YOUR INSPECTION REPORT

1026 Sentinel Ave
Los Angeles, CA 90063

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Thank you for choosing Buena Vista Inspections to perform your property inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of Practice of INTERNACHI. These Standards of Practice define the scope of a property inspection. Clients sometimes assume that a property inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general property inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Property inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional. ***As to any defects, comments, improvements or recommendations mentioned in this report. You are advised to seek professional opinions and acquire estimates of repair. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing escrow. Feel free to hire other professionals to inspect or evaluate the property prior to closing, including HVAC, Electrician, Engineers, or Roofing Professionals.***

The report includes **Informational** data on various components of the property, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Monitor/Upgrade/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future

to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Improve/Moderate Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in need of repair/replace.

3) Repair and/or Safety Concerns - This category is composed of immediate safety concerns and/or items that represent a current need for repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission.

HOW MUCH DOES IT COST TO REPLACE?

This is a property inspection question that we often get asked. Here is a good reference source for estimating costs for property repairs and services. It will give you a price range. Let me know if you find this helpful in your Real Estate transactions. https://www.fixr.com/costguides.html

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

This **Summary Report** is meant to organize any Improve/Moderate Recommendations and Repair and/or Safety Concerns into a shorter, straight to-the-point format. It does not, however, include Monitor/Upgrade/Maintenance recommendations or Informational data that can be found in the Full Report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

1.2.1 Inspection Details - General Recommendations: Obtain Information
1.2.2 Inspection Details - General Recommendations: Seller's Disclosures
1.2.3 Inspection Details - General Recommendations: Minor Cosmetic Issues
1.2.4 Inspection Details - General Recommendations: Insects/Rodents Present
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2.2.2 Roof Coverings, Drainage, & Chimney - Coverings: Granule Loss
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3.2.1 Exterior - Siding, Stucco, & Trim: Stucco Walls-Cracks Typical
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4.3.1 Electrical, Smoke & CO2 Detectors - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
4.5.1 Electrical, Smoke & CO2 Detectors - Lighting Fixtures, Switches & Receptacles: Cover Plate(s) Missing

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4.6.1 Electrical, Smoke & CO2 Detectors - GFCI & AFCI: No GFCI Protection Installed

4.7.1 Electrical, Smoke & CO2 Detectors - Carbon Monoxide Detectors: Carbon Monoxide Detectors

4.8.1 Electrical, Smoke & CO2 Detectors - Smoke Detectors: Smoke Detector Missing

5.1.1 Garage/Carport - General: Car/Storage

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6.1.1 Attic, Roof Structure, Insulation & Ventilation - General: Attic Not Accessible

6.5.1 Attic, Roof Structure, Insulation & Ventilation - Attic Ventilation: Vent Screen Missing

8.2.1 Heating, Thermostat, Fireplace - Equipment: Pilot Not Lit

8.2.2 Heating, Thermostat, Fireplace - Equipment: Furnace Vent Pipe Disconnected

9.10.1 Doors, Windows, & Interior - Walls: Stress Cracks

9.11.1 Doors, Windows, & Interior - Windows: Window Sash Balance Hardware

10.2.1 Heating, Thermostat, Fireplace - Equipment: Pilot Not Lit

11.1.1 Foundation, Crawlspace, Floor, & Ceiling Structure - General: Limited Crawlspace Access

11.2.1 Foundation, Crawlspace, Floor, & Ceiling Structure - Foundation: Foundation Crack

11.2.2 Foundation, Crawlspace, Floor, & Ceiling Structure - Foundation: Cripple Wall Rotted

12.1.1 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - General: Water Pressure is High

12.2.1 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Main Water Shut-off Device: Unable to Identify Main Shut-off

12.3.1 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Fixtures, Water Supply, & Distribution Systems: Faucet Not Sealed

12.3.2 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Fixtures, Water Supply, & Distribution Systems: Distribution Line Corroded, Past Leakage

12.3.3 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Fixtures, Water Supply, & Distribution Systems: Distribution Pipe Leaking

12.3.4 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Fixtures, Water Supply, & Distribution Systems: Copper Pipes Exposed - No Protective Sleeve

12.4.1 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Sewage & Drain, Waste, & Vent (DWV) Systems: Unable to Locate Main Cleanout

12.6.1 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Hot Water Systems, Controls, Flues & Vents: Older Water Heater (Exceeds Life Expectancy)

12.6.2 Plumbing (Supply & Drain), Fixtures, Water Heater, Gas Meter & Supply - Hot Water Systems, Controls, Flues & Vents: Active Leak

14.2.1 Built-in Appliances - Built-in Microwave: Door Handle Damaged

14.5.1 Built-in Appliances - Garbage/Food Disposal: Inoperable

14.8.1 Built-in Appliances - Range: Burner(s) failed to ignite

1: INSPECTION DETAILS

		IN	NI	NP	R
1.1	General	X			
1.2	General Recommendations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: In Attendance
Client, Client's Agent

General: Home Faces:
West

General: Weather Conditions
Clear, Dry

General: Occupancy
Occupied, Furnished

General: Type of Building
Single Family

General: Utilities On

General Recommendations: Home Set-Up and Maintenance
file:///C:/Users/Robert/Downloads/Home%20maintenance%20checklist.pdf

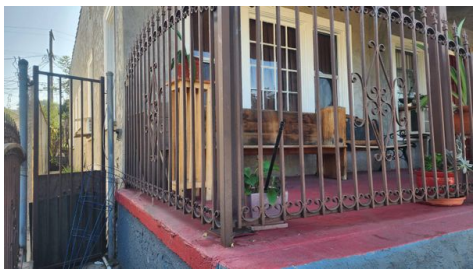
General Recommendations: 10 Steps to Save Energy in Your House
https://www.energy.gov/energysaver/articles/10-energy-saving-tips-spring

General: Temperature (approximate)
71 Fahrenheit (F)

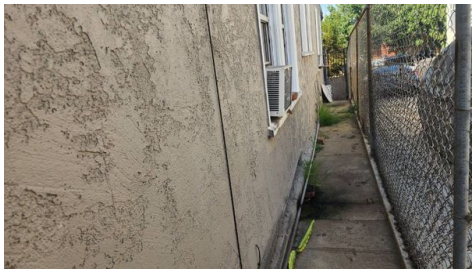
Approximate Temperature was

The outside temperature will impact various portions of the inspection. If its too cool (approx. below 60 degrees) , we possibly will be unable to fully test the A/C.

