



Key Findings Report

Client(s): Jim Farbaniec

Property Address: 221 Tall Oak
Irvine CA 92603



Date of inspection: 2/11/2022 **Inspector:** Reid Anderson

(The Key Findings consist of the items we recommend for repair only. The Property Information Report consists of the Key Findings as well as inventory type information such as the type of heating system, the location of the utility shut-offs, etc.)

Date: 2/11/2022	Time: 09:00:00 AM	Report ID: 021122RA1
Property: 221 Tall Oak Irvine CA 92603	Customer: Jim Farbaniec	Real Estate Professional: Jim Farbaniec domu Real Estate

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. ***Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.***

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI). In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit their inspection. Unless otherwise stated, this is **not** a code compliant inspection. Identifying or evaluating environmental hazards or the presence of any potentially harmful materials is beyond the scope of this inspection..

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation. These are also items that concern personal health and safety.

Consideration Item: Repair/replacement should be considered, but is not urgent. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Type:

Town Home

Home Viewed From:

Front Street

Building Status:

Occupied With a Normal Amount of Interior Furnishings

Attendees: No Attendees - Call Inspector for Questions	Approximate Year Built: 2000 to 2010	Temperature: 60 - 70 degrees
Weather: Partly Cloudy	Precipitation: None	Standards of Practice: American Society of Home Inspectors

-Key Findings-



Anderson Inspections

Customer

Jim Farbaniec

Address

221 Tall Oak
Irvine CA 92603

Action Items

DRAIN, WASTE, and VENT PIPES

Inspected

1. (1) A Master Bathroom sink drains slowly. It may be clogged with hair or other obstructions. - The drain should be cleared as needed by a qualified plumber.



Item 1 - Item 1(Picture)

2. (2) The drain line is actively leaking under the Master Bathroom left wash basin. - All leaking piping should be repaired if possible or replaced as necessary. A qualified plumber should do the work.



Item 2 - Item 1(Picture)



Item 2 - Item 2(Picture)



Item 2 - Item 3(Picture)

WATER HEATER

Inspected

3. A section of the discharge pipe from the temperature-and-pressure (T&P) relief valve does not slope away from the valve. If the valve leaks, this could cause corrosion and/or a possible failure of the valve to perform in a situation where the

temperature or pressure would cause the valve to open.
- A qualified technician should adjust the discharge pipe.



Item 3 - Item 1(Picture)

GARAGE DOOR OPERATORS

Inspected

4. The optical sensor for the garage door opener(s) (which activates the safety reverse system) was installed too high. This is a child safety concern. - The optical sensors should be installed no more than six inches above the floor of the garage or in accordance with the manufacturer's specifications.



Item 4 - Item 1(Picture)

PASSAGE DOOR FROM GARAGE TO INTERIOR

Inspected

5. The passage door between the garage and the house is equipped with an automatic self closer. However, the door does not fully close and latch (the door should be able to overcome the air pressure caused when the vehicle door is closed). - The door and/or door hardware should be repaired, replaced or adjusted to ensure that the door closes and latches properly.



Item 5 - Item 1(Picture)

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)**Inspected**

6. The fire-rated access door to the crawlspace should be adjusted to close properly. - A qualified technician should make repairs as needed.



Item 6 - Item 1(Picture)



Item 6 - Item 2(Picture)

DISHWASHER and AIR GAP**Inspected**

7. The dishwasher drain has no air gap. This can allow dirty sink water (from a clogged sink) to siphon back into the dishwasher.
- Consider having an air gap installed when the dishwasher is replaced, or when other plumbing work is done. In the meantime, the dishwasher drain hose should be secured as high as possible under the sink (in a "high loop" configuration), to prevent siphoning of the drain water back into the dishwasher.



