

RCL HOME INSPECTIONS
2001 12th St.
Oroville, CA 95965
Rob Latka
530-520-9739



Home Inspection Report



3313 Freshwater Crk

Prepared For: Sandy Blair

RCL HOME INSPECTIONS

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Sandy Blair
3313 Freshwater Crk

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Main Roof Surface Material: Asphalt shingle - Ridge caps are worn loose granules



Lots and Grounds

2. Patio: Concrete, Wood - Loose fasteners



Exterior

3. 1st Floor Exterior Surface Type: Hardy siding , decorative rock - Recommend sealing gaps in siding at joints



4. Trim: Hardy board , Wood - Paint peeling



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Marginal Summary (Continued)

Garage/Carport

5. Attached Garage Service Doors: Wood - **Damage to weatherstripping**



Bathroom

6. 1st floor main Bathroom Faucets/Traps: Moen fixtures with a PVC trap - **Shower diverter not functioning properly, all water is not flowing to showerhead**



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Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 3313 Freshwater Crk
City Chico State Ca Zip 95973
Contact Name Natalie Korber
Phone 530-227-9725
Email nataliekorbersells@gmail.com

Client Information

Client Name Sandy Blair
Client Address
City State Zip
Phone 209-404-6256
Email Sjbair50@yahoo.com

Inspection Company

Inspector Name Rob Latka
Company Name RCL HOME INSPECTIONS
Address 2001 12st
City Oroville, State CA Zip 95965
Phone (530)520-9739
Email rclhomeinsp@yahoo.com
Amount Received 425

Conditions

Others Present Seller, Seller's Agent Property Occupied Occupied
Estimated Age 8yrs Entrance Faces Northeast
Inspection Date 2026-10-20
Start Time 1:05pm End Time 3pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70F
Weather Partly cloudy Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached

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General Information (Continued)

Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection

Disclaimers

About your inspection - Read all of the information we provide

Limited inspection: It is impossible to inspect every square inch of every area in a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does not reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. RCL Home Inspections LLC, inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the Real Estate Transfer Disclosure Form. We recommend that you read the disclaimers page in complete detail to understand the limitations of a Home Inspection.

An attorney and/or real estate broker should be consulted on additional items not included in this report.

Mold spores, asbestos, formaldehyde, radon, lead paint, Chinese drywall, poria and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It's recommended the client have the property tested by a certified expert in these areas, in all cases.

Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout the structure. It is recommended that a licensed electrician further evaluate houses build in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.* Houses structures build prior to 1978 can contain asbestos materials. It is recommended that a licensed asbestos contractor/inspector further evaluate houses/structures build in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure. *

Houses/structures build prior to 1982 can contain lead paint. It is recommended that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.*

*RCL Home Inspections, LLC, will not engage in any claims regarding aluminum wiring, asbestos or lead painting.

Photo documentation: Your report also included digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy.

Please carefully review your entire inspection report. Call your inspector 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 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 areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the current structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is not a requirement that a home being sold be brought up to today's building code standards.

We advise you to check all building permits for areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any and all concerns and defects noted in the report.

Lateral Sewer Line Camera Inspection: Underground drains cannot be viewed by the Inspector and can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies.

Every home or structure is different, therefore may be inspected in various formats. Inspections can take anywhere from 1 to 4 hours

Disclaimers (Continued)

depending on the size of the structure or age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors, however experience and inspector's personal preferences may differ between inspectors. This is the same for report writing. While inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. the inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. if a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of inspection, then the inspector cannot be liable for notifying you of the defect. For example: The inspector evaluates the exterior of the home first and finds no defects, but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior, the inspector will not back track and re-inspect the exterior and will likely not see this or note the defect. During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is not set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixture as long as is needed to determine if both the hot water and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted. A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture. Note that this report is a snapshot in time and not a prediction of future conditions. 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. Conditions change at any time during escrow time periods.

This report is non-transferable to another party. NO EXCEPTIONS.
THANK YOU FOR CHOOSING RCL HOME INSPECTIONS, LLC.

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Home Inspection Agreement

THIS AGREEMENT made by and between RCL HOME INSPECTIONS LLC (hereinafter INSPECTOR) and the undersigned (CLIENT), collectively referred to herein as the parties. The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) posted at <https://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR'S inspection of the property and the report

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Home Inspection Agreement (Continued)

are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

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Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection; therefore, our review is NOT a guarantee against roof leaks or a certification. If such a review is desired, client should contact a qualified licensed roofing contractor prior to closing.