General: Extra Photos






Limitations

General

ITEMS NOT INCLUDED IN THE INSPECTION

- *Commercial properties; multi-family dwellings (over 4 units), Common Areas as defined under California Civil Code Sections 1351 et seq., and any dwelling unit systems or components located in common areas;*
- *Deficiencies related to items, systems and components that were excluded from the home inspection, as identified in the Designated Standards, the inspection report, inspection disclaimers or the inspection agreement;*
- *Any item, system or component that was not readily available or not accessible to be inspected by the inspector; (for example, because the item, system or component needed to be operating in order to be inspected and it was shut down or otherwise inoperable at the time of the inspection, or because connecting piping, wiring and/or components were not readily accessible and visible at the time of the inspection);*
- *Any systems, areas, equipment or components of systems where the Inspector marked the area as having limited access or limited visibility of said system, equipment or component (example 1: tile roofs, second story roofs, high roof areas, wet roofs may receive a limited to no view at all of these areas and must be further evaluated by a licensed roofer for full disclosure) (example 2: internal areas of heaters, water heaters, gas thermocouple devices, gas leaks of any kind in any location, any and all supply valves, etc. are not viewed or tested during the inspection) claims deficiencies in these areas will be denied if there is no proof of further evaluation after the home inspection and prior to release of inspection contingencies.*
- *Any defects or deficiencies found behind the finished wall/ceiling/floor materials that was not readily visible during the inspection. Shower pan leaks, internal wall/ceiling/floor/slab leaks are not covered. Wiring or wire connections concealed within walls, floors, ceilings or otherwise hidden by items such as insulation, etc. are not covered.*
- *Any system or component installed or method utilized to control or remove suspected hazardous substances; Public or private waste disposal systems; Stoppage of water regardless of the reason;*
- *Any consequential or incidental damages; water damage and drywall replacement is NOT covered in any way, shape or form. This includes new mold growth or the discovery of mold within walls, behind baseboards, etc.;*
- *Any alleged deficiency that is presented for coverage because it relates to a system or component that is not in compliance with codes, regulations, ordinances and/or manufacturer installation specifications; simply and clearly stated; The inspector does not inspect items for building code compliance, municipal codes/requirements and does not verify installation to manufacturer specifications.*
- *Failure of items, systems or components after the inspection is performed;*
- *Any claims that do not meet the deadlines for claims processing described above;*
- *Any additional services such radon tests, mold tests, or any other service provided by the inspector in addition to the home inspection (or any fees for such services).*
- *Anything caused by natural acts or disasters such as (but not limited to): floods, landslides, excessive or abnormal rain/hail/sleet/snow, excessive or abnormal wind, earthquakes, sinkholes, etc.*
- *Anything related to Asbestos, Lead based paint, Chinese drywall, wood destroying organisms (including, mildew, mold, fungus growth, etc.). Mold growth in ventilated spaces (ie. Attics and/or foundation crawl spaces) is not covered.*
- *Anything caused by recalled equipment or materials affected by any class action lawsuit.*

Current building or municipality codes

Detached Structures
Sprinkler System
Fountains/Waterfalls
Well/Septic

Landscaping Drainage Systems
Landscaping Lighting
Playground Equipment
Fire Pit
Security System
Audio and Visual Equipment
Water Softeners and Filtration Systems

Central Vacuum
Washer & Dryer
Intercom Systems
Carbon Monoxide Detectors
Cosmetic Issues
Decorative Items
Aesthetics or Quality of Finishes
Vermin including Wood-destroying Organisms
Underground Components

Trash Compactor, Wine Coolers, Mini Refrigerators

For a complete review of what is included or not included in a home inspection, review the Internachi Standards of Practice for Home Inspectors.

The inspector recommends consulting qualified professionals regarding the condition and maintenance of any "not-included" items that are of concern.

Recommendations

1.2.1 General Recommendations

Repair/Improve/Moderate Item

OBTAIN INFORMATION

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the shopping center & lot

1.2.2 General Recommendations

Repair/Improve/Moderate Item

SELLER'S DISCLOSURES

The seller's disclosures might have information that you should consider along with the information in this inspection report. Recommend purchasing a home warranty, if not already provided by the seller.

1.2.3 General Recommendations

Monitor/Maintenance Item

MINOR COSMETIC ISSUES

Minor Cosmetic Issues are beyond the scope of this inspection, and the cosmetic issues noted here are in no way a comprehensive list of all cosmetic issues.

1.2.4 General Recommendations

Repair/Improve/Moderate Item

INSECTS/RODENTS PRESENT

We observed that the home appears to have some insect/rodent activity. It was not bad enough to describe as an infestation. The buyer may want to consider having the home treated by an exterminator prior to occupation.

Recommendation

Contact a qualified professional.

Garage

2: ROOF COVERINGS, DRAINAGE, & CHIMNEY

		IN	NI	NP	R
2.1	General	X			
2.2	Coverings	X			X
2.3	Underlayment	X			
2.4	Roof Drainage Systems	X			X
2.5	Flashings	X			
2.6	Skylights, Chimneys & Other Roof Penetrations			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Roof Age
Final 1/3

General: Roof Age Determined By
Visible Roof Condition

Underlayment: Underlayment Material
Mostly Hidden

Roof Drainage Systems: Guttering Coverage
Built-in

Roof Drainage Systems: Gutter Material
Metal

Flashings: Material
Galvanized Metal, Asphalt

General: General Introduction

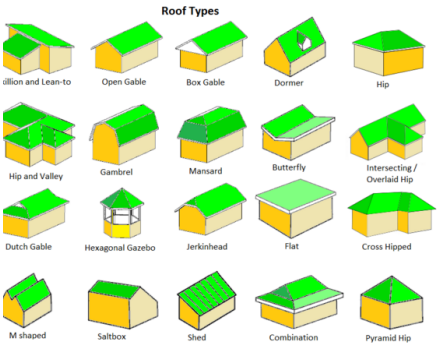
A ROOF IS A BUILDING'S MOST IMPORTANT LAYER of defense against water, wind, and sun. Properly constructed and maintained, a roof system will deflect rain and snowmelt and route water away from the building. Properly insulated and ventilated, the roof system will also moderate moisture and temperature in the living spaces below, ultimately leading to a house that's more healthful, comfortable, and energy efficient.

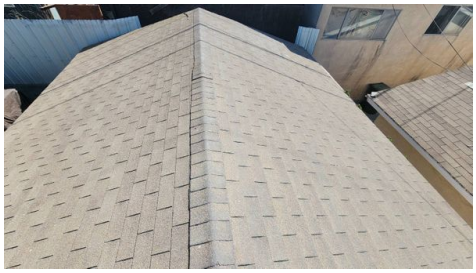
General: Inspection Method
Ladder, Walked the Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. **The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall.** Other limitations may apply and will be included in the comments as necessary.