Item 7 - Item 1(Picture)

Consideration Items

CONDOMINIUM NOTES

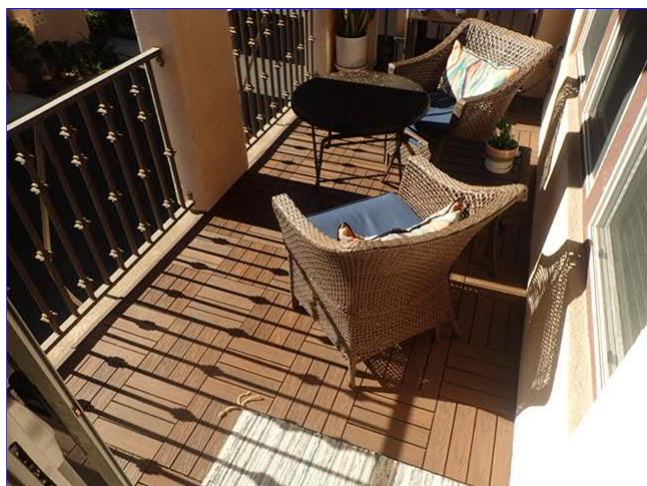
Inspected

8. This inspection includes the exposed and accessible elements and systems of the subject unit only. **Inspection of the roof and common areas is not within the scope of this inspection.** Funds for maintenance or replacement should be kept on hand in the accounts of the Owner's Association. The fund should be based on the annualized cost of maintenance for all common area items. Information in this regard is typically contained in a "reserve study," which should be available from the Owner's Association. The client is advised to review the minutes of the previous twelve months' meeting of the Owner's Association which may provide additional information about maintenance funds or present or pending special assessments.

DECKS, BALCONIES and PORCHES

Inspected

9. The deck surface is fully or partially covered by carpet or other materials, obscuring most of the underlying material. These coverings can trap moisture and may eventually lead to deterioration of the surface below. - The covering should be removed. The surfaces hidden by the carpet should be evaluated and repaired as necessary.



Item 9 - Item 1(Picture)

LIMITATIONS: EXTERIOR

Inspected

10. Testing of irrigation (yard sprinklers) systems is beyond the scope of this inspection.
- We suggest that you have the seller, or a qualified sprinkler specialist, demonstrate the irrigation system and any related timer controls.



Item 10 - Item 1(Picture)



Item 10 - Item 2(Picture)

PLUMBING WATER SUPPLY**Inspected**

11. The hose bibb at the left front of the Garage leaks when the valve is opened. - A qualified plumber should make repairs or modifications as necessary.



Item 11 - Item 1(Picture)



Item 11 - Item 2(Picture)

WATER HEATER - GENERAL GUIDELINES/CONDITIONS**Inspected**

12. There is no pan installed under the water heater. A pan is required by some jurisdictions when the water heater is located in certain areas of the structure to help prevent damage from leakage. - Consider installing a pan and drain pipe as an upgrade, if not now, certainly when the water heater is replaced.

WATER HEATER : LIMITATIONS**Inspected**

13. The water heater insulating blanket covered the data plate of the water heater. The size and age of the unit could not be verified. - It is recommended to verify the age of the water heater. The average useful lifespan for a water heater is 10-12 years.



Item 13 - Item 1(Picture)

GAS SYSTEM

Inspected

14. There is no "emergency seismic shut off" meter wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

GAS PIPES and VALVES

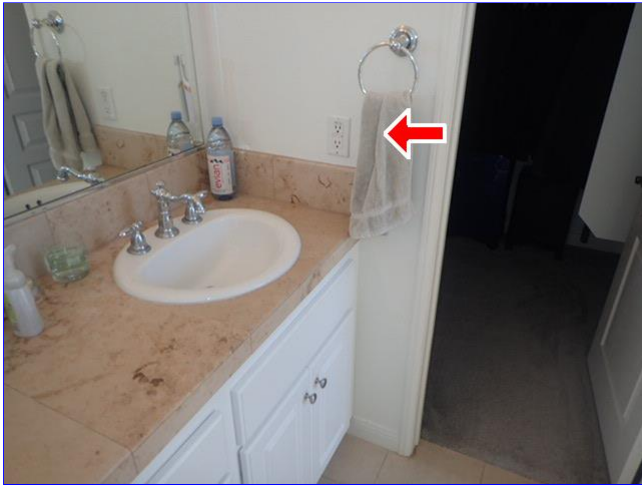
Inspected

15. The furnace and water heater gas lines were installed without a sediment trap. Gas valves installed on such appliances should be protected by a trap/drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. -Consult a qualified gas plumbing contractor for further recommendations and repairs. (Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

16. NOTE: When tested, the GFCI receptacle providing protection for the bathrooms tripped and shut off power, as designed. This GFCI device is located in the Master Bathroom.
 - To restore power to the bathrooms if the device trips off, reset the button on the GFCI.



