the contract without the written consent of Signature Inspections or its representative.

{SC} Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PHOTOGRAPHS OF SOME OF THE CONCERNS ARE LOCATED IN THE BODY OF THE REPORT

WATER HEATING SYSTEM:

WATER HEATER CONDITIONS:

6.7 VENT CONDITIONS:

1. [SC] The flue vent pipe is installed with a material that was not rated for this application. We recommend replacing this material with an approved product, using approved methods for safety reasons. **NOTE: The combustion air vent for the direct vented furnace is missing. Generally the vent is required to allow for venting and combustion from the exterior of the structure. They do not make these types of water heaters any longer so the missing part may not be found. When the unit is replaced we recommend a power vented unit. Other wise the vent will have to discharge two feet above the roof line on the exterior of the structure.**

MISSING COMBUSTION AIR DUCT



PLUMBING

DRAIN WASTE & VENTS:

7.11 WASTE FLOW:

2. [FE] Some properties require periodic cleaning of the drain lines due to tree root penetration. Structures that have been vacant for a long period sometimes experience blockages due to internal rusting or laundry waste water lint. We cannot determine the condition of underground pipes during our inspection. [FE] Given the age or history of the drain lines we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as necessary.

ELECTRICAL SYSTEMS

GFCI PROTECTION:

8.27 KITCHEN CONDITIONS:

3. [SC] The accessible receptacles are not GFCI protected, GFCI protected outlets should have been installed at the time the building was remodeled. This is an electrical Safety Hazard. We recommend providing GFCI protection at the required locations for safety reasons.

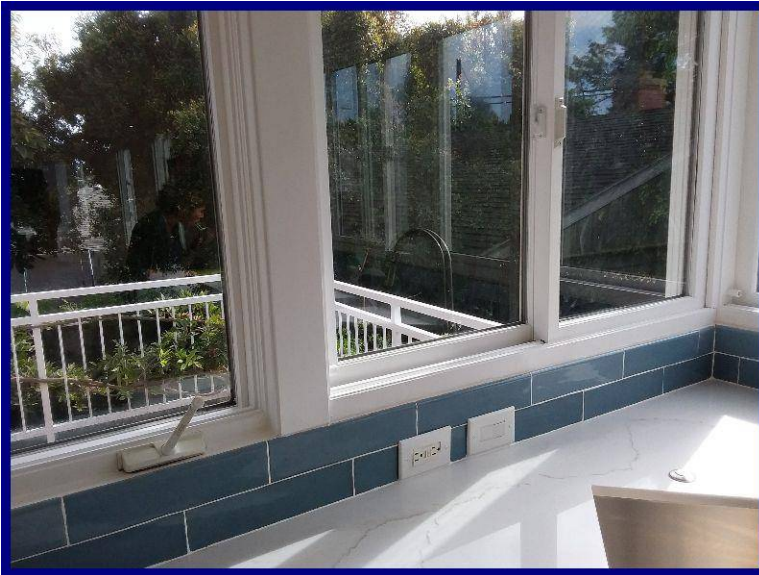


KITCHEN

KITCHEN CONDITIONS:

12.3 WINDOWS:

4. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.



BATHROOM

HALLWAY BATHROOM

13.6 WINDOWS:

5. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.

13.12 TOILETS:

6. [CR] The toilet is loose on the floor, no visible leaks were observed. We recommend correcting this condition.

MASTER BATHROOM**13.26 INT DOORS:**

7. [CR] The door knob-set is missing parts. We recommend replacing the knob or parts as needed.

**13.27 WINDOWS:**

8. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed. [SC] There are no visible safety glass markings on the glass in the window(s) within 60 inches above the walking surface of the tub or floor

**13.28 LIGHTS:**

9. [CR] One or more of the light lenses are missing. We recommend replacing all missing parts as needed.



13.31 BATH/SHOWER FAUCETS:

10. [CR] The bathtub faucet and/or spout is loose on the deck or wall. We recommend the faucet be tightened to prevent moisture from getting behind the faucet.



INTERIOR ROOMS

OVERALL BEDROOMS

14.15 UPSTAIRS FRONT BED EXT DOORS:

11. [CR] There is evidence of moisture intrusion at the base and threshold of the exterior exit door(s). We recommend locating and repairing the source and any damaged materials.

NOTE: Strip seal should be replaced.



14.16 UPSTAIRS FRONT BEDROOM WINDOWS:

12. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.



INTERIOR ROOMS:

14.17 UPSTAIRS WINDOWS:

13. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.



14.18 DINING AREA WINDOWS:

14. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.



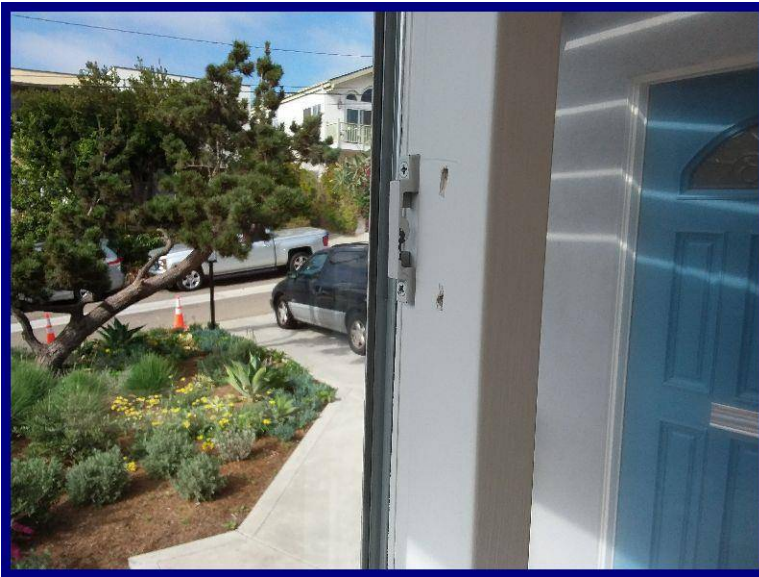
14.19 LIVING ROOM WINDOWS:

15. [CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.