General: Roof Type/Style

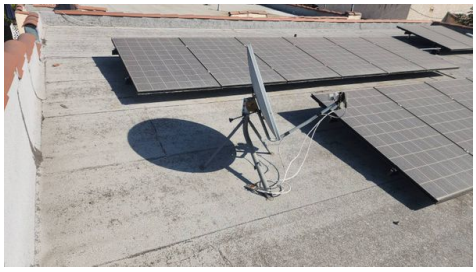
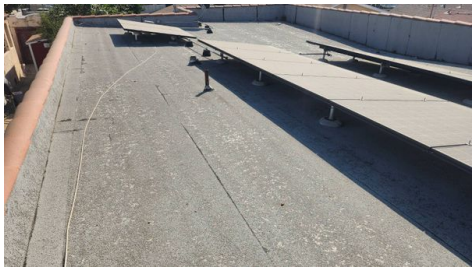
Gable



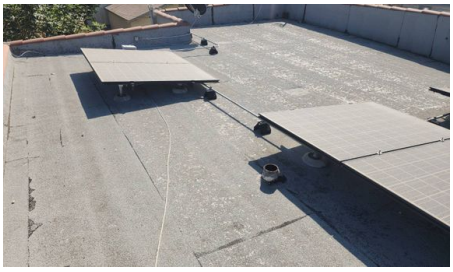
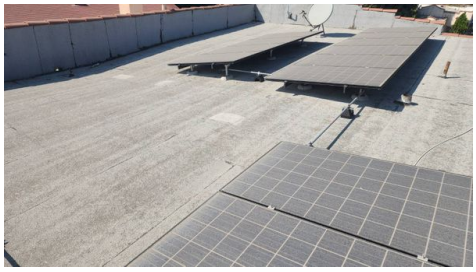


Coverings: Material

Roll Roofing- Flat, Asphalt Shingles



Coverings: Normal Wear and Tear

In all, the roof coverings show evidence of normal wear and tear for a home of this age. We did not see evidence of active leaks nor need for immediate major repair.

Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

The underlayment was hidden beneath the roof-covering material. Some edges may have been visible. It was not fully inspected, and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Recommendations

2.2.1 Coverings

Repair/Improve/Moderate Item

PRIOR REPAIRS EVIDENT

Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Recommendation

Contact a qualified professional.

2.2.2 Coverings

Repair/Improve/Moderate Item

GRANULE LOSS

GARAGE

A portion of the roof has experienced granule loss. Granules are tiny pebbles made of sand, minerals, and crushed stone that protect your roof from the sun and regulate temperature. When shingles lose their granules, the asphalt underneath is exposed to UV damage, which can lead to cracking, brittleness, and water leaks.

2.2.3 Coverings

Repair/Improve/Moderate Item

ROLL ROOF BUBBLING/BLISTERS

The roof has bubbles and/or blisters, which should be cut and repaired by a qualified roofer.

Recommendation

Contact a qualified professional.

2.2.4 Coverings

Repair/Improve/Moderate Item

ROLL ROOFING AT END OF LIFE

The roofing material is deteriorated and should be repaired or replaced as necessary.

Recommendation

Contact a qualified professional.




2.4.1 Roof Drainage Systems

Repair/Improve/Moderate Item

GUTTER DAMAGED

Gutters were damaged.This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

3: EXTERIOR

		IN	NI	NP	R
3.1	General	X			
3.2	Siding, Stucco, & Trim	X			X
3.3	Eaves, Soffits & Fascia	X			X
3.4	Window Exteriors & Screens	X			X
3.5	Driveways	X			X
3.6	Porch	X			X
3.7	Exterior Doors & Sliding Glass	X			
3.8	Door Bell		X		
3.9	Walkways	X			X
3.10	Decks, Balconies, Patios, Trellis			X	
3.11	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.12	Fencing, Yard Walls & Gates	X			X
3.13	Mail Box	X			
3.14	Sprinkler System			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Wear and Tear Normal

The exterior of the home shows normal wear and tear for a home of this age.

Eaves, Soffits & Fascia: Materials

Wood

Driveways: Driveway Material

Concrete

Exterior Doors & Sliding Glass: Exterior Entry Door- Front

Wood

Exterior Doors & Sliding Glass: Exterior Entry Door- Rear

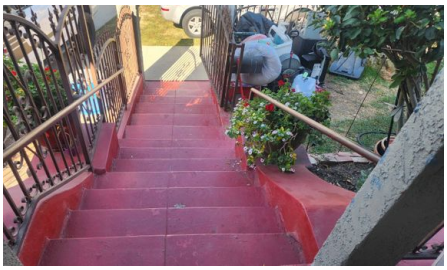
Wood

Exterior Doors & Sliding Glass: Exterior Entry Door- Garage (Man Door)

Wood

Walkways: Walkway Material

Concrete



Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material, Grading

Concrete, Soil

Fencing, Yard Walls & Gates: Fencing Description

Masonry, Iron

General: Inspection Method

Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

Siding, Stucco, & Trim: House Wall Covering/Finish

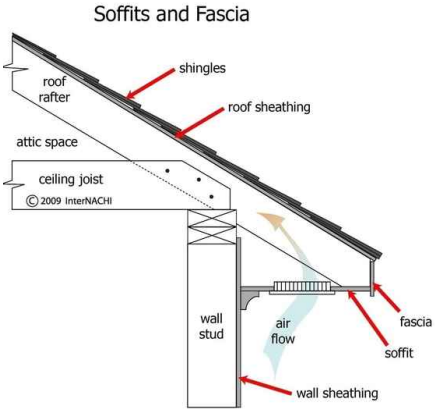
Stucco

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain, and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

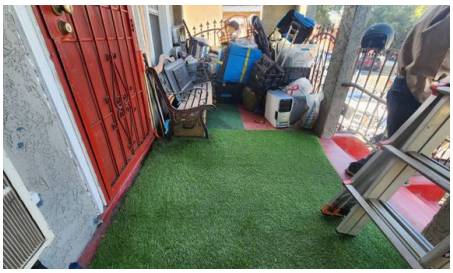
Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Porch: Porch Material

Concrete



Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Car &/or Storage in Garage, New Finishes/Paint/Trim, Vines/Shrubs/Trees Against the Wall, Exterior Storage

General

EXTERIOR SURFACE AND COMPONENTS

The exterior of the structure was visually inspected for major defects. Maintenance items may be identified and should be addressed to prevent deterioration to the exterior. Scraping, painting, and caulking detail should be performed to the home if wood or other paintable surfaces exist. FHA loans routinely require that homes they loan on do not have peeling paint. Cracks in brick or stone exteriors should be repointed to prevent water intrusion and further deterioration. It cannot be determined if the windows or doors flashing are installed properly. To determine these components are present or installed correctly would require destructive testing.