Item 16 - Item 1(Picture)

HEAT - GENERAL CONDITIONS**Inspected**

17. The furnace is / furnaces are the original installation. A qualified HVAC technician should clean, inspect and make any needed repairs to ensure that the system is in good and safe operating condition. (Posting a dated record on the furnace of the servicing is also recommended.)



Item 17 - Item 1(Picture)



Item 17 - Item 2(Picture)

DUCTING, FILTERS, PLENUM**Inspected**

18. Filters should be changed (or cleaned if washable) regularly, depending on how often the blower is running. This is the most important maintenance item for the long-term operation of your HVAC system. Dirty filters will decrease system efficiency, and cause accelerated wear and tear on the system.



Item 18 - Item 1(Picture)



Item 18 - Item 2(Picture)

A/C EQUIPMENT**Inspected**

19. (1) The condensing unit(s) appears to be the original unit(s). Due to the age, we recommend asking the sellers when the unit(s) were last serviced. - A qualified HVAC technician should service as needed. They could also advise on the estimated remaining life of the unit(s).



Item 19 - Item 1(Picture)

20. (2) The base of the condensing unit was directly in contact with soil. This can promote rust, deterioration, and early failure of the exterior casing, and possibly the internal components as well.
- Current standards require 3" of clearance between the condenser and the soil or soil coverings.



Item 20 - Item 1(Picture)



Item 20 - Item 2(Picture)

INTERIOR INSPECTION LIMITATIONS

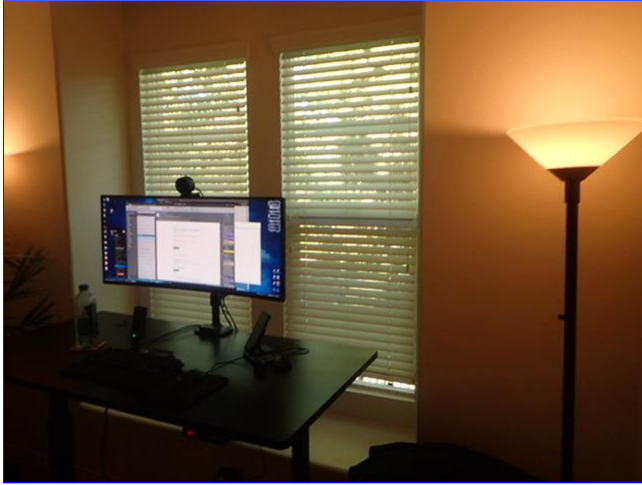
Inspected

21. (1) A security system has been installed. Security systems are beyond the scope of this inspection.
- We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.



Item 21 - Item 1(Picture)

22. (2) One or more windows were blocked by furniture and/or shutters. The windows could not be operated. - We recommend testing the windows for proper operation no later than the final walkthrough.



Item 22 - Item 1(Picture)

SMOKE DETECTORS/CO DETECTOR

Inspected

23. The smoke alarm(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

REFRIGERATOR

Inspected

24. Tip: Inspection and evaluation of the refrigerator is beyond the scope of this inspection. Periodic cleaning of the refrigerator coils is recommended to keep the unit operating at peak efficiency. Referral to the owner's manual is recommended for information on access and cleaning of the coils.



Item 24 - Item 1(Picture)

CLOTHES WASHER CONNECTIONS

Inspected

25. No floor drain is visible and no clothes washer overflow pan is present in the laundry. Because of the location of this laundry area over wood flooring or finished space on the floor below, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.