14.20 LIVING ROOM WINDOW FUNCTION:

16. [CR] The window lock is missing. We recommend replacing the missing lock(s) for security reasons.



Dear Mr. David Chaufee,

Enclosed is the INSPECTION REPORT of 616 24th Place conducted for you on 9/24/2018. The report is designed to be clear and easy to understand. Please take the time to read the entire inspection report carefully. If you have any question or concerns regarding the inspection report you can reach me at 1-310-403-3224. I will be happy to answer any questions that you may have.

Sincerely,

Thomas Clark

Thomas Clark
SIGNATURE INSPECTIONS
09/25/2018

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INSPECTION INFORMATION

This report is conducted and based on the CREIA/ASHI Standards of Practice, some areas have been expanded for ease of review, a copy of the standards is available upon request, others may view or download the standards on the CREIA web site at www.creia.org.

CLIENT & SITE INFORMATION:

9/24/2018 2:00 PM

1.2 CLIENT NAME:

Mr. Chaufee David

1.3 BUYER'S AGENT:

Mrs. Liz Bird

CLIMATIC CHARACTERISTICS:

1.4 WEATHER/SOIL:

Weather conditions during the inspection: The sky was clear and the air temperature was between 60-70 degrees and the ground was dry.

BUILDING CHARACTERISTICS:

1.5 ENTRANCE:

The main entrance of the building faces north.

1.6 STRUCTURE:

The age of the building was reported to be 1952, It is a 2 story, 2,400 sq. ft., Single Family Residence.

1.7 FOUNDATION:

The type of foundation for this building is raised foundation with a crawl space.

1.8 FRAMING:

The type of construction used in the framing of this structure is a wood framed 2x6 nominal framing

UTILITY SERVICES:

1.9 ELECTRICITY:

The electricity is supplied by a municipal utility.

1.10 GAS:

Gas is supplied by a municipal utility provider.

1.11 WATER:

The water supply to the building is a municipal supply.

1.12 SEWER:

The sewer line discharges to a municipal sewer.

NOTE: Connection to the service lateral is below grade and not available to view and is not within the scope of this inspection.

1.13 UTILITIES:

All of the utilities are on

LOCATION OF EMERGENCY CONTROLS

1.14 ELECTRIC SHUT OFF

LOCATION:

The electric panel and shut off location is on the left front of the building.

1.15 WATER SHUT OFF

LOCATION

The water shut off valve is located on the left side of the building.

1.16 GAS METER AND

SHUT OFF

The gas meter and shut off valve are located on the right side of the building.

1.17 SEWER CLEANOUT

LOCATION:

The location of the main sewer cleanout for the building is located on the rear side of the building.

INSPECTION INFORMATION:

1.18 ATTENDING:

The following people were present during or at the conclusion of the inspection: buyers agent

1.19 OCCUPIED:

The building is unoccupied without interior furnishings.

1.20 INSPECTED BY:

Thomas Clark

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

INTRODUCTORY NOTES:

1.21 CLIENT INFORMATION:

Any statements made in the body of the inspection report pertaining to left, right, front or rear are referenced as if the inspector is standing at the front door looking into the building.

We recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed at the property.

We also recommend asking the sellers for any permits and inspection records with finalized signatures for any changes or additions that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

We recommend having the locks on all of the exterior doors rekeyed after taking possession of the property for security reasons.

Photographs when used, are simply a tool to convey our findings as observed, they are not intended to enhance the findings or diminish those findings not photographed.

1.22 OBSERVATIONS:

[FE] Recent studies have shown that Americans spend up to 90 percent of their time at home. Indications from a growing body of scientific evidence suggest that the air within homes and other buildings can be more polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality. Published by the Environmental Protection Agency, in conjunction with: The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at: www.epa.gov/iaq/pubs/insidest.heml#intro1. Also review of, "Healthy Indoor Air for America's Homes2" www.montana.edu/wwwcxair/.

Sections of the building have been remodeled. We recommend confirming with the owner that all necessary permits, inspections and final signatures were obtained.

1.23 ENVIRONMENTAL CONCERNS:

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, toxic mold, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

The latest "hot topic" in the home inspection industry, lawyers and experts in the field of toxicology is mold spores. Many "home inspection companies" have entered the highly lucrative business of delivering mold seminars and mold inspection test results to the home inspection client. As of this date the Center for Disease Control, The Environmental Protection Agency or any other independent authority have yet to set standards for toxicity levels. Without any specific standards to refer to, the collected information can be interpreted very differently depending on the inspector or the tester's personal opinion.

Our perspective on mold is simple, " If you see mold or smell mold, you have mold. You do not need to test for mold if you see it or smell it. Knowing the type of mold does not change the way you should respond. All MOLD should be treated the same way. It should be removed without exposing people to high levels of mold spores or fragments and the underlying cause of the moisture problem causing the mold should be fixed. Knowing the specific type of mold does not affect what

must be done to correct the moisture problem or to safely clean up the mold.