Vegetation, Grading, Drainage & Retaining Walls

LOTS AND GROUNDS

The inspection is not intended to address of include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to areas around the exterior of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or underground piping, including municipal water and sewer service piping or septic systems. We routinely recommend that inquiry be made with the seller about knowledge of any foundation or structural repairs. Poor grading close to the foundation can be a major cause of water penetration into basements or crawl spaces.

Recommendations

3.2.1 Siding, Stucco, & Trim

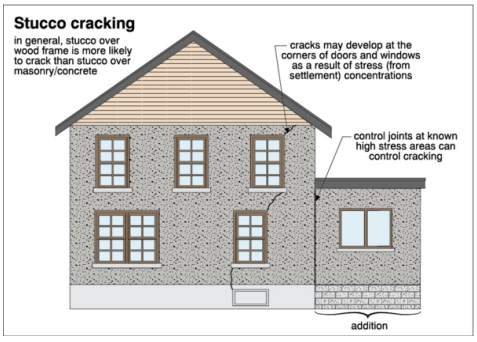
Repair/Improve/Moderate Item

STUCCO WALLS-CRACKS TYPICAL

There are stress fractures in the stucco around the windows and doors that result from movement. The location, size, shape of these cracks is common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

Recommendation

Contact a qualified professional.



3.2.2 Siding, Stucco, & Trim

Repair/Improve/Moderate Item

HORIZONTAL CRACKING AND BULGING

Horizontal cracks may be related to expansion or settling from moisture intrusion. These types of cracks can indicate that the underlying structure has moved and needs attention. Further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified professional.




3.3.1 Eaves, Soffits & Fascia

Repair/Improve/Moderate Item

PAINT OR STAIN NEEDED

Paint or stain needed to prevent material deterioration of exposed wood.

3.3.2 Eaves, Soffits & Fascia

Repair/Improve/Moderate Item

SOFFIT GAP

There is an opening, gap, or hole in the fascia/soffit which should be repaired. This can allow water intrusion and rodent entry as well as deterioration of the surrounding material.

3.3.3 Eaves, Soffits & Fascia

Repair/Improve/Moderate Item

WATER STAINS ON THE EAVE

Water staining was observed on the eave. This suggest that the roof may be leaking in this area. Repair may ne needed.

3.4.1 Window Exteriors & Screens

Repair/Improve/Moderate Item

MISSING SCREENS

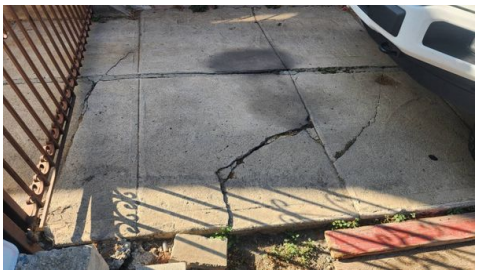
Replace missing window screens around the property as needed.

3.5.1 Driveways

Repair/Improve/Moderate Item

DRIVEWAY CRACKS - LARGE

Cracks observed at the driveway. Seal and monitor to prevent further damage.



3.6.1 Porch

Repair/Improve/Moderate Item

ROTTED WOOD

Rotted wood at patio roof beam should be repaired as necessary.

Recommendation

Contact a qualified professional.


3.9.1 Walkways

Repair/Improve/Moderate Item

APPEARS TO BE PONDING WATER

Appears to be ponding water in one or more areas of the walkway. In some cases where ponding occurs near the foundation of the home, it should be corrected to prevent damage.

Recommendation

Contact a qualified professional.

3.11.1 Vegetation, Grading, Drainage & Retaining Walls

Repair/Improve/Moderate Item

RETAINING WALL LEANING/CRACKED

The retaining wall has cracked. This condition should be monitored. It is impossible to determine the rate of movement during a one-time visit to the house. Improve as necessary.

4: ELECTRICAL, SMOKE & CO2 DETECTORS

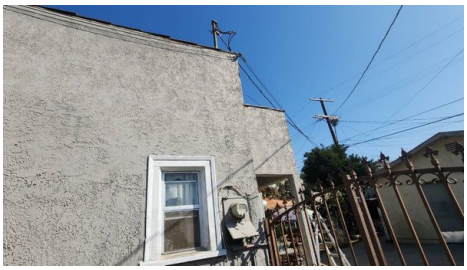
		IN	NI	NP	R
4.1	General	X			
4.2	Service Entrance Conductors	X			
4.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
4.4	Branch Wiring, Circuits, Breakers & Fuses	X			
4.5	Lighting Fixtures, Switches & Receptacles	X			X
4.6	GFCI & AFCI	X			X
4.7	Carbon Monoxide Detectors	X			X
4.8	Smoke Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: Location
Rear, Right side

Service Entrance Conductors: Electrical Service Conductors
Overhead, 240 Volts, Inspected at Panel and Weatherhead



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior, Right

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

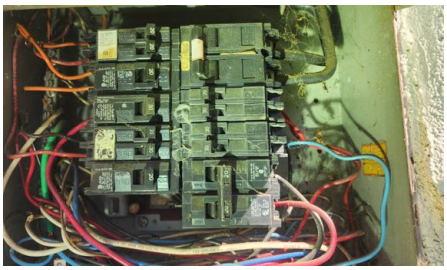
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Service Size Rating
100 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect
100 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Grounding
Copper, Ground Rod Connection

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring, Circuits, Breakers & Fuses: Branch Wire Material
Copper



Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex

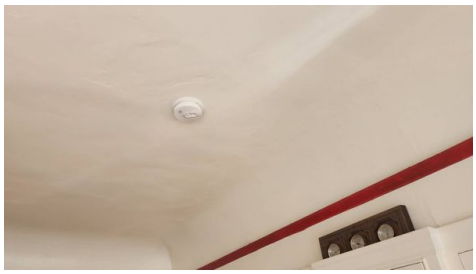
GFCI & AFCI: GFCI Location
None

GFCI & AFCI: GFCI Reset Location
N/A

Carbon Monoxide Detectors: Location of Carbon Monoxide Detector
Unknown, None

Smoke Detectors: Location of Smoke Detectors
Living Room, Dining Room

Inspectors are checking for location of smoke detectors and each unit may not be test at time of inspection. It is the responsibility of the buyer to battery strength and functionality once they move in.



Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Lighting Fixtures, Switches & Receptacles

DISCLAIMER-RECEPTACLES

Typically, receptacles are checked in each room for functionality. Inspector can not check receptacles that are blocked by furniture or are being used.

Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR NOT TESTED

Testing of Smoke and Carbon Monoxide Detectors is NOT part of a home inspection. We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

Smoke Detectors

SMOKE DETECTORS NOT TESTED

Testing of Smoke and Carbon Monoxide Detectors is NOT part of a home inspection. We do not warrant if the device is working, just that it is there. "The test button doesn't test the workability of a device-only the alarm. Just because it squeaks doesn't mean it works." We recommend installing/updating a combination photoelectric smoke and carbon monoxide alarm and testing it regularly, according to manufacturer's instructions and local codes. If the smoke/CO alarm is 10 years old or older, we recommend replacement.

Recommendations

4.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Repair/Improve/Moderate Item

MISSING LABELS ON PANEL

Panel labeling was missing at the time of the inspection. Each circuit should be clearly and specifically identified as to its purpose.

4.5.1 Lighting Fixtures, Switches & Receptacles

Repair/Improve/Moderate Item

COVER PLATE(S) MISSING

At the time of the inspection, one or more electrical cover plates were missing. This condition left energized electrical components exposed to touch. Cover plates should be replaced to avoid a shock hazard.

4.5.2 Lighting Fixtures, Switches & Receptacles

Repair/Improve/Moderate Item

UNGROUNDED RECEPTACLE, 3-PRONG

The home contained one or more ungrounded 3-prong electrical receptacles. Although the 3-prong electrical receptacles installed in a home typically indicate a home with grounded branch wiring, the receptacle had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles.

Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, ungrounded and obsolete wall outlets should be upgraded to more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Recommendation

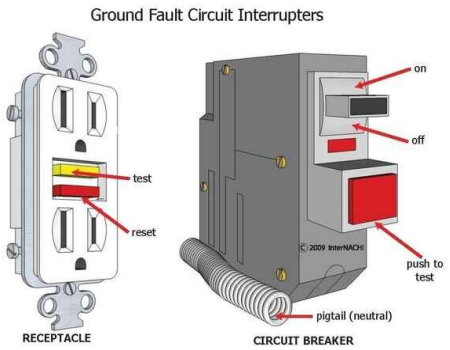
Contact a qualified electrical contractor.

4.6.1 GFCI & AFCI

Repair/Improve/Moderate Item

NO GFCI PROTECTION INSTALLED

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. ***Upgrading to GFCI is recommended for added safety***.



4.7.1 Carbon Monoxide Detectors

Repair/Improve/Moderate Item

CARBON MONOXIDE DETECTORS

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

4.8.1 Smoke Detectors

Repair/Improve/Moderate Item

SMOKE DETECTOR MISSING

Detectors are missing in one or more areas and should be replaced.

5: GARAGE/CARPORT

		IN	NI	NP	R
5.1	General	X			X
5.2	Ceiling	X			
5.3	Floor	X			
5.4	Walls & Firewalls	X			X
5.5	Garage Door	X			
5.6	Garage Door Opener			X	
5.7	Occupant Door (From garage to inside of home)			X	
5.8	Garage Man Door	X			
5.9	Carport			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Type

Manual

General: Garage Introduction

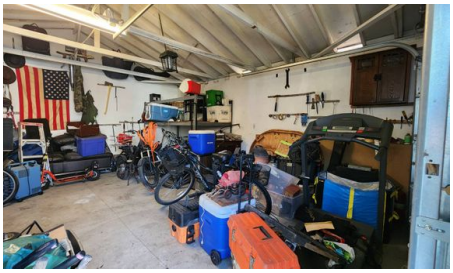
Inspection of the garage typically includes examination of the following:

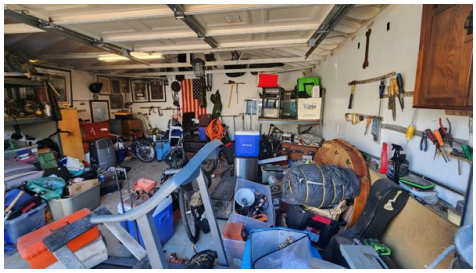
- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways
- proper firewall separation from living space
- proper floor drainage

All garage doors should be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance during closing. Safety cables should be installed through door springs to prevent physical damage or injury should the spring break or fail.

General: Size/Type

Single





Garage Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

Garage Door: Material

Metal, Non-insulated


Recommendations

5.1.1 General

CAR/STORAGE

Monitor/Maintenance Item

Garage was not fully visible and was partially inspected at time of inspection due to storage items.

Recommendation

Contact a qualified professional.

5.4.1 Walls & Firewalls

WALL VENTS DAMAGED/MISSING

Repair/Improve/Moderate Item

Garage vents should be screened to prevent rodent and bird entry.

Recommendation

Contact a qualified professional.

6: ATTIC, ROOF STRUCTURE, INSULATION & VENTILATION

		IN	NI	NP	R
6.1	General	X			X
6.2	Roof Structure & Attic		X		
6.3	Pull Down Attic Ladder/Attic Hatch		X		
6.4	Attic Insulation		X		
6.5	Attic Ventilation	X			X
6.6	Exhaust Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Ventilation: Ventilation Type

Wall Vents

22

Attic Ventilation: Attic Ventilation Disclaimer

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Recommendations

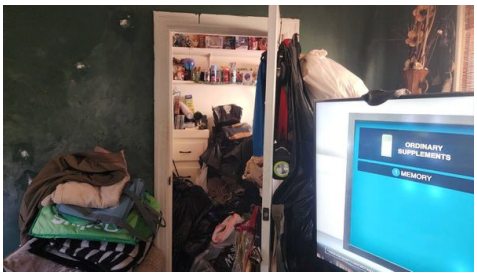
6.1.1 General

Repair/Improve/Moderate Item

ATTIC NOT ACCESSIBLE

Recommendation

Contact a qualified professional.



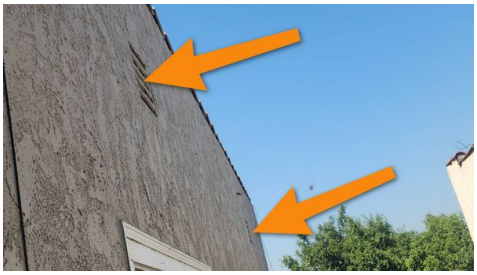
6.5.1 Attic Ventilation

VENT SCREEN MISSING

Repair/Improve/Moderate Item

The vent lacked a screen to effectively prevent rodent/bird entry into the roof structure. The Inspector recommends correction by a qualified handyman.