Item 25 - Item 1(Picture)

VISIBLE CLOTHES DRYER VENT

Inspected

26. All clothes dryer vents should be cleared periodically. Clothes dryer vents can clog with lint, and can be a fire hazard. - We recommend asking the seller when the dryer vent was last serviced. The vent should be cleared if needed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Reid Anderson



Home Inspection Report

Jim Farbaniec

Property Address:
221 Tall Oak
Irvine CA 92603



Anderson Inspections

Reid Anderson

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Introductory Notes.....5](#)

[2 Structure5](#)

[3 Exterior.....6](#)

[4 Plumbing.....7](#)

[5 Electrical12](#)

[6 Heating and Cooling13](#)

[7 Attic.....16](#)

[8 Garage.....16](#)

[9 Interiors18](#)

[10 Kitchen.....19](#)

[11 Bathrooms.....21](#)

[12 Laundry.....21](#)

Date: 2/11/2022	Time: 09:00:00 AM	Report ID: 021122RA1
Property: 221 Tall Oak Irvine CA 92603	Customer: Jim Farbaniec	Real Estate Professional: Jim Farbaniec domu Real Estate

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. ***Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.***

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI). In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit their inspection. Unless otherwise stated, this is **not** a code compliant inspection. Identifying or evaluating environmental hazards or the presence of any potentially harmful materials is beyond the scope of this inspection..

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation. These are also items that concern personal health and safety.

Consideration Item: Repair/replacement should be considered, but is not urgent. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Type:

Town Home

Home Viewed From:

Front Street

Building Status:

Occupied With a Normal Amount of Interior Furnishings


Attendees: No Attendees - Call Inspector for Questions	Approximate Year Built: 2000 to 2010	Temperature: 60 - 70 degrees
Weather: Partly Cloudy	Precipitation: None	Standards of Practice: American Society of Home Inspectors

1. Introductory Notes

Items

1.0 CONDOMINIUM NOTES

Comments: Inspected

 This inspection includes the exposed and accessible elements and systems of the subject unit only. **Inspection of the roof and common areas is not within the scope of this inspection.** Funds for maintenance or replacement should be kept on hand in the accounts of the Owner's Association. The fund should be based on the annualized cost of maintenance for all common area items. Information in this regard is typically contained in a "reserve study," which should be available from the Owner's Association. The client is advised to review the minutes of the previous twelve months' meeting of the Owner's Association which may provide additional information about maintenance funds or present or pending special assessments.

1.1 WALK THROUGH INFORMATION

Comments: Inspected

During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your real estate professional, prior to closing.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Items

2.0 FOUNDATION

Comments: Inspected

2.1 ROOF TRUSS CONDITION

Comments: Inspected

2.2 ROOF and CEILING FRAMING

Comments: Inspected

Styles & Materials

Roof Structure:

Engineered Wood Trusses

Foundation Type and Material:

Slab (poured in place concrete)

Ceiling Structure:

Wooden Trusses
Wooden Joists

Wall Structure:

Wood

Floor Structure:

Not Visible

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Items

3.0 WALL CLADDING AND TRIM

Comments: Inspected

3.1 EAVES, SOFFITS, FASCIA AND PAINT

Comments: Inspected

3.2 DOORS

Comments: Inspected

3.3 WINDOWS

Comments: Inspected

3.4 DRIVEWAYS AND WALKWAYS


Comments: Inspected

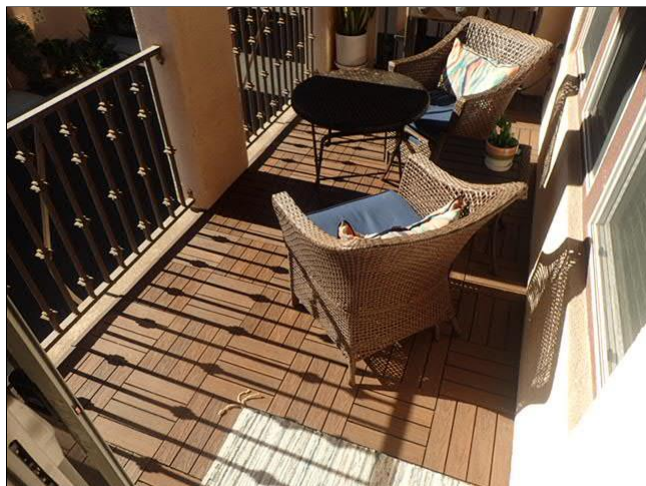
3.5 GRADING, DRAINAGE, RETAINING WALLS

Comments: Inspected

3.6 DECKS, BALCONIES and PORCHES

Comments: Inspected

 The deck surface is fully or partially covered by carpet or other materials, obscuring most of the underlying material. These coverings can trap moisture and may eventually lead to deterioration of the surface below. - The covering should be removed. The surfaces hidden by the carpet should be evaluated and repaired as necessary.