If you have any questions regarding mold or other indoor air contaminants, we recommend you contact the Center for Disease Control or The Environment Protection Agency. Buildings constructed prior to 1978 may have products that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this inspection. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

DEFINITIONS:

1.24 SAFETY CONCERNS:

[SC] Conditions observed in their present state may pose a hazard to humans, the structure or both.

1.25 FURTHER EVALUATION:

[FE] Conditions observed that warrant further evaluation by a specialist in the appropriate trade.

1.26 CORRECTIONS RECOMMENDED:

[CR] Conditions observed to be in need of maintenance, repair or replacement.

1.27 RECOMMENDED UPGRADE:

[RU] Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

1.28 ACCEPTABLE:

As defined in the Websters Dictionary; "Act of being accepted, or in a state of being accepted". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

1.29 FUNCTIONED:

As defined in the CREIA Standards of Practice; "Performing its normal, proper and characteristic action".

1.30 FAILED:

As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

1.31 SPECIALIST:

As defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems and/or components. Trade school and/or factory trained individuals in specific fields of expertise may be considered as a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

FOUNDATION/UNDER-FLOOR AREAS

Sections of the foundation and/or structural components of the building are inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time, older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system.

FOUNDATION DESCRIPTIVE INFORMATION:

2.1 TYPE:

The foundation type observed at the inspection is a raised foundation with a concrete perimeter and interior wood beams supported by concrete piers.

2.2 BOLTS/BRACING:

Anchor bolts are visible at the accessible areas of the crawl space during the inspection.

CRAWL SPACE CONDITIONS:

2.3 ACCESS:

The underbuilding area is accessed from the exterior at the right side of the building. The crawl space was generally accessible during the inspection.

2.4 CRIPPLE WALLS:

The cripple walls supporting the first floor are shear paneled to resist movement during earthquakes.

2.5 FOUNDATION:

The visible foundation areas of the structure are in acceptable condition.

2.6 FRAMING:

The visible floor framing is in acceptable condition.

2.7 SUBFLOOR:

Stains were observed in the subfloor at the time of the inspection. The stains are dry at the time of the inspection. We recommend monitoring these areas and repair or replacement as necessary.

2.8 MOISTURE:

The crawl space soil was dry during the inspection, with no visible damage observed.

2.9 VENTILATION:

The crawl space ventilation is in acceptable condition. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically

CRAWL SPACE SYSTEM CONDITIONS:

2.10 COPPER WATER PIPING:

The visible portions of the copper water supply piping were in acceptable condition at the time of the inspection

SITE & GROUNDS

The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

SITE & GROUND INFORMATION:

3.1 SITE GRADING:

Gentle slope

3.2 DRAINAGE:

Surface drainage

3.3 IRRIGATION:

NOTE: Yard sprinkler systems are outside of the scope of the inspection agreement and are not inspected.

3.4 LOW VOLT LIGHTS:

NOTE: Low voltage lighting systems are outside of the scope of the inspection agreement and are not inspected.

SITE CONDITION:

3.5 GRADING:

The grading at the foundation adequately drains excess surface water away from the structure.

3.6 DRAINAGE:

The exposed portions of the surface drainage system handle normal surface and roof runoff from the areas adjacent to the structure.

3.7 LANDSCAPING:

The vegetation and landscaping are in acceptable condition. Conditions if noted are reported on in the location of the condition. We recommend attention to the items noted.

3.8 SPRINKLERS

[FE] Inspection of the irrigation system is not within the scope of this inspection. We recommend a demonstration of the system and review of the timer controls prior to the close of escrow.

3.9 LOW VOLT LIGHTS:

[FE] Inspection of the low voltage lighting system is not within the scope of this inspection. We recommend a demonstration of the system and review of the timer controls prior to the close of escrow.

GROUNDS INFORMATION:**3.10 DRIVEWAY:**

The driveway surface materials is concrete on grade.

3.11 WALKWAYS:

The walkway surface materials is concrete and brick

3.12 STAIRS/STEPS:

The stair(s) and step surface materials is concrete and brick

3.13 PORCH:

The porch(s) surface material is concrete

3.14 PATIO:

The patio(s) surface material is wood deck

3.15 FENCING:

The exterior fencing materials are wood and masonry concrete block

GROUNDS CONDITION:**3.16 DRIVEWAY:**

The driveway is in acceptable condition.

3.17 WALKWAYS:

The walkways are in acceptable condition.

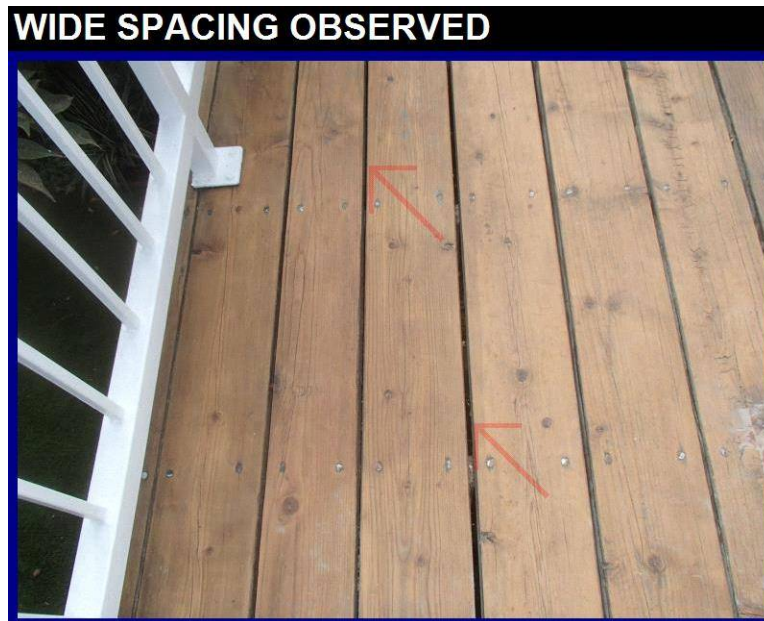
3.18 STAIRS:

[CR] The left rear concrete brick stairs/steps had settled/rotated, while still usable. We recommend correcting the condition(s) noted.