7: COOLING & CEILING FANS

		IN	NI	NP	R
7.1	General			X	
7.2	Equipment			X	
7.3	Distribution System			X	
7.4	Ceiling Fans	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Inspector will conduct a temperature check of some of the vents at there discretion and all vents may NOT be checked for functionality. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Ceiling Fans: Tested Okay




8: HEATING, THERMOSTAT, FIREPLACE

		IN	NI	NP	R
8.1	General	X			
8.2	Equipment	X			X
8.3	Distribution Systems			X	
8.4	Gas Firelogs & Decorative Fireplaces			X	
8.5	Wood-Burning Fireplace, Insert, or Stove			X	
8.6	Vents, Flues & Chimneys			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Energy Source
Natural Gas

Equipment: Brand
Unknown

Equipment: Heat Type
Gas Floor Furnace

Equipment: Approximate Capacity/BTU
Unable to Determine

Equipment: Efficiency
Conventional/Low

Equipment: HVAC Filter Location
N/A

Equipment: HVAC Filter Size
N/A

Equipment: Thermostat Type
Mechanical

Equipment: Thermostat Brand
Robertshaw

Equipment: System Performance
Unable to Determine

Wood-Burning Fireplace, Insert, or Stove: Type
Wood Burning, Gas

General: Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. **Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.**

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration

Equipment: Equipment Inspection

Inspection of the furnace typically includes examination/operation of the following:

- cabinet exterior
- fuel supply and shut-off (not tested)
- electrical shut-off
- adequate combustion air
- proper ignition
- burn chamber conditions (when visible)
- exhaust venting
- air filter and blower
- plenum and ducts
- response to the thermostat
- return air system
- condensate drain components (where applicable)

Equipment: Age

Unable to Determine, Appears to be Original Over 40 Years

Typical Life Expectancy:

Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

Recommendations

8.2.1 Equipment

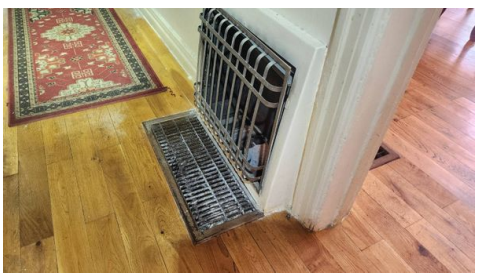
Repair/Improve/Moderate Item

PILOT NOT LIT

Wall heater not tested at time of inspection.

Recommendation

Contact a qualified professional.



8.2.2 Equipment

FURNACE VENT PIPE DISCONNECTED

Repair and/or Safety Concern

Recommendation

Contact a qualified professional.

9: DOORS, WINDOWS, & INTERIOR

		IN	NI	NP	R
9.1	General	X			X
9.2	Ceilings	X			
9.3	Countertops & Cabinets	X			
9.4	Doors	X			
9.5	Floors	X			
9.6	Odors	X			
9.7	Steps, Stairways & Railings			X	
9.8	Trim	X			
9.9	Tiled Areas- Kitchen, Bath & Laundry	X			
9.10	Walls	X			X
9.11	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Ceilings: Ceiling Material
Plaster

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry Material
Wood

Doors: Door Lock Sets Replacement

Install new exterior lock sets upon taking possession of the home.

Floors: Floor Coverings
Hardwood, Travertine, Tile

Odors: Odors
None

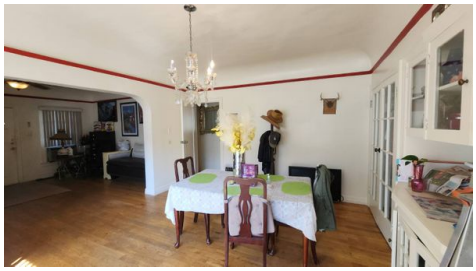
Walls: Wall Material
Plaster

Windows: Window Type
Aluminum, Single-hung, Single Pane

Window rattles kitchen 4-

General: Moderate Wear

The home showed moderate general wear and deterioration commensurate with its age. Some items will need maintenance or repair and will be identified in specific sections of this report.

Limitations

General

LAUNDRY GAS & WATER PIPES NOT TESTED

General

SOME AREAS NOT ACCESSIBLE OR VISIBLE

Some areas not accessible or visible due to access limitations or personal items/furnishings

Recommendations

9.10.1 Walls

Repair/Improve/Moderate Item

STRESS CRACKS

The walls have stress fractures (cracks), which have resulted from movement. As a house ages, it's normal for it to settle and shift slightly. This can be due to the weight of the building, changes in temperature and humidity, or soil moisture. Be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly.





9.11.1 Windows

Repair/Improve/Moderate Item

WINDOW SASH BALANCE HARDWARE

Window sash balance hardware is damaged/exposed and should be repaired for proper use of window.

Recommendation

Contact a qualified professional.


Bathroom

10: HEATING, THERMOSTAT, FIREPLACE

		IN	NI	NP	R
10.1	General	X			
10.2	Equipment	X			X
10.3	Distribution Systems	X			
10.4	Gas Firelogs & Decorative Fireplaces			X	
10.5	Wood-Burning Fireplace, Insert, or Stove			X	
10.6	Vents, Flues & Chimneys			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Energy Source
Natural Gas

Equipment: Brand
Unknown

Equipment: Heat Type
Gas Floor Furnace

Equipment: Approximate Capacity/BTU
Unable to Determine

Equipment: Efficiency
Conventional/Low

Equipment: HVAC Filter Location
N/A

Equipment: HVAC Filter Size
N/A

Equipment: Thermostat Type
Mechanical

Equipment: Thermostat Brand
Robertshaw

Equipment: System Performance
Unable to Determine

Distribution Systems: Ductwork
Floor

Wood-Burning Fireplace, Insert, or Stove: Type
Wood Burning, Gas

General: Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. **Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.**

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration

Equipment: Equipment Inspection

Inspection of the furnace typically includes examination/operation of the following:
- cabinet exterior
- fuel supply and shut-off (not tested)
- electrical shut-off
- adequate combustion air
- proper ignition
- burn chamber conditions (when visible)
- exhaust venting
- air filter and blower
- plenum and ducts
- response to the thermostat
- return air system
- condensate drain components (where applicable)

Equipment: Age

Appears to be Original Over 40 Years

Typical Life Expectancy:

Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

Recommendations

10.2.1 Equipment

Repair/Improve/Moderate Item

PILOT NOT LIT

Wall heater not tested at time of inspection.