3.6 Item 1(Picture)

3.7 LIMITATIONS: EXTERIOR

Comments: Inspected

Testing of irrigation (yard sprinklers) systems is beyond the scope of this inspection.

- We suggest that you have the seller, or a qualified sprinkler specialist, demonstrate the irrigation system and any related timer controls.



3.7 Item 1(Picture)



3.7 Item 2(Picture)

Styles & Materials


Wall cladding: Stucco	Window Material: Vinyl Frame Double Pane	Driveway Surface: Concrete on Grade
Walkway Surface: Concrete on Grade		

4. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Items

- 4.0 MAIN WATER SHUT-OFF
Comments: Inspected
- 4.1 PLUMBING WATER SUPPLY
Comments: Inspected

 The hose bibb at the left front of the Garage leaks when the valve is opened. - A qualified plumber should make repairs or modifications as necessary.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 PLUMBING FIXTURES

Comments: Inspected

4.3 DRAIN, WASTE, and VENT PIPES

Comments: Inspected

 (1) A Master Bathroom sink drains slowly. It may be clogged with hair or other obstructions. - The drain should be cleared as needed by a qualified plumber.



4.3 Item 1(Picture)

- ⛔ (2) The drain line is actively leaking under the Master Bathroom left wash basin. - All leaking piping should be repaired if possible or replaced as necessary. A qualified plumber should do the work.



4.3 Item 2(Picture)



4.3 Item 3(Picture)

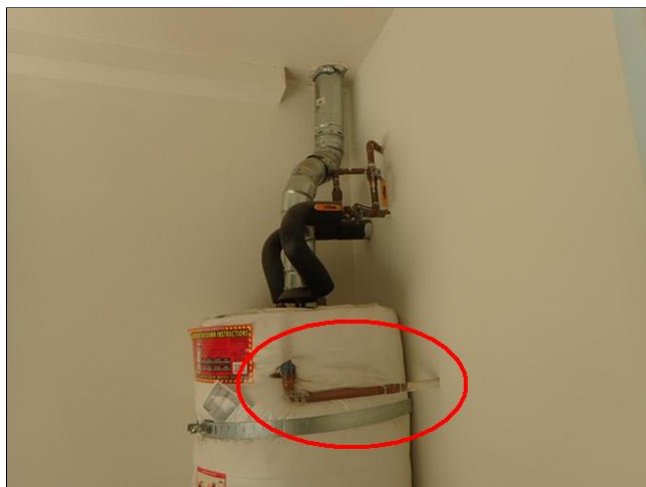


4.3 Item 4(Picture)

4.4 WATER HEATER

Comments: Inspected

- ✚ A section of the discharge pipe from the temperature-and-pressure (T&P) relief valve does not slope away from the valve. If the valve leaks, this could cause corrosion and/or a possible failure of the valve to perform in a situation where the temperature or pressure would cause the valve to open.
- A qualified technician should adjust the discharge pipe.



4.4 Item 1(Picture)

4.5 WATER HEATER GAS and ELECTRIC CONNECTIONS

Comments: Inspected

4.6 WATER HEATER COMBUSTION and VENTING

Comments: Inspected

4.7 WATER HEATER SEISMIC STRAPS

Comments: Inspected

4.8 WATER HEATER - GENERAL GUIDELINES/CONDITIONS

Comments: Inspected

- 🌊 There is no pan installed under the water heater. A pan is required by some jurisdictions when the water heater is located in certain areas of the structure to help prevent damage from leakage. - Consider installing a pan and drain pipe as an upgrade, if not now, certainly when the water heater is replaced.

4.9 WATER HEATER : LIMITATIONS

Comments: Inspected

- ☞ The water heater insulating blanket covered the data plate of the water heater. The size and age of the unit could not be verified. - It is recommended to verify the age of the water heater. The average useful lifespan for a water heater is 10-12 years.