3.19 FENCING:

[CR] The concrete block fencing had common settlement or movement cracks. We recommend it be monitored and repaired if further damage develops

3.20 WOOD DECKS:



[SC] The spacing between the deck boards is installed with large gaps between the boards. This is a safety concern especially for woman with high heels. Generally industry standards dictate a gap of 1/8th of an inch between boards for the expansion and contraction of the boards as well as to vent the moisture. The current installation is a safety concern. We recommend the boards be installed with no more than an 1/8th of an inch gap for a safe walking surface.

3.21 FRAMING:

The visible floor framing is in acceptable condition.

EXTERIORS

The exterior surfaces and materials of the structure are visually observed to determine their current condition. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this inspection.

EXTERIOR INFORMATION:

4.1 SIDING TYPE:

The exterior cladding materials consisted of stucco.

4.2 TRIM TYPE:

The exterior trim materials consisted of wood

4.3 DOOR TYPE:

The exterior door materials are wood

4.4 WINDOW TYPE:

The type of windows are horizontal sliding and casement

4.5 WINDOW MATRLS:

The exterior window materials are vinyl

EXTERIOR CONDITIONS:

4.6 STUCCO SIDING:

[CR] This structure was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil. The stucco wicks water up out of the soil which causes the stucco to deteriorate from being moist for prolonged periods. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.

4.7 TRIM:

The exterior wood trim is in acceptable condition.

4.8 FASCIA/EAVES:

The fascia and eaves are in acceptable condition..

4.9 DOORS:

The doors viewed from the exterior are in acceptable condition. The exterior doors should be maintained regularly to prevent deterioration and extend their service life. Specific conditions relating to doors [where present], will be addressed in the room or area where the doors are located.

4.10 WINDOWS:

[FE] Double-paned windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining observed during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass it is not possible to determine all failures. We recommend full evaluation by a specialist in the appropriate trade.

4.11 PEST CONTROL:

Our observations regarding evidence of damaged or deteriorated wood is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

4.12 COMMENTS:

The exterior surfaces are in acceptable condition. Conditions if observed will be noted in the location of the condition. The exterior of the structure had recently been repainted. This can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend asking the sellers about any past conditions that would warrant the changes that have been made other than just prepping the home to be sold.

The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

ROOF COVERING

The visible portions of the roof and components are observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this inspection. The testing of gutters, downspouts and underground drain piping is beyond the scope of this inspection..

ROOF INFORMATION:

5.1 COVERING:

The materials used on the roofing surface is: built-up with a cap sheet surface

5.2 INSPECT METHOD:

The inspector walked on the roof and visually examined the accessible roofing components

5.3 AGE OF THE ROOF:

[FE] The age of the roof was estimated by the inspector to be between 10-13

5.4 LAYERS:

[FE] There are an undetermined number of layers of roofing material on the surface. If needed invasive testing could be performed to determine the number of layers on the roof surface. Invasive investigation is not within the scope of this inspection.

5.5 CHIMNEY/FLUE:

Materials: stucco chimney with a metal flue

5.6 BUILT UP ROOF:

Torch down single ply [CR] The visible portions of the roof surface is in an acceptable condition for its age, periodic inspection and maintenance is recommended

ROOF STRUCTURE:

5.7 CHIMNEY CONDITIONS

The visible portions of the chimney is in acceptable condition.

ROOF PENETRATIONS:

5.8 OVERALL FLASHINGS:

The visible roof flashings are in acceptable condition.

5.9 SKYLIGHTS:

The visible skylight(s) are in acceptable condition with no evidence of leakage.

5.10 OVERALL ROOF

CONDITIONS:

The roof installation is in acceptable condition

WATER HEATING SYSTEM:

WATER HEATER INFORMATION:

6.1 LOCATION:

The water heater is located in the crawl space or basement

6.2 MANUFACTURER:

The water heater was manufactured by A.O. Smith

6.3 DATE:

The unit was manufactured in 2011

6.4 CAPACITY OF THE

WATER HEATER:

The capacity of the water heater is 40 gallons

6.5 ENERGY SOURCE:

The energy source for the water heater is Natural gas

WATER HEATER CONDITIONS:

6.6 VENT SYSTEM:

The visible portions of the flue vent piping were intact and secured at the connections

6.7 VENT CONDITIONS:



[SC] The flue vent pipe is installed with a material that was not rated for this application. We recommend replacing this material with an approved product, using approved methods for safety reasons.

NOTE: The combustion air vent for the direct vented furnace is missing. Generally the vent is required to allow for venting and combustion from the exterior of the structure. They do not make these types of water heaters any longer so the missing part may not be found. When the unit is replaced we recommend a power vented unit. Other wise the vent will have to discharge two feet above the roof line on the exterior of the structure.

6.8 T&P VALVE:

A temperature and pressure relief valve and discharge pipe are installed and terminates to an approved location.

6.9 TANK:

[CR] Corrosion was observed on the outer jacket of the water heater from prior or present leakage. We recommend further evaluation and corrections by a specialist in the appropriate trade or budgeting for a replacement water heater.

6.10 SEISMIC :

The water heater is double strapped and blocked or stabilized to resist lateral movement.