Recommendation

Contact a qualified professional.

11: FOUNDATION, CRAWLSPACE, FLOOR, & CEILING STRUCTURE

		IN	NI	NP	R
11.1	General	X			X
11.2	Foundation	X			X
11.3	Basements & Crawl Space	X			X
11.4	Floor Structure	X			X
11.5	Wall Structure		X		
11.6	Ceiling Structure		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Inspection Method
Crawlspace Access

Foundation: Material
Concrete, Piers, Raised Foundation, Cripple Wall

Floor Structure: Material
Wood Floor Joist, Wood Subfloor, Wood Beams

Floor Structure: Sub-floor
Plank

Floor Structure: Basement/Crawlspace Floor
Dirt

Wall Structure: Wood Frame - The walls are conventionally framed with wooden studs.

Ceiling Structure: The ceiling structure consists of standard joists.

Foundation: Foundation Raised - Original Anchor Bolts
None Visible

The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

Basements & Crawl Space: Crawl Space Photos

Recommendations

11.1.1 General

Repair/Improve/Moderate Item

LIMITED CRAWLSPACE ACCESS

We cannot access all areas of the foundation crawlspace, due to the obstruction of pipes or size of opening.

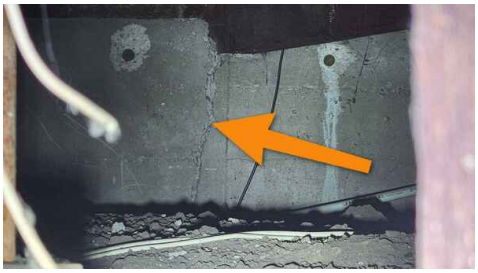
Recommendation

Contact a qualified professional.

11.2.1 Foundation

Repair/Improve/Moderate Item

FOUNDATION CRACK



Foundation crack was observed in the foundation wall. This implies that some movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

11.2.2 Foundation

Repair/Improve/Moderate Item

CRIPPLE WALL ROTTED

Cripple Wall Wood Rot: Over time, moisture can seep into the wood, causing it to rot and weaken, thereby compromising the support it provides. Further evaluation and repair is recommended.

Recommendation

Contact a qualified professional.

12: PLUMBING (SUPPLY & DRAIN), FIXTURES, WATER HEATER, GAS METER & SUPPLY

		IN	NI	NP	R
12.1	General	X			X
12.2	Main Water Shut-off Device	X			X
12.3	Fixtures, Water Supply, & Distribution Systems	X			X
12.4	Sewage & Drain, Waste, & Vent (DWV) Systems	X			X
12.5	Fuel Storage & Distribution Systems	X			
12.6	Hot Water Systems, Controls, Flues & Vents	X			X
12.7	Hose Bibs	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Water Source
Public

General: Water Flow and Pressure
Above Average 85-100 psi

Main Water Shut-off Device: Location
Unknown

Fixtures, Water Supply, & Distribution Systems: Service Pipe to House
Unknown

Fixtures, Water Supply, & Distribution Systems: Distribution Material (where visible)
Copper

Fixtures, Water Supply, & Distribution Systems: Water Filter
None

Fixtures, Water Supply, & Distribution Systems: Jetted Tub and GFCI Protection
Not Present

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Public

Sewage & Drain, Waste, & Vent (DWV) Systems: Plumbing Clean-Out Location
Not located

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain Size
3”

Fuel Storage & Distribution Systems: CSST Gas Distribution Piping
Black

Hot Water Systems, Controls, Flues & Vents: Data Plate Photo(s)

Hot Water Systems, Controls, Flues & Vents: Power Source

Gas

Hot Water Systems, Controls, Flues & Vents: Type

Conventional

Hot Water Systems, Controls, Flues & Vents: Age

Over 20 Past Life Expectancy

Typical Life Expectancy:

Conventional: 8 to 12 Years

Tankless: 20 Years

Hot Water Systems, Controls, Flues & Vents: Capacity (Gallons)

30

General: General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes
- drain, waste and vent (DWV) system
- water heater (type, condition and operation)
- sewage disposal system (designation as public or private)
- gas system
- sump pump (confirmation of installation/operation)

Main Water Shut-off Device: Water Meter

We checked the main water meter for evidence of hidden leaks and found none.

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain, Waste, and Vent Material (where visible)

ABS, Iron


Sewage & Drain, Waste, & Vent (DWV) Systems: Main Line Video-Scan

The inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test, and only a video-scan of the main line would confirm its actual condition.

Blockages can occur, usually relative in severity to the age of the system, and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps.

If tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line.

An option is to have the main waste line video-scanned.

You can also obtain an insurance policy that covers blockages and damage to the main line; however, most policies only cover plumbing repairs within the house or the cost of rooter service, which are usually relatively inexpensive.

(This information may not apply to private septic systems.)

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Fuel Storage & Distribution Systems: Seismic Shut-Off Valve Installed

The gas main is equipped with a seismic shut-off valve, which is designed to automatically shut off gas in the event of a seismic activity.

Hot Water Systems, Controls, Flues & Vents: Brand

GE

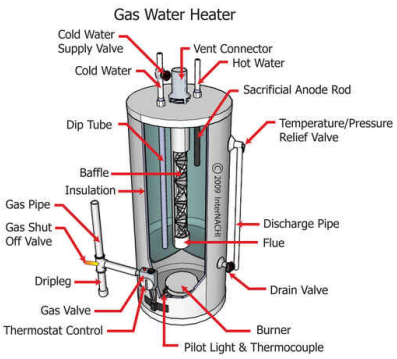
Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Gas Water Heater

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.



Gas Water Heater

Limitations

Fixtures, Water Supply, & Distribution Systems

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Sewage & Drain, Waste, & Vent (DWV) Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Recommendations

12.1.1 General

WATER PRESSURE IS HIGH

Repair/Improve/Moderate Item

The pressure inside the residence exceeds 80psi, which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60psi.

Recommendation

Contact a qualified plumbing contractor.

12.2.1 Main Water Shut-off Device

Repair/Improve/Moderate Item

UNABLE TO IDENTIFY MAIN SHUT-OFF

The inspector was unable to identify the main water supply shut-off. The Inspector recommends evaluation of the water distribution system and tagging of the main shut-off valve by a qualified plumbing contractor.