4.9 Item 1(Picture)

4.10 GAS SYSTEM

Comments: Inspected

- ☞ There is no "emergency seismic shut off" meter wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

4.11 GAS PIPES and VALVES

Comments: Inspected

- ☞ The furnace and water heater gas lines were installed without a sediment trap. Gas valves installed on such appliances should be protected by a trap/drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. -Consult a qualified gas plumbing contractor for further recommendations and repairs. (Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)

4.12 PLUMBING FIXTURES and DRAINS

Comments: Inspected

4.13 WASTE and VENT PIPES

Comments: Inspected

Styles & Materials

Water Pressure: 45 to 50 psi	Main Water Shutoff Location: Left Front of Garage	Water Heater Location: Garage
Water Heater Capacity: Not visible	Water Heater Age: Unable to Determine	Water Heater Power Source: Natural Gas
Gas Shutoff Location: Left Front of the Garage	Gas Type: Natural Gas	Plumbing Water Supply Material (into home): Copper
Plumbing Water Distribution Material (inside home): Copper	Plumbing Waste Material: ABS	

5. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Items

5.0 LIMITATIONS: ELECTRICAL

Comments: Inspected
This property has low voltage landscape lighting and/or fixtures controlled by timers or photo cells. An evaluation of these types of lighting is beyond the scope of this inspection.
- The function of these fixtures should be verified at or before the final walkthrough.

5.1 METER AND GROUNDING

Comments: Inspected

5.2 MAIN DISTRIBUTION PANEL

Comments: Inspected

5.3 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

 **NOTE:** When tested, the GFCI receptacle providing protection for the bathrooms tripped and shut off power, as designed. This GFCI device is located in the Master Bathroom.
- To restore power to the bathrooms if the device trips off, reset the button on the GFCI.



5.3 Item 1(Picture)

5.4 CIRCUIT BREAKERS

Comments: Inspected

5.5 WIRING

Comments: Inspected

5.6 INTERIOR RECEPTACLES AND FIXTURES

Comments: Inspected

5.7 EXTERIOR RECEPTACLES AND FIXTURES

Comments: Inspected

5.8 HVAC

Comments: Inspected

Styles & Materials

Main Panel Location: Left Front of the Garage	Service Ampacity: 100 AMP	Grounding Type: Foundation Steel
GFCI's: Installed Where Needed	Electrical Service Conductors: Under Ground Service	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper	Wiring Type(s): Romex	

6. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Items

6.0 HEAT - GENERAL CONDITIONS

Comments: Inspected

The furnace is / furnaces are the original installation. A qualified HVAC technician should clean, inspect and make any needed repairs to ensure that the system is in good and safe operating condition. (Posting a dated record on the furnace of the servicing is also recommended.)



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 BURNER CONDITIONS

Comments: Inspected

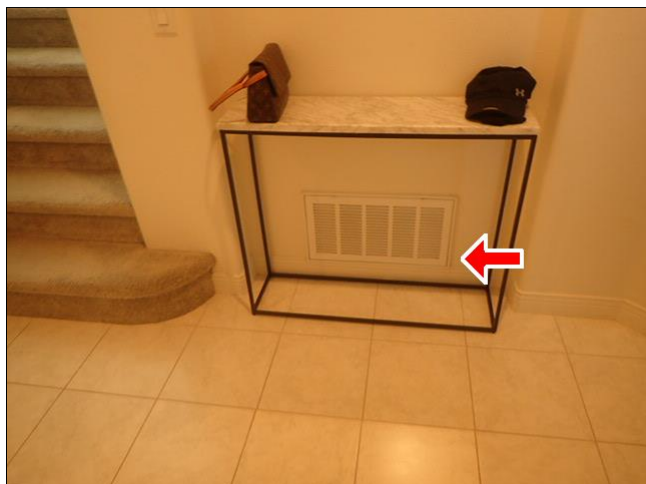
6.2 VENTS AND FLUES

Comments: Inspected

6.3 DUCTING, FILTERS, PLENUM

Comments: Inspected

Filters should be changed (or cleaned if washable) regularly, depending on how often the blower is running. This is the most important maintenance item for the long-term operation of your HVAC system. Dirty filters will decrease system efficiency, and cause accelerated wear and tear on the system.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