6.11 COMBUSTION AIR:

Combustion air supply was observed for the water heater

6.12 ENERGY SUPPLY:

The gas valve and flexible gas connector are in adequate condition.

6.13 CONTROLS:

The control knob is set in the "normal range" and the water at the faucets is warm/hot.

6.14 COMMENTS:

[CR] The water heater is functioning, but nearing or extending beyond the end of its expected service life. We recommend budgeting for replacement unit in the near future.

PLUMBING

The visible portions of the main water line, shutoff valve, water supply & drain lines, gas meter and piping are visually observed to determine their current condition during the inspection. Piping or components concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation and current condition. Leakage or corrosion in underground or concealed piping cannot be detected by a visual observation inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. As we are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. Under ground drain lines should be evaluated by camera to determine the condition of the drain line piping. This type of service is not within the scope of a standard home inspection.

PLUMBING INFORMATION:

7.1 MAIN WATER LINE:

The visible main water supply piping material is copper piping where visible

7.2 WATER PRESSURE:

50-60 PSI, during the inspection. The acceptable range is between 15 - 80 PSI.

7.3 WATER SUPPLY**PIPING:**

The water supply piping material is: copper piping where visible

7.4 WASTE LINES:

The waste line materials consisted of: ABS black plastic piping where visible

WATER SUPPLY:

7.5 WATER SHUTOFF:

The supply shutoff is installed, but we do not operate these devices.

7.6 WATER PRESSURE:

The water pressure measured at an exterior hose faucet was within the acceptable range.

7.7 COPPER WATER**PIPING:**

The visible areas of water supply piping are in acceptable condition

7.8 WATER FLOW:

There is a functional flow of water supply at the highest and farthest fixture from the building main when other fixtures were operated simultaneously.

7.9 HOSE BIBBS

The accessible hose bibbs were operated and are in acceptable condition.

DRAIN WASTE & VENTS:

7.10 WASTE LINES:

The visible drain lines are functioning with the exceptions noted. We recommend correcting the condition(s) noted using approved methods.

7.11 WASTE FLOW:

[FE] Some properties require periodic cleaning of the drain lines due to tree root penetration. Structures that have been vacant for a long period sometimes experience blockages due to internal rusting or laundry waste water lint. We cannot determine the condition of underground pipes during our inspection. [FE] Given the age or history of the drain lines we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as necessary.

7.12 VENT PIPING

The visible sections of the vent pipes are in acceptable condition.

The gas meter is inspected visually for any signs of unusual or excessive wear. The shut off valve is a brass valve when in line with the piping is in the on position. When perpendicular to the gas piping the gas is in the off position. Brass valves should never be operated with a wrench that contain teeth on the face of the wrench as the soft metal can be damaged by the teeth and will not function in an emergency. We recommend installation of a gas shut off wrench tied to the gas piping in the meter location to ensure the wrench is always accessible to shut off in an emergency. In specific areas where seismic shut off valves are required, we recommend installation of such a valve in accordance with local jurisdictions. Gas piping is inspected visually for any signs of visible defects. Performance of a leak detection is not within the scope of this inspection.

GAS SYSTEM:

7.13 GAS SHUTOFF:

[RU] The supply shutoff is in acceptable condition, but we do not operate these devices. There is no meter wrench attached to the meter. We recommend providing a wrench and/or installing a seismic automatic shut off valve for emergency needs.

7.14 GAS PIPING:

The visible portions of the gas piping appeared to be in acceptable condition.

OVERALL PLUMBING CONDITIONS:

7.15 COMMENTS:

The plumbing system is in acceptable condition.

ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from the report. Lights and accessible receptacles are checked for basic operation. Light fixtures that have missing or dead bulbs are considered non-functioning. The location and operation of GFCI circuit protection devices will be identified when present. The operation of time clock motors is not verified. Smoke detectors should be installed per the prevailing building standards and tested regularly. All electrical repairs, corrections, installations or periodic inspection and maintenance of systems or aluminum wiring should be performed by a licensed and qualified specialist in the electrical trade.

ELECTRICAL SERVICE INFORMATION:

8.1 SERVICE TYPE:

Overhead Service.

8.2 SERVICE RATING:

120/240 volt, three wire single phase system, rated at 100 Amperes

8.3 SERVICE WIRING:

Material observed: copper where visible in the panel

8.4 BRANCH WIRING:

Material observed: copper where visible in the panel Wire system type(s): non-metallic sheathed cable and conduit

8.5 DISCNNT TYPE:

Circuit breakers

8.6 GROUNDING:

Water piping

ELECTRICAL SERVICE CONDITIONS:

8.7 SERVICE WIRING:

The overhead service wires and weatherhead are in acceptable condition.

8.8 GROUNDING:

The visible ground connections are in acceptable condition.

8.9 MAIN PANEL:

[CR] Some of the attachment screws are missing at the front cover of the main electrical panel. We recommend they be replaced with the appropriate blunt end screws.

8.10 WORKMANSHIP:

The wiring within the panel is in acceptable condition.

8.11 BREAKERS/WIRE:

The breakers and wires are adequately matched where visible within the panel

8.12 COMMENTS:

The main electrical panel is in acceptable condition.

BRANCH CIRCUIT WIRING:**8.13 CONCERNS:**

The branch circuit wiring is in acceptable condition. Isolated conditions are stated in the location of condition

HOUSEHOLD COMPONENT CONDITIONS:**8.14 DOOR BELL:**

The door bell was in acceptable condition.

8.15 RECEPTACLES:

Acceptable conditions, deficiencies are identified in the location of the condition.

NOTE: We recommend upgrading all outlets to tamper resistant receptacles when upgrades are performed.