12.3.1 Fixtures, Water Supply, & Distribution Systems

Repair/Improve/Moderate Item

FAUCET NOT SEALED

The shower/bathtub faucets are not sealed and could allow water to intrude the interior of the wall.

12.3.2 Fixtures, Water Supply, & Distribution Systems

Repair/Improve/Moderate Item

DISTRIBUTION LINE CORRODED, PAST LEAKAGE

Water distribution pipes were corroded and showed signs of past leakage. Monitor the pipes on a regular basis to prevent future damage from active leaking. To avoid problems in the future you may wish to have the corroded sections replaced by a qualified contractor.

12.3.3 Fixtures, Water Supply, & Distribution Systems

Repair/Improve/Moderate Item

DISTRIBUTION PIPE LEAKING

Actively leaking water distribution pipes visible and should be repaired by a qualified plumbing contractor.

12.3.4 Fixtures, Water Supply, & Distribution Systems

Repair/Improve/Moderate Item

COPPER PIPES EXPOSED - NO PROTECTIVE SLEEVE

Main water supply pipe was missing protective sleeve/insulation, which prevents corrosion, retains energy efficiency, and extends lifespan.

12.4.1 Sewage & Drain, Waste, & Vent (DWV) Systems

Monitor/Maintenance Item

UNABLE TO LOCATE MAIN CLEANOUT

Unable to locate a cleanout for the main sewer pipe. Although one was never installed on the system plumbers commonly identify this as being a deficiency and recommend installing one. However, the main drainpipe can be accessed by removing a toilet or from the vent stack on the roof, and at considerably less expense than that of installing a clean-out.

12.6.1 Hot Water Systems, Controls, Flues & Vents

Repair/Improve/Moderate Item

OLDER WATER HEATER (EXCEEDS LIFE EXPECTANCY)

Water heater is past its life expectancy (8-12 years). Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.

12.6.2 Hot Water Systems, Controls, Flues & Vents

Repair and/or Safety Concern

ACTIVE LEAK

The water heater was actively leaking at the time of the inspection. The inspector recommends evaluation and repair by a licensed plumber.

13: LAUNDRY

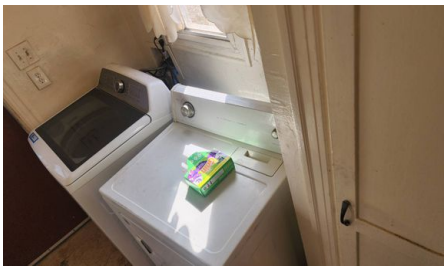
		IN	NI	NP	R
13.1	Laundry Facilities	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Laundry Facilities: Dryer Power Source

Gas, 110 Volt



Laundry Facilities: Laundry Room Exhaust Fan

Not Present

Laundry Facilities: Dryer Vent Material

Vented to the Exterior, Metal (Flex)

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

14: BUILT-IN APPLIANCES

		IN	NI	NP	R
14.1	General	X			
14.2	Built-in Microwave	X			X
14.3	Cooktop			X	
14.4	Dishwasher			X	
14.5	Garbage/Food Disposal	X			X
14.6	Range Hood/Exhaust System	X			
14.7	Refrigerator		X		
14.8	Range	X			X
14.9	Wall Oven			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Built-in Microwave: Microwave Brand
GE

Built-in Microwave: Microwave Type
Door, Recirculating Microwave Venthood

Garbage/Food Disposal: Brand
Badger/In-Sink-Erator

Range Hood/Exhaust System: Brand
GE

Range Hood/Exhaust System: Type
Microwave Venthood, Filtered, Recirculating

Range: Range Brand
Samsung

Range: Range Energy Source

Gas

General: General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector. The inspector Accepts NO Liability for the complete functionality of appliances. Dishwashers/Ovens may be turned however due to time constraints we can not comment on the level of functionality of the items. (How well dishwasher cleans dishes, Proper temps of Oven)

Limitations

Range

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Wall Oven

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Recommendations

14.2.1 Built-in Microwave

Repair/Improve/Moderate Item

DOOR HANDLE DAMAGED

Door handle is damaged. Repair or replace as necessary.

Recommendation

Contact a qualified professional.

14.5.1 Garbage/Food Disposal

Repair/Improve/Moderate Item

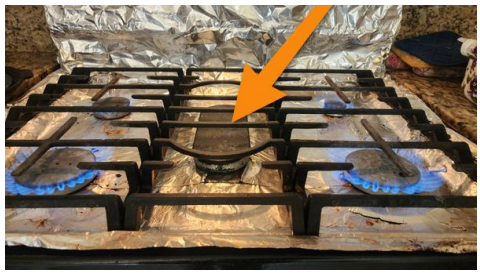
INOPERABLE

Garbage disposal was inoperable at the time of inspection.

14.8.1 Range

Repair/Improve/Moderate Item

BURNER(S) FAILED TO IGNITE



One or more of the gas range burners did not respond. The gas behind it could be off or is simply not working as it should anymore.

Recommendation

Contact a qualified professional.

15: CONCLUSION/PRE-CLOSING WALK-THROUGH

		IN	NI	NP	R
15.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: FINAL COMMENTS - NORMAL

The condition of this house is normal for those I've inspected of this age. There are issues with most houses and this one is no exception. Some of these problems are the result of deferred maintenance. The problems can be addressed with some time, work, and money. Prompt repairs when problems are discovered is wise and prevention is even smarter. I wish you well in your purchase and expect that the house will give you and your family years of shelter and safety.

General: Conclusion/Walk-Through

CONCLUSION

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a sellers disclosure.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered at the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases BUENA VISTA INSPECTION GROUP of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through your new house. Consider hiring a Certified Inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read sellers disclosure.

QUALITY OF REPAIRS:

If repairs are made to a property based on the results of an inspection, the work should be performed by qualified contractors, not the seller. By qualified, we mean licensed, bonded, state-certified where applicable and with a reasonable amount of experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose rather than the seller making repairs as cheaply as possible.

ENERGY SAVING WEBSITES/TIPS:

Perhaps you never thought of your home as a likely place to save you a lot of money, but it is. Most homes are far from being energy-efficient. That means if you are using more energy than you have to, you are also paying higher monthly bills than necessary. By checking out the following energy saving web-sites, you will be able to gain some wise energy saving ideas that you will be able to put to use right away. You can do many of them yourself, others may require the services of a licensed contractor:

http://www.energystar.gov/
http://www.eere.energy.gov/buildings/building_america
http://www.aceee.org/consumerguide
http://www.efficientwindows.org

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_13_Maintenance_2011.pdf

STANDARDS OF PRACTICE