6.4 THERMOSTATS

Comments: Inspected

6.5 SAFETY SWITCH and SENSORS

Comments: Inspected

6.6 COMBUSTION AIR/RETURN AIR

Comments: Inspected

6.7 A/C EQUIPMENT

Comments: Inspected

(1) The condensing unit(s) appears to be the original unit(s). Due to the age, we recommend asking the sellers when the unit(s) were last serviced. - A qualified HVAC technician should service as needed. They could also advise on the estimated remaining life of the unit(s).



6.7 Item 1(Picture)

(2) The base of the condensing unit was directly in contact with soil. This can promote rust, deterioration, and early failure of the exterior casing, and possibly the internal components as well.
- Current standards require 3" of clearance between the condenser and the soil or soil coverings.



6.7 Item 2(Picture)



6.7 Item 3(Picture)

Styles & Materials

Filter Type: Disposable	Number of Heat Systems: Two	Heat System Location: Attic Crawl Space
Heat Type: Forced Air	Energy Source: Natural gas	Number of AC Units: Two
Cooling Equipment Type: Split System	Compressor/Heat Pump Location: Right Side	Compressor Age: 18 years

7. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Items

7.0 ATTIC INSULATION CONDITIONS

Comments: Inspected

7.1 ATTIC VENTILATION CONDITIONS

Comments: Inspected

7.2 ATTIC ACCESS CONDITIONS

Comments: Inspected

Styles & Materials

Attic Insulation:	Method Used to Observe Attic:	Attic Ventilation:
Fiberglass	Entered	Passive
Batt		

8. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Items

8.0 GARAGE DOOR(S) and HARDWARE

Comments: Inspected

8.1 GARAGE DOOR OPERATORS

Comments: Inspected

+ The optical sensor for the garage door opener(s) (which activates the safety reverse system) was installed too high. This is a child safety concern. - The optical sensors should be installed no more than six inches above the floor of the garage or in accordance with the manufacturer's specifications.



8.1 Item 1(Picture)

8.2 LIMITATIONS ABOUT INSPECTING GARAGE DOORS

Comments: Inspected

Note: The garage door opener(s) were not tested to check that the opener(s) reverse when the door(s) hit an obstruction. Too many doors have been damaged during this test. The door(s) should be verified to reverse when a 2x4 piece of wood is placed under the door(s).

8.3 PASSAGE DOOR FROM GARAGE TO INTERIOR

Comments: Inspected

- ⊕ The passage door between the garage and the house is equipped with an automatic self closer. However, the door does not fully close and latch (the door should be able to overcome the air pressure caused when the vehicle door is closed). - The door and/or door hardware should be repaired, replaced or adjusted to ensure that the door closes and latches properly.



8.3 Item 1(Picture)

8.4 GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

Comments: Inspected

- ⊕ The fire-rated access door to the crawlspace should be adjusted to close properly. - A qualified technician should make repairs as needed.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.5 GARAGE CEILINGS

Comments: Inspected

8.6 GARAGE FLOOR

Comments: Inspected

Styles & Materials

Garage Door Type:	Garage Style:
One Automatic	Attached


9. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Items

9.0 INTERIOR INSPECTION LIMITATIONS

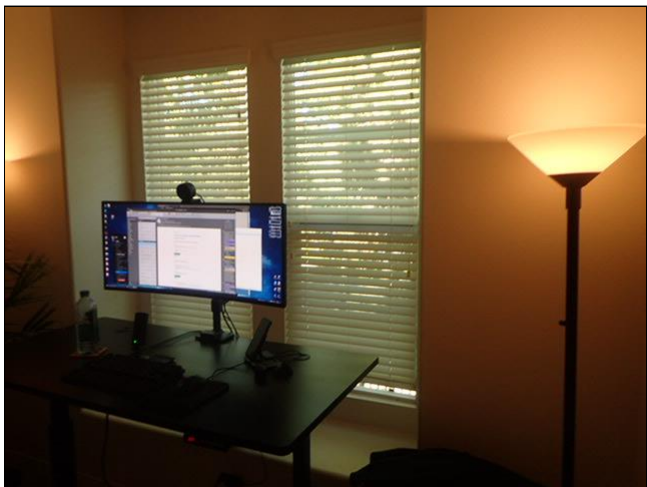
Comments: Inspected

-  (1) A security system has been installed. Security systems are beyond the scope of this inspection.
- We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.