8.16 SWITCHES:

The switches are in acceptable condition.

NOTE: Upgrading to energy saving sensor switches at all bathroom locations is recommended when upgrades are performed.

8.17 FIXTURES:

The lighting fixtures are in acceptable condition. Conditions if observed are located in the location of the condition.

8.18 GFCI DEVICES:

GFCI protection is installed at all currently required locations. They are tested for function during the inspection. Conditions if noted will be stated in the location of the condition.

8.19 SMOKE DETCTRS:

Smoke detectors were observed in all currently required locations. We recommend testing the battery back up systems prior to the close escrow.

**8.20 PHONE AND CABLE
INTERFACE:**

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with the seller and/or a specialist regarding the operation and maintenance of this system.

8.21 CENTRAL VACUUM:

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with the seller and/or a specialist regarding the operation and maintenance of this system.

8.22 COMMENTS:

The electrical system is in acceptable condition. Conditions if observed are in the location of the condition.

LIGHTS:**8.23 GARAGE CARPORT
CONDITIONS:**

The lights are in acceptable condition

**8.24 LAUNDRY ROOM
CONDITIONS:**

The lights are in acceptable condition

8.25 KITCHEN CONDITIONS:

The lights are in acceptable condition

GFCI PROTECTION:**8.26 GARAGE CARPORT
CONDITIONS:**

The accessible receptacles are in acceptable condition and are GFCI protected.

8.27 KITCHEN CONDITIONS:

[SC] The accessible receptacles are not GFCI protected, GFCI protected outlets should have been installed at the time the building was remodeled. This is an electrical Safety Hazard. We recommend providing GFCI protection at the required locations for safety reasons.

8.28 HALLWAY BATHROOM

The accessible receptacles are in acceptable condition and are GFCI protected.

8.29 UPSTAIRS HALLWAY BATHROOM

The accessible receptacles are in acceptable condition and are GFCI protected.

8.30 MASTER BATHROOM

The accessible receptacles are in acceptable condition and are GFCI protected.

SMOKE DETECTORS:**8.31 OVERALL INTERIOR**

Smoke detectors were observed in the structure at all currently required locations. We recommend testing the smoke detector batteries after occupancy to ensure they are working properly.

CARBON MONOXIDE DETECTORS:**8.32 OVERALL INTERIOR**

Carbon monoxide detectors were observed in all currently required locations at the time of the inspection. These units are not tested for function, we recommend replacement of the batteries upon occupancy of the structure. Monitoring the batteries is recommended to ensure safe operation of the units as needed.

HEATING SYSTEM**HEATING SYSTEM INFORMATION:****9.1 LOCATION:**

This unit is located in an interior closet

9.2 MANUFACTURER:

The heating system was manufactured by Rheem

9.3 MANUFCTR DATE:

The unit based on the rating plate from the manufacturer was manufactured in 2006

9.4 TYPE & FUEL:

Forced air natural gas fired system

9.5 APPROX. BTU'S:

70-80,000 btu's

9.6 FILTER TYPE:

Disposable

FORCED AIR CONDITION:**9.7 SUPPLY PLENUM:**

The supply air plenum is in acceptable condition.

9.8 HEATING UNIT:

[CR] The furnace is located in a closet over the return air vent and the door to the closet did not close tight. This condition can have adverse effects on the exhaust venting system and products of combustion can be drawn into the conditioned air. We recommend the door be sufficiently closed, latched and sealed when the furnace is operating.

9.9 BURNERS:

The burner flame is in acceptable condition

9.10 HEAT EXCHANGR:

The heat exchanger was not visible or accessible to inspect.

9.11 BLOWER:

The blower and filter are in acceptable condition. We recommend periodic maintenance.

9.12 FURNACE FILTER:

The air filtering system functioned during the inspection. We suggest following the manufacturers instructions regarding periodic cleaning and servicing.

NOTE: Changing of the filter on a monthly basis is recommended. High efficiency filter are recommended if the filter is not to be changed on a monthly basis. This will allow the unit to function more efficiently.

9.13 RETURN PLENUM:

The return air ducting is in acceptable condition

9.14 THERMOSTAT:

The thermostat was operated and the system responded to the user controls.

9.15 COMMENTS:

The heating system is in acceptable condition.

COMBUSTION AIR/ VENTS:**9.16 VENTING SYSTEM:**

The visible portions of the flue vent piping were intact and secured at the connections

9.17 COMBUSTION AIR:

The combustion air supply for the furnace is adequate.

GAS VALVE/ SUPPLIES:**9.18 ENERGY SUPPLY:**

The gas valve and flexible gas connector are in acceptable condition.

9.19 ELECTRICAL CONNECTIONS:

The electrical connection(s) for the furnace are in acceptable condition.

HEATING DUCTS:**9.20 TYPE:**

Plastic covered and insulated flexible ducting

9.21 CONDITION:

The ducts are not visible to inspect or identify due to their locations, in the walls or ceilings. Air flow was observed at the individual registers.

GARAGE - CARPORT

The visible portions of the walls, ceilings, floors, cabinets and counters are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

OVERALL GARAGE/CARPORT INFORMATION:**10.1 TYPE & LOCATN:**

The type of garage for this structure is a attached two car

10.2 CAR DOOR(S):

Door types: :Vinyl sectional(s)

10.3 SERVICE WIRING:

The same as the structure

10.4 INTERIOR WALLS:

Materials: sheetrock

10.5 INTERIOR FLOOR:

Materials: concrete

GARAGE CARPORT CONDITIONS:**10.6 FRAMING:**

The garage framing where visible is in acceptable condition.