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Main Roof Surface

1. Method of Inspection: On roof



2. Marginal Material: Asphalt shingle - Ridge caps are worn loose granules



3. Type: Gable

- | | |
|----------------|--|
| 4. Acceptable | Flashing: Metal |
| 5. Acceptable | Valleys: Asphalt shingle |
| 6. Not Present | Skylights: |
| 7. Acceptable | Plumbing Vents: ABS |
| 8. Acceptable | Electrical Mast: Underground utilities |
| 9. Acceptable | Gutters: Metal |
| 10. Acceptable | Downspouts: Metal |
| 11. Acceptable | Leader/Extension: Present |

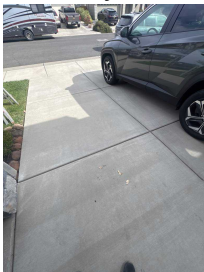
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Lots and Grounds

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1. Acceptable Driveway: Concrete



2. Acceptable Walks: Concrete



3. Not Present Steps/Stoops:
4. Acceptable Porch: Concrete



5. Marginal Patio: Concrete, Wood - **Loose fasteners**



6. Not Present Deck:
7. Not Present Balcony:
8. Acceptable Grading: Flat, Minor slope

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Lots and Grounds (Continued)

- 9. Not Present Swale:
- 10. Acceptable Vegetation: Trees, Shrubs
- 11. Acceptable Window Wells: Drain present
- 12. Not Present Retaining Walls:
- 13. Not Present Basement Stairwell:
- 14. Acceptable Exterior Surface Drain: Surface drain
- 15. Not Inspected Fences:
- 16. Not Inspected Lawn Sprinklers:

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

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- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Side of home



- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS
- 5. Acceptable Vent Pipes: ABS
- 6. Acceptable Gas Service Lines: Cast iron

Garage Water Heater

- 7. Acceptable Water Heater Operation: Functional at time of inspection

Plumbing (Continued)

Water Heater Operation: (continued)



8. Manufacturer: Rinnai

9. Type: Instantaneous Capacity: N/A

10. Acceptable Flue Pipe: PVC

11. Acceptable TPRV and Drain Tube: PVC

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. This inspection is NOT a 'Code Compliance' or 'Manufacturer's Specifications' inspection.

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1st Floor Exterior Surface

1. Marginal Type: Hardy siding , decorative rock - **Recommend sealing gaps in siding at joints**



2. Marginal Trim: Hardy board , Wood - **Paint peeling**



3. Acceptable Fascia: Wood

Exterior (Continued)

- 4. Acceptable Soffits: Plywood
- 5. Acceptable Door Bell: Hard wired
- 6. Acceptable Entry Doors: Metal
- 7. Acceptable Patio Door: Metal/glass
- 8. Acceptable Windows: Vinyl casement
- 9. Acceptable Window Screens: Vinyl mesh
- 10. Not Present Basement Windows:
- 11. Acceptable Exterior Lighting: Surface mount
- 12. Acceptable Exterior Electric Outlets: 110 VAC
- 13. Acceptable Gas Meter: Exterior surface mount at side of home
- 14. Acceptable Main Gas Valve: Located at gas meter

Electrical

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- 1. Service Size Amps: 200 Volts: 110 VAC, 220 VAC
- 2. Acceptable Service: Copper and aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Acceptable Conductor Type: Non-metallic sheathed cable
- 6. Not Inspected Ground:
- 7. Acceptable Smoke Detectors: Present
- 8. Acceptable Carbon Monoxide Detectors: Present



Side of home Electric Panel

- 9. Maximum Capacity: 200 Amps

Electrical (Continued)

10. Acceptable Main Breaker Size: 200 Amps



11. Acceptable Breakers: Copper

12. Not Present Fuses:

13. Acceptable AFCI: 110 volt

14. Acceptable GFCI: Present

Air Conditioning

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Main AC System

1. Acceptable A/C System Operation: Appears serviceable - Recommend unit be serviced by licensed professional



2. Acceptable Exterior Unit: Pad mounted

3. Manufacturer: Carrier

4. Type: Central A/C Capacity: N/A

5. Acceptable Electrical Disconnect: Present

6. Acceptable Blower Fan/Filters: Direct drive with disposable filter

7. Acceptable Thermostats: Programmable

Garage/Carport

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Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Acceptable Garage Doors: Insulated aluminum
- 3. Acceptable Door Operation: Mechanized
- 4. Marginal Service Doors: Wood - **Damage to weatherstripping**