9.0 Item 1(Picture)


-  (2) One or more windows were blocked by furniture and/or shutters. The windows could not be operated. - We recommend testing the windows for proper operation no later than the final walkthrough.



9.0 Item 2(Picture)

9.1 SMOKE DETECTORS/CO DETECTOR

Comments: Inspected

 The smoke alarm(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

9.2 DOORS**Comments:** Inspected**9.3 WINDOWS****Comments:** Inspected**9.4 CEILINGS****Comments:** Inspected**9.5 WALLS****Comments:** Inspected**9.6 FLOORS****Comments:** Inspected**9.7 BEDROOM FIRE SAFETY EGRESS****Comments:** Inspected**9.8 CLOSETS/CABINETS****Comments:** Inspected**Styles & Materials****Types of Fireplaces:**

Factory-Built Prefabricated Fireplace.

Number of Fireplaces:

One

Ceiling Materials:

Sheetrock/Drywall/Gypsum Board

Wall Material:

Sheetrock/Drywall/Gypsum Board

Interior Door Type:

Wood

Smoke Alarms Present:

Yes


Carbon Monoxide Alarms Present:

Yes

10. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Items**10.0 KITCHEN EXHAUST SYSTEM****Comments:** Inspected**10.1 RANGES/OVENS/COOKTOPS****Comments:** Inspected**10.2 MICROWAVE****Comments:** Inspected**10.3 COUNTERTOP/SINK****Comments:** Inspected**10.4 DISHWASHER and AIR GAP****Comments:** Inspected

 The dishwasher drain has no air gap. This can allow dirty sink water (from a clogged sink) to siphon back into the dishwasher.
 - Consider having an air gap installed when the dishwasher is replaced, or when other plumbing work is done. In the

meantime, the dishwasher drain hose should be secured as high as possible under the sink (in a "high loop" configuration), to prevent siphoning of the drain water back into the dishwasher.




10.4 Item 1(Picture)

10.5 WASTE DISPOSER
Comments: Inspected

10.6 CABINETS
Comments: Inspected

10.7 REFRIGERATOR
Comments: Inspected

 **Tip:** Inspection and evaluation of the refrigerator is beyond the scope of this inspection. Periodic cleaning of the refrigerator coils is recommended to keep the unit operating at peak efficiency. Referral to the owner's manual is recommended for information on access and cleaning of the coils.



10.7 Item 1(Picture)

Styles & Materials

Exhaust/Range Hood: Microwave-Recirculating Fan	Cooking Fuel: Natural Gas	Range/Cooktop: Yes
Built in Microwave: Yes	Countertop: Man-made stone	Sink: 1 Bowl
Disposal: Yes	Dishwasher: Yes	

11. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Items

11.0 BATHROOM VENTILATION

Comments: Inspected

11.1 WASH BASIN(S)

Comments: Inspected

11.2 TOILET(S)

Comments: Inspected

11.3 CABINETS/COUNTERTOP

Comments: Inspected

11.4 SHOWER WALLS

Comments: Inspected

11.5 SHOWER PAN(S)

Comments: Inspected

11.6 SHOWER ENCLOSURE(S)

Comments: Inspected

11.7 BATHTUB(S)

Comments: Inspected

11.8 CEILINGS

Comments: Inspected

11.9 WALLS

Comments: Inspected

11.10 FLOOR

Comments: Inspected

Styles & Materials

Bathrom Ventilation:

Fan

Window


12. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Items

12.0 CLOTHES WASHER CONNECTIONS

Comments: Inspected

 No floor drain is visible and no clothes washer overflow pan is present in the laundry. Because of the location of this laundry area over wood flooring or finished space on the floor below, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.



12.0 Item 1(Picture)

12.1 CLOTHES DRYER CONNECTIONS