10.7 PASSAGE DOOR:

The door between the garage and living space is of fire resistive construction with an automatic self closer.

10.8 DOOR OPENERS:

The automatic door opener(s) are operational and the automatic reversing system(s) functioned when meeting resistance.

10.9 CAR DOOR(S):

The garage door was operated and functioned as designed.

10.10 INTERIOR FLOOR:

The visible portions of the concrete floor are in acceptable condition with common cracking present.

10.11 INTERIOR WALLS:

The visible portions of the walls and ceiling are in acceptable condition

LAUNDRY ROOM

Washing Machine and Dryer connections are inspected for installation only at the time of the inspection. We do not run washing machine and dryers at the time of the inspection. These typically are not transferred with the sale of the property. We strongly recommend that the water hoses be replaced with new water supply connections prior to installation of these appliances. Gas valves and supply lines should also be upgraded when moving to a new location. Dryer vents should be thoroughly cleaned to ensure safe operation of the dryer vent ductwork. We cannot estimate the life expectancy of any water supply line or gas supply line that may be installed at the time of the inspection. If the client and or occupant is to leave the premises for an extended period of time, it is strongly recommend the water supply to the washer be turned off until returning to the structure.

LAUNDRY ROOM CONDITIONS:**11.1 LOCATION:**

The Laundry room is located in an interior laundry room

11.2 FLOOR CONDITIONS:

The visible flooring is in adequate condition.

WASHER & DRYER CONDITIONS:**11.3 WASHER SERVICE:**

The laundry faucets are in acceptable condition. No visible leaks were observed and a machine is connected during the inspection.

11.4 DRYER SERVICE:

The dryer hookup is a gas unit only.

11.5 DRYER VENTING:

Dryer venting is provided and terminated at the exterior with a hood and damper.

KITCHEN

KITCHEN CONDITIONS:**12.1 TYPES OF FLOORING**

The primary floor covering(s) in this area is wood over a wooden subfloor

12.2 FLOOR CONDITIONS:

The visible flooring is in adequate condition.

12.3 WINDOWS:



[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.

12.4 CABINETS:

no evidence of leaks or moisture in the cabinet during the inspection.

12.5 COUNTERS:

[FE] The visible countertop is in adequate condition. The rigid joint at the counter to wall connection should be monitored and if needed repaired if cracks develop to prevent moisture from entering into the cabinet below.

BATHROOM

OVERALL BATHROOMS:

13.1 WALLS/CEILINGS

The visible portions of the walls and ceilings in all of the bathrooms are in acceptable condition. Exceptions if noted will be located in the location of the condition.

13.2 OVERALL FIXTURES:

The faucet(s), sink(s) and piping are in acceptable condition in all of the bathrooms. Conditions if noted will be located in the location of the condition.

NOTE: During the course of the inspection we stop up the drains on sinks that are equipped with drain stops. If a leak was detected at the time of the inspection and the repairman can not locate the leak. We recommend having the repairman fill the sink then drain it. Leaks will sometimes not be observed until a load is placed on the drain line.

13.3 TUB/SHOWER

SURFACES:

[CR] Maintenance of the joints in and around bathtub and shower enclosures is important, particularly at the joints of wall and floor intersections. Floor and wall connections as well as penetration's in the wall surfaces at plumbing fixtures and window openings are susceptible to moisture intrusion. Failure to maintain a water tight seal at these locations will eventually result in water penetration and moisture related damage at these locations. We recommend routine maintenance at these locations. [FE] Shower pans are not tested during the course of this home inspection. Typically this is performed by the pest control operator during the course of his branch one inspection. We recommend review of the report for information on the pan. If the shower is located on the second floor or on a slab on grade foundation. The shower pan is inaccessible and not visible to inspect.

13.4 OVERALL

VENTILATION:

Ventilation in the bathroom(s) is in acceptable condition. Conditions if noted will be located in the location of the condition.

HALLWAY BATHROOM

13.5 WALLS/CEILING

The interior walls and ceiling were in acceptable condition, conditions if noted are reported on at the location of the condition.

13.6 WINDOWS:

[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.

13.7 CABINETS:

No evidence of leaks or moisture in the cabinet during the inspection. If conditions are observed they are reported on in the location of the condition.

13.8 COUNTERTOPS:

[FE] The visible countertop is in adequate condition. The rigid joint at the counter to wall connection should be monitored and if needed repaired if cracks develop to prevent moisture from entering into the cabinet below.

13.9 LIGHTS:

The lights are in acceptable condition

13.10 VENTILATION:

The ventilation is provided by a vent fan or the window, both are functional.

13.11 SINK/PLUMBING:

The water supply and drain pipes are in acceptable condition. Conditions if noted will be reported on in the location of the condition.

13.12 TOILETS:

[CR] The toilet is loose on the floor, no visible leaks were observed. We recommend correcting this condition.

13.13 BATHTUB:

The tub(s) and faucet(s) are in acceptable condition. Conditions if observed are reported on in the location of the condition.

13.14 BATH/SHOWER**FAUCETS:**

The bathtub/shower faucets functioned at the time of the inspection. Conditions if observed are reported on in the location of the condition.

13.15 TUB/SHOWER**WALLS:**

The shower(s) and faucet(s) are in acceptable condition with no leakage observed

13.16 SHOWER**ENCLOSURE:**

[RU] There is no shower curtain or glass doors present. We recommend installing one or the other to control water.

UPSTAIRS HALLWAY BATHROOM**13.17 WALLS/CEILING**

The interior walls and ceiling were in acceptable condition, conditions if noted are reported on at the location of the condition.

13.18 CABINETS:

No evidence of leaks or moisture in the cabinet during the inspection. If conditions are observed they are reported on in the location of the condition.

13.19 LIGHTS:

The lights are in acceptable condition

13.20 VENTILATION:

The ventilation is provided by a vent fan or the window, both are functional.

13.21 SINK/PLUMBING:

The water supply and drain pipes are in acceptable condition. Conditions if noted will be reported on in the location of the condition.

13.22 TOILETS:

The toilet is readily identifiable as a 1.6 gallon per flush [gpf] or low flush type.

13.23 BATHTUB:

The tub(s) and faucet(s) are in acceptable condition. Conditions if observed are reported on in the location of the condition.

13.24 TUB/SHOWER**WALLS:**

The shower(s) and faucet(s) are in acceptable condition with no leakage observed

13.25 SHOWER**ENCLOSURE:**

[RU] There is no shower curtain or glass doors present. We recommend installing one or the other to control water.

MASTER BATHROOM

13.26 INT DOORS:



[CR] The door knob-set is missing parts. We recommend replacing the knob or parts as needed.

13.27 WINDOWS:



[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed. [SC] There are no visible safety glass markings on the glass in the window(s) within 60 inches above the walking surface of the tub or floor

13.28 LIGHTS:



[CR] One or more of the light lenses are missing. We recommend replacing all missing parts as needed.

13.29 VENTILATION:

The ventilation is provided by a vent fan or the window, both are functional.

13.30 TOILETS:

The toilet is readily identifiable as a 1.6 gallon per flush [gpf] or low flush type.

**13.31 BATH/SHOWER
FAUCETS:**



[CR] The bathtub faucet and/or spout is loose on the deck or wall. We recommend the faucet be tightened to prevent moisture from getting behind the faucet.

INTERIOR ROOMS

OVERALL INTERIOR

**14.1 NUMBER OF
BEDROOMS:**

The number of bedrooms in this building and accounted for in this inspection report is four

**14.2 NUMBER OF
BATHROOMS:**

The number of bathrooms either full or partial, (counted by number of rooms, not by how many fixtures are in the room) is three

14.3 OVERALL INTERIOR

DOORS:

The door(s) are in acceptable condition and there are visible safety glass markings on the glass.

14.4 OVERALL WINDOWS:

We opened and tested a representative number of windows at the time of the inspection. In occupied structures, windows that are inaccessible during the course of the inspection due to stored personal items, coverings and or security locks are not tested. The client is advised to verify the function of all windows at prior to the close of escrow.

14.5 WINDOW GLAZING:

Safety glazing was observed at all currently required locations.

14.6 OVERALL FLOORING

The visible floor surfaces are in acceptable condition at the time of the inspection. Conditions if noted are observed in the location of the condition.

14.7 WALL/CEILINGS

The visible portions of the walls and ceiling are in acceptable condition **NOTE: The interior has recently been painted. Conditions may appear that were not visible at the time of the inspection.**

14.8 HANDRAILS:

The stairway handrail(s) are securely attached and in acceptable condition

14.9 GUARDRAILS:

The guard rails are in acceptable condition

14.10 STAIRWELLS:

The stairs were used several times and are in acceptable condition

14.11 GENERAL COMMENTS:

In addition to any specific rooms identified, we inspected all habitable rooms. These include the living room, dining room, family room, den, bedrooms, utility rooms etc. In addition to the kitchens, bathrooms, laundry and garage. The interior surfaces, hardware, doors and windows are in acceptable conditions with exceptions noted. We recommend attention to the items noted

OVERALL BEDROOMS

14.12 WALLS/CEILING

The visible portions of the walls and ceiling are in acceptable condition. Conditions if noted are located in the location of the condition.

14.13 FLOOR CONDITIONS:

The visible portions of the floor covering(s) are in acceptable condition, conditions if noted are located in the location of the condition.

14.14 EGRESS

Egress windows are any type of openable window that, due to its location and the size of its operable sash, is large enough to provide an alternate exit from the building in an emergency. The local jurisdiction and building standards establish which locations, sleeping rooms typically are required to have egress window with minimum dimensions for their openings.

14.15 UPSTAIRS FRONT BED EXT DOORS:



[CR] There is evidence of moisture intrusion at the base and threshold of the exterior exit door(s). We recommend locating and repairing the source and any damaged materials.

*14.16 UPSTAIRS FRONT
BEDROOM WINDOWS:*



[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.

INTERIOR ROOMS:

14.17 UPSTAIRS WINDOWS:



[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.



**14.18 DINING AREA
WINDOWS:**



[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.

*14.19 LIVING ROOM
WINDOWS:*



[CR] Moisture and/or stains were observed between the glass panes of the double-paned window(s), this condition usually indicates a defective seal. We recommend having all of the thermal windows and doors evaluated by a glazing specialist and replaced as needed.

*14.20 LIVING ROOM
WINDOW FUNCTION:*



[CR] The window lock is missing. We recommend replacing the missing lock(s) for security reasons.

ATTIC & ROOF FRAMING

The visible portions of the attic areas and roof framing are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation and current condition. Thermostatically operated attic vent fans are excluded from the inspection.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION:

15.1 ATTIC ACCESS:

There is no attic access provided in this structure or unit.

ATTIC CONDITION:

15.2 ACCESS:

Due to the roof design there is no accessible attic spaces.

15.3 PESTS:

The inspector's observation regarding pests is not a substitute for a licensed pest control inspection. We report current visible conditions only and do not perform invasive testing for pests. We do not offer an opinion regarding the cause or remediation of pests and refer the client to the current pest inspection report.