- 5. Acceptable Ceiling: Sheet rock
- 6. Acceptable Walls: Sheet rock
- 7. Acceptable Floor/Foundation: Poured slab



- 8. Acceptable Electrical: 110 VAC, 110 VAC GFCI
- 9. Not Present Smoke Detector:
- 10. Not Present Heating:
- 11. Not Present Windows:

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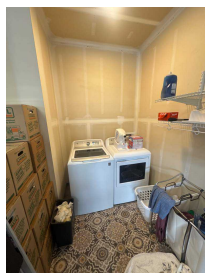
Laundry Room/Area

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Garage Laundry Room/Area

1. Acceptable Ceiling: Sheet rock
2. Acceptable Walls: Sheet rock
3. Acceptable Floor: Poured



4. Not Present Doors:
5. Not Present Windows:
6. Acceptable Electrical: 110 VAC
7. Not Present Smoke Detector:
8. Not Present Laundry Tub:
9. Not Present Laundry Tub Drain:
10. Acceptable Washer Hose Bib: Ball valves
11. Acceptable Washer and Dryer Electrical: 110 VAC, 220 VAC
12. Acceptable Dryer Vent: Rigid metal
13. Acceptable Dryer Gas Line: Cast iron
14. Acceptable Washer Drain: Wall mounted drain

Living Space

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Living Room Living Space

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint

Living Space (Continued)

3. Acceptable Floor: Vinyl floor covering



4. Acceptable Windows: Vinyl casement

5. Acceptable Electrical: 110 VAC

6. Acceptable Smoke Detector: Present

7. Not Present Carbon Monoxide Detector:

Kitchen

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems and timing devices are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks, excessive corrosion and operational at the time of inspection.

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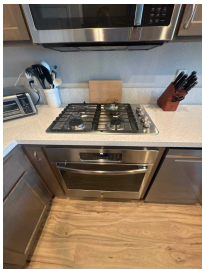
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1st Floor Kitchen

1. Acceptable Cooking Appliances: General Electric



2. Acceptable Ventilator: General Electric

3. Acceptable Disposal: In-Sinkerator

4. Acceptable Dishwasher: Whirlpool

5. Air Gap Present? Yes

6. Not Present Trash Compactor:

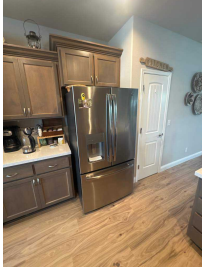
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Sandy Blair
3313 Freshwater Crk

Kitchen (Continued)

7. Acceptable Refrigerator: General Electric



8. Acceptable Microwave: General Electric

9. Acceptable Sink: Stainless Steel

10. Acceptable Electrical: 110 VAC

11. Acceptable Plumbing/Fixtures: Stainless Steel

12. Acceptable Counter Tops: Quartz



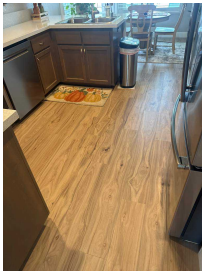
13. Acceptable Cabinets: Wood

14. Acceptable Pantry: Small

15. Acceptable Ceiling: Paint

16. Acceptable Walls: Paint

17. Acceptable Floor: Vinyl floor covering



18. Not Present Doors:

19. Acceptable Windows: Vinyl casement

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Sandy Blair
3313 Freshwater Crk

Bathroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
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Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1st floor main Bathroom

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Tile



- 4. Acceptable Doors: Hollow wood
- 5. Not Present Windows:
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Counter/Cabinet: Granite/wood
- 8. Acceptable Sink/Basin: Molded single bowl
- 9. Marginal Faucets/Traps: Moen fixtures with a PVC trap - Shower diverter not functioning properly, all water is not flowing to showerhead



- 10. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
- 11. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
- 12. Not Present Spa Tub/Surround:
- 13. Acceptable Toilets: Porcelain
- 14. Acceptable Ventilation: Electric ventilation fan

Master Bathroom

- 15. Not Present Closet:
- 16. Acceptable Ceiling: Paint
- 17. Acceptable Walls: Paint

Bathroom (Continued)

18. Acceptable Floor: Tile



- 19. Acceptable Doors: Hollow wood
- 20. Acceptable Windows: Vinyl casement
- 21. Acceptable Electrical: 110 VAC GFCI
- 22. Acceptable Counter/Cabinet: Granite/wood
- 23. Acceptable Sink/Basin: Molded dual bowl
- 24. Acceptable Faucets/Traps: Moen fixtures with a PVC trap
- 25. Not Present Tub/Surround:
- 26. Acceptable Shower/Surround: Tile/glass
- 27. Not Present Spa Tub/Surround:
- 28. Acceptable Toilets: Porcelain
- 29. Acceptable HVAC Source: Air exchange ventilation
- 30. Acceptable Ventilation: Electric ventilation fan and window

Bedroom

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls and flooring. All accessible areas are checked as noted in report.

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Master Bedroom

- 1. Acceptable Closet: Walk In
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint

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Bedroom (Continued)

4. Acceptable Floor: Carpet



5. Acceptable Doors: Hollow wood

6. Acceptable Windows: Vinyl casement

7. Acceptable Electrical: 110 VAC

8. Acceptable Smoke Detector: Present

9. Not Present Carbon Monoxide Detector:

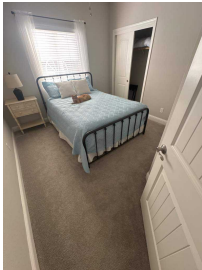
Center Bedroom

10. Acceptable Closet: Small

11. Acceptable Ceiling: Paint

12. Acceptable Walls: Paint

13. Acceptable Floor: Carpet



14. Acceptable Doors: Hollow wood

15. Acceptable Windows: Vinyl casement

16. Acceptable Electrical: 110 VAC

17. Acceptable HVAC Source: Air exchange ventilation

18. Acceptable Smoke Detector: Present

19. Not Present Carbon Monoxide Detector:

Front Bedroom

20. Acceptable Closet: Small

21. Acceptable Ceiling: Paint

22. Acceptable Walls: Paint

23. Acceptable Floor: Carpet



Bedroom (Continued)

- 24. Acceptable Doors: Hollow wood
- 25. Acceptable Windows: Vinyl casement
- 26. Acceptable Electrical: 110 VAC
- 27. Acceptable HVAC Source: Air exchange ventilation
- 28. Acceptable Smoke Detector: Present
- 29. Not Present Carbon Monoxide Detector:

Heating System

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Attic Heating System

- 1. Acceptable Heating System Operation: Appears functional - Recommend unit be serviced by licensed professional
- 2. Manufacturer: Carrier
- 3. Type: Forced air Capacity: N/A
- 4. Fuel Type: Natural gas
- 5. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 6. Acceptable Distribution: Insulflex duct
- 7. Acceptable Flue Pipe: PVC
- 8. Acceptable Thermostats: Programmable

Attic

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Main Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable Unable to Inspect: 30%

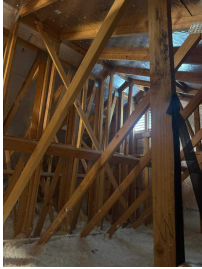
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Sandy Blair
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Attic (Continued)

3. Acceptable Roof Framing: Truss



4. Acceptable Sheathing: Insulated particle board

5. Acceptable Ventilation: Gable and soffit vents

6. Acceptable Insulation: Loose

7. Acceptable Insulation Depth: 10, 12

8. Not Present Vapor Barrier:

9. Not Present Attic Fan:

10. Not Present House Fan:

11. Acceptable Wiring/Lighting: 110 VAC

12. Not Present Moisture Penetration:

13. Acceptable Bathroom Fan Venting: Electric fan

Structure

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1. Acceptable Structure Type: Wood frame

2. Acceptable Foundation: Poured

3. Not Present Differential Movement:

4. Not Present Beams:

5. Acceptable Bearing Walls: Frame

6. Not Present Joists/Trusses:

7. Not Present Piers/Posts:

8. Acceptable Floor/Slab: Poured slab

9. Not Present Stairs/Handrails:

10. Not Present Subfloor: