HouseMaster
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EXPRESS REPORT

Report ID: MUR020513 / Afonso

Prepared For Exclusive Use By:

Sergio Afonso

Property Address:

27860 Eucalyptus St
Murrieta CA 92563



Cvelbar Enterprises, LLC dba HouseMaster

Inspector: Dan Cvelbar

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Inspection Date: 2/5/2013

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INSPECTION INFORMATION

CLIENT:
Sergio Afonso

PROPERTY ADDRESS:
27860 Eucalyptus St
Murrieta CA 92563

INSPECTION DATE/TIME:
2/5/2013 - 11:00 AM

INSPECTOR:
Dan Cvelbar

INSPECTION COMPANY:
Cvelbar Enterprises, LLC dba HouseMaster
Phone: (951) 698-7327
Email: dan.cvelbar@housemaster.com

INSPECTION DETAILS

DESCRIPTION:
Single Family

AGE OF HOME:
9 to 10 years

TYPE OF INSPECTION:
Pre-Inspection

STATUS OF HOME:
Occupied

WEATHER:
Sunny

ANCILLARY SERVICES:
None

PEOPLE PRESENT:
Seller and Agent

TEMPERATURE:
70 F

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced dwelling (condominium or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/ scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the dwelling. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the dwelling or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/ or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

CONDOMINIUMS - While references may be made to certain communal property elements in this report, the Inspection of condominium units does not include exterior elements or other common property, unless specifically indicated otherwise. Contact the condominium or homeowners association and management for information on common element conditions, master deeds, and maintenance responsibilities. In addition to reviewing these documents, confirm with the association/management which elements are the direct responsibility of individual homeowners or the association/management to maintain and/or replace, prior to closing. Also, obtain available information regarding engineering surveys, reserve assessments, or any special inspections, reports, or issues that might affect the property and/or individual homeowners. If it is determined that any element that is the direct responsibility of the homeowner is listed in the report as Not Inspected, or otherwise was not inspected, client should contact the Inspection Company or a qualified serviceperson/ contractor to arrange for an inspection prior to making a purchase decision.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any building are varied. A standard home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard home inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any building or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/ contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the dwelling (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other pests or nuisances or consequential damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the dwelling from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

MAINTENANCE ISSUES - All buildings require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the value of a condominium or house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

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1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:
Moderate Slope

MATERIAL:
Concrete Tile

ESTIMATED AGE:
9 to 10 Years

DESIGN LIFE:
40 to 60 Years

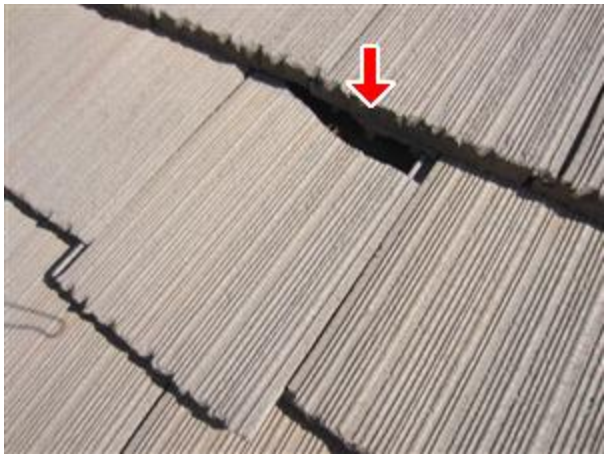
INSPECTION METHOD:
Walked On

CHIMNEYS/VENTS:
Framed Stucco Chimney
Metal Vents

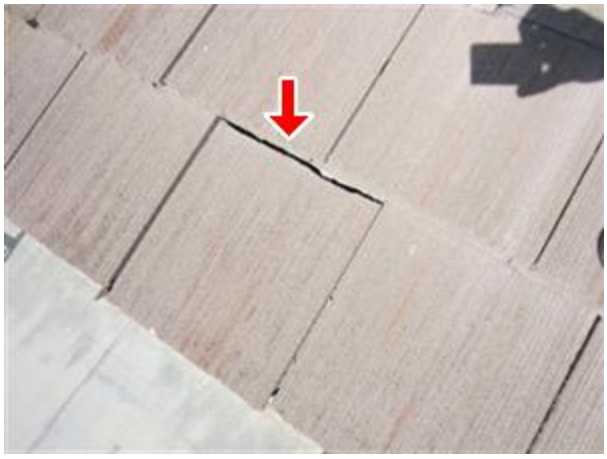
S	F	P	NA	NI		
	•				1.0	**ROOF COVERING** The roof is generally in satisfactory condition. However, three cracked tiles were noted, two at the lower level and one at the upper level. Over time, cracked tiles can slip and expose the underlayment to the environment which can cause further deterioration and an increased probability of water intrusion. Recommend repair of broken tiles by a qualified contractor. Recommend trimming tree at left side of house to prevent contact and potential damage to roof tiles.
•					1.1	**CHIMNEY**
•					1.2	**EXPOSED FLASHING**
•					1.3	**PLUMBING STACKS/VENT COVERS**
•					1.4	**VENTILATION COVERS**
			•		1.5	**RAIN GUTTERS / EAVESTROUGHS**
			•		1.6	**DOWNSPOUTS / ROOF DRAINS**
•					1.7	**FASCIA / SOFFITS**

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING Picture 1



1.0 ROOF COVERING Picture 2



1.0 ROOF COVERING Picture 3



1.0 ROOF COVERING Picture 4

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Slate/Tile/Cement Roofs - The key to the watertightness and longevity for these types of roofs is annual inspection and repair of any loose, missing or damaged shingles. In many cases, repairs will provide reasonable serviceability.

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2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:

Stucco

S	F	P	NA	NI		
	•				2.0	**SIDING** The stucco siding is in satisfactory condition with a few typical hairline cracks; no maintenance is required at this time. The two shutters above the single car garage door have members that have loosened; recommend repair, and prime and paint to maximize shutter service life. The paint at the wood trim of the shuttered window is deteriorated and should also be primed and painted now.
•					2.1	**WINDOWS**
•					2.2	**ENTRY DOORS**
•					2.3	**STAIRS / STOOPS**
•					2.4	**PORCH(ES)**
•					2.5	**FOUNDATION COATING**
•					2.6	**ELECTRIC / GFCI**

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2.0 SIDING Picture 1 Loose Member



2.0 SIDING Picture 2 Paint Deteriorated at Window Trim

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately

affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

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3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

PATIOS:

Type: Concrete

WALKWAYS/DRIVEWAYS:

Walks: Concrete

Driveway: Concrete

S	F	P	NA	NI		
•					3.0	**PATIO(S)**
•					3.1	**WALKWAYS**
•					3.2	**DRIVEWAY**
•					3.3	**GROUND SLOPE AT FOUNDATION**
•					3.4	**SITE GRADING**

S F P NA NI

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NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

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4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:

Type: Attached

Type: Three Car

Finish at House: Drywall Ceiling and Wall

SPECIAL LIMITATIONS:

Storage/Belongings

S	F	P	NA	NI		
			•		4.0	**EXPOSED FRAMING**
•					4.1	**FLOOR SLAB**
•					4.2	**FOUNDATION**
	•				4.3	**WALLS / CEILINGS** Moisture stains noted on ceiling near the single garage vehicle door. The area tested dry with a moisture meter and the drywall appears to be structurally sound. The current homeowner indicated the stains were present when they purchased the home and they have not seen any change in condition. It is likely that a prior owner may have had roof/flashing repairs completed. As a precaution, recommend monitoring this area after a rain storm for any change in condition and repair as necessary.
•					4.4	**VEHICLE DOOR(S)**
•					4.5	**DOOR OPERATOR(S)**
•					4.6	**ELECTRIC / GFCI**
	•				4.7	**HOUSE / SERVICE DOOR(S)** The house to garage door does not have an auto close feature. Recommend replacing one of the existing hinges with a spring hinge to ensure automatic closure. This helps ensure additional safety protection as a fire block and to prevent the potential for carbon monoxide infiltration.

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4.3 WALLS / CEILINGS Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

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5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:
Style: Exposed Framing
Entrance: Ceiling Hatch
Insp. Method: Entered

ROOF CONSTRUCTION:
Framing: Wood Trusses
Deck: OSB Sheathing

INSULATION:
Form: Loose Fill
Type: Fiberglass
Est. Average: 10+/- Inches

VENTILATION PROVISIONS:
Location: Gables and Soffits

SPECIAL LIMITATIONS:
Limited Height/Clearance
Insulation Over Faming
Limited Walkway

S	F	P	NA	NI		
•					5.0	ROOF FRAMING
•					5.1	ROOF DECK / SHEATHING
•					5.2	VENTILATION PROVISIONS
•					5.3	INSULATION

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NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/ obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

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6(A). MASTER BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Master Bath

LOCATION:
Master Bedroom

VENTILATOR(S):
Ceiling Exhaust Fan

SPECIAL LIMITATIONS:
Storage under sink

S	F	P	NA	NI		
•					6.0.A	**SINK(S)**
	•				6.1.A	**TOILET** The toilet is slightly loose at the floor. However, no sign of leakage was observed. As a precaution, recommend checking/replacing wax ring seal and re-securing toilet to the floor. Often when a thicker tile flooring has replaced a linoleum product, a thicker wax ring is required. A loose toilet or defective seal could result in leakage and consequential damage and should be attended to as soon as possible.
•					6.2.A	**BATHTUB**
•					6.3.A	**STALL SHOWER**
•					6.4.A	**FLOOR(ING)**
•					6.5.A	**WALLS / CEILING**
•					6.6.A	**VENTILATOR**
•					6.7.A	**ELECTRIC / GFCI** FYI: GFCI outlet in this bathroom provides protection for the other bathrooms as well.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

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6(B). UPSTAIRS HALL BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Full Bath

LOCATION:
Second Floor
Hallway

VENTILATOR(S):
Ceiling Exhaust Fan

S	F	P	NA	NI		
•					6.0.B	**SINK(S)**
	•				6.1.B	**TOILET** The toilet is slightly loose at the floor. However, no sign of leakage was observed. As a precaution, recommend checking/replacing wax ring seal and re-securing toilet to the floor. Often when a thicker tile flooring has replaced a linoleum product, a thicker wax ring is required. A loose toilet or defective seal could result in leakage and consequential damage and should be attended to as soon as possible.
•					6.2.B	**BATHTUB**
•					6.3.B	**SURROUND / ENCLOSURE**
•					6.4.B	**FLOOR(ING)**
•					6.5.B	**WALLS / CEILING**
•					6.6.B	**VENTILATOR**
•					6.7.B	**ELECTRIC / GFCI**

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NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

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6(C). DOWNSTAIRS HALL BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Half Bath

LOCATION:
First Floor
At Front of House

VENTILATOR(S):
No Fan - Window Only

S	F	P	NA	NI		
•					6.0.C	SINK(S)
•					6.1.C	TOILET
•					6.2.C	FLOOR(ING)
•					6.3.C	WALLS / CEILING
			•		6.4.C	VENTILATOR
•					6.5.C	ELECTRIC / GFCI

S F P NA NI

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NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

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7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

RANGE:
Gas Range
Est. Age: 3 to 4 Years

DISHWASHER:
Est. Age: 3 to 4 Years

GARBAGE DISPOSAL:
Est. Age: 2 years

VENTILATOR:
Recirculating

SPECIAL LIMITATIONS:
Storage under Sink

S	F	P	NA	NI		
•					7.0	**PLUMBING / SINK**
•					7.1	**FLOOR**
•					7.2	**WALLS / CEILING**
•					7.3	**ELECTRIC / GFCI**
•					7.4	**RANGE**
•					7.5	**DISPOSAL**
•					7.6	**VENTILATOR**
	•				7.7	**CABINETRY** Generally satisfactory with some cosmetic surface wear. Repair/refresh finish as desired.
•					7.8	**COUNTERTOP**

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7.7 CABINETRY Picture 1

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/ countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or

electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Appliances - Appliance evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

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8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT FLOORS:
Concrete Slab at First Floor
Wood Frame at Second Floor
w/ carpeting, tile and wood

PREDOMINANT WINDOWS:
Mixed Windows Styles
w/Insulated Glass

FIREPLACES/STOVES:
Pre-fab Fireplace

DETECTORS:
Location: Hallway/Sleeping Area
Location: First & Second Floor
Type: Smoke/Carbon Monoxide

SPECIAL LIMITATIONS:
Furnishings/Belongings/Storage

S	F	P	NA	NI		
•					8.0	CEILINGS
•					8.1	WALLS
•					8.2	FLOORS
•					8.3	STAIRS
•					8.4	RAILINGS
•					8.5	WINDOWS
•					8.6	ROOM DOORS
•					8.7	SLIDER/PATIO DOORS
•					8.8	DETECTORS
•					8.9	FIREPLACE
			•		8.10	FIREPLACE GAS BURNERS Unit is stubbed for a gas burner if desired.

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NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Smoke/CO Detectors - The inspection of smoke/carbon monoxide detectors, if indicated, is limited to the general location of units and an alarm test using the built-in test feature only. Since these units are subject to subsequent removal or relocation, as well as the removal or failure of batteries or malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Hardwired units are now often required in newer construction; however, no specific determination was made as to whether units are properly hardwired or interconnected. These detectors have a finite service life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, unless documentation is available on the age of the detectors, it would be prudent to replace all detectors prior to occupancy. At the very least smoke/carbon monoxide detectors should be tested at least twice annually; more frequently would be advisable.

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9. FOUNDATION / SLAB

The inspection of the house foundation/slab is limited to readily visible and access elements as listed herein. Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.**

Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

FLOOR SLAB DESCRIPTION:

Whole House

SPECIAL LIMITATIONS:

Completely Covered by Floor Coverings

S	F	P	NA	NI		
•					9.0	**SLAB EXTERIOR / EDGE**
				•	9.1	**HOUSE FLOOR SLAB** Slab could not be observed due to floor coverings. However, no secondary indications of foundation/slab concerns were observed.
•					9.2	**EXTERIOR FEATURES / WATER INTRUSION FACTORS**
•					9.3	**INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION**

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NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Slab foundations can also be affected by expansive clay soils. Any foundation deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

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10. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:

Service Line: Underground

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel

Main Disconnect: 200 Amps

Location: Garage Exterior

PANEL CIRCUITS:

120 Volt Circuits: Copper Wire

240 Volt Circuits: Copper Wire

CIRCUIT-INTERRUPTERS:

GFCI: At Receptacle Outlets

AFCI: None Observed

S	F	P	NA	NI		
				•	10.0	**SERVICE / ENTRANCE LINE** Service line is underground and therefore not inspected.
•					10.1	**MAIN DISCONNECT(S)**
•					10.2	**DISTRIBUTION PANEL**
•					10.3	**SERVICE GROUNDING PROVISIONS**
•					10.4	**DEVICES**
•					10.5	**WIRING / CONDUCTORS**
•					10.6	**GFCI TEST**

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NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

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11. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

TYPE SYSTEM:
Electric Central Air Conditioning

BRAND:
Aire-Flo

SYSTEM LOCATION:
Attic
Outside

ESTIMATED AGE:
9 to 10 years

DESIGN LIFE:
8 to 10 years

GENERAL DISTRIBUTION:
Ducted System w/Room Supply Outlets

S	F	P	NA	NI		
•					11.0	**COOLING SYSTEM** The two systems operated satisfactorily within normal cooling range. Due to the systems' age anticipate a need for periodic maintenance. Generally, once a heating/cooling system reaches five years of age, annual maintenance is recommended. Additionally, filters should be checked monthly and replaced as needed. Regular filter maintenance will extend life and performance of the system.
•					11.1	**OUTDOOR UNIT**
•					11.2	**INDOOR BLOWER / FAN**
•					11.3	**CONDENSATE PROVISIONS**
•					11.4	**DUCTWORK**
•					11.5	**THERMOSTAT**

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NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

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12. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

TYPE SYSTEM:	BRAND:	SYSTEM LOCATION:
Natural Gas	Aire-Flo	Attic
ESTIMATED AGE:	**DESIGN LIFE:**	**GENERAL DISTRIBUTION:**
9 to 10 years	15 to 20 years	Ducted w/Registers

S	F	P	NA	NI		
•					12.0	HEATING UNIT
•					12.1	BURNER
•					12.2	FUEL LINE AT UNIT
•					12.3	COMBUSTION AIR PROVISIONS
•					12.4	VENT CONNECTOR
•					12.5	BLOWER
•					12.6	DISTRIBUTION SYSTEM
•					12.7	THERMOSTAT

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NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

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13. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Copper

DRAIN/WASTE LINES:
Plastic

LOCATION OF SHUT-OFFS:
Water: At Front of House
Gas: At Meter

SPECIAL LIMITATIONS:
Nearly 100% Concealed Piping

S	F	P	NA	NI		
•					13.0	WATER SUPPLY PIPING
•					13.1	WATER FLOW AT FIXTURES
•					13.2	DRAIN / WASTE PIPING
•					13.3	FIXTURE DRAINAGE
•					13.4	EXTERIOR FAUCET(S)
•					13.5	GAS PIPING

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NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

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14. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/ capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY:
Tank-type Unit

ENERGY SOURCE/FUEL:
Natural Gas

ESTIMATED AGE:
3 to 4 Years

BRAND:
Whirlpool

ESTIMATED CAPACITY:
50 +/- Gallons

DESIGN LIFE:
8 to 12 Years

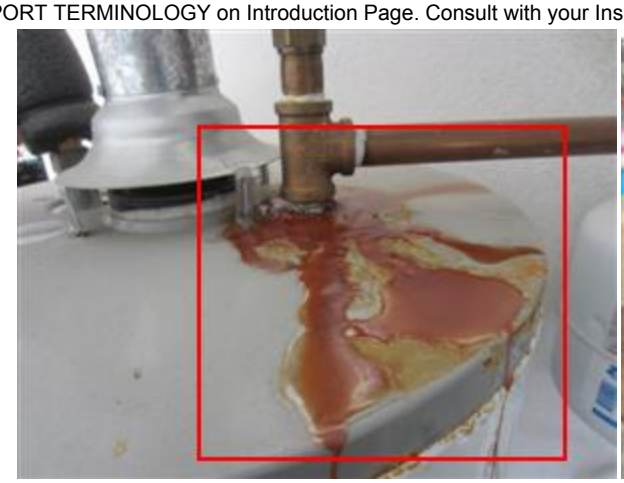
LOCATION:
Garage

SPECIAL LIMITATIONS:
Sealed Combustion Chamber

S	F	P	NA	NI		
		•			14.0	**WATER HEATER** The water heater is relatively new and functioned satisfactorily. However, leakage and corrosion were observed at the tank's water source line. Water has dripped down the side of the tank and the elevated water heater platform is wet and should be assessed for structural integrity. Recommend further inspection and repair by a qualified plumber. Consider adding an overflow pan under the tank to prevent moisture concerns in the future.
•					14.1	**VENT CONNECTOR**
•					14.2	**GAS / FUEL LINES AT UNIT**
•					14.3	**SAFETY VALVE PROVISIONS**

S F P NA NI

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14.0 WATER HEATER Picture 1



14.0 WATER HEATER Picture 2

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but

many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

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SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING

Fair

The roof is generally in satisfactory condition. However, three cracked tiles were noted, two at the lower level and one at the upper level. Over time, cracked tiles can slip and expose the underlayment to the environment which can cause further deterioration and an increased probability of water intrusion. Recommend repair of broken tiles by a qualified contractor.

Recommend trimming tree at left side of house to prevent contact and potential damage to roof tiles.

2. EXTERIOR ELEMENTS

2.0 SIDING

Fair

The stucco siding is in satisfactory condition with a few typical hairline cracks; no maintenance is required at this time. The two shutters above the single car garage door have members that have loosened; recommend repair, and prime and paint to maximize shutter service life. The paint at the wood trim of the shuttered window is deteriorated and should also be primed and painted now.

4. GARAGE

4.3 WALLS / CEILINGS

Fair

Moisture stains noted on ceiling near the single garage vehicle door. The area tested dry with a moisture meter and the drywall appears to be structurally sound. The current homeowner indicated the stains were present when they purchased the home and they have not seen any change in condition. It is likely that a prior owner may have had roof/flashing repairs completed. As a precaution, recommend monitoring this area after a rain storm for any change in condition and repair as necessary.

4.7 HOUSE / SERVICE DOOR(S)

Fair

The house to garage door does not have an auto close feature. Recommend replacing one of the existing hinges with a spring hinge to ensure automatic closure. This helps ensure additional safety protection as a fire block and to prevent the potential for carbon monoxide infiltration.

6(A). MASTER BATHROOM

6.1.A TOILET

6(A). MASTER BATHROOM

Fair

The toilet is slightly loose at the floor. However, no sign of leakage was observed. As a precaution, recommend checking/ replacing wax ring seal and re-securing toilet to the floor. Often when a thicker tile flooring has replaced a linoleum product, a thicker wax ring is required. A loose toilet or defective seal could result in leakage and consequential damage and should be attended to as soon as possible.

6(B). UPSTAIRS HALL BATHROOM

6.1.B TOILET

Fair

The toilet is slightly loose at the floor. However, no sign of leakage was observed. As a precaution, recommend checking/ replacing wax ring seal and re-securing toilet to the floor. Often when a thicker tile flooring has replaced a linoleum product, a thicker wax ring is required. A loose toilet or defective seal could result in leakage and consequential damage and should be attended to as soon as possible.

7. KITCHEN

7.7 CABINETRY

Fair

Generally satisfactory with some cosmetic surface wear. Repair/refresh finish as desired.

9. FOUNDATION / SLAB

9.1 HOUSE FLOOR SLAB

Not Inspected

Slab could not be observed due to floor coverings. However, no secondary indications of foundation/slab concerns were observed.

10. ELECTRIC SYSTEM

10.0 SERVICE / ENTRANCE LINE

Not Inspected

Service line is underground and therefore not inspected.

11. COOLING SYSTEM

11.0 COOLING SYSTEM

Satisfactory

The two systems operated satisfactorily within normal cooling range. Due to the systems' age anticipate a need for periodic maintenance. Generally, once a heating/cooling system reaches five years of age, annual maintenance is recommended. Additionally, filters should be checked monthly and replaced as needed. Regular filter maintenance will extend life and performance of the system.

14. HOT WATER SUPPLY

14.0 WATER HEATER

Poor

The water heater is relatively new and functioned satisfactorily. However, leakage and corrosion were observed at the tank's water source line. Water has dripped down the side of the tank and the elevated water heater platform is wet and should be assessed for structural integrity. Recommend further inspection and repair by a qualified plumber. Consider adding an overflow pan under the tank to prevent moisture concerns in the future.

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INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted and applicable home inspection industry standards. Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.

Daniel A Cvelbar

Dan Cvelbar , Inspector

Inspection Date: 2/5/2013

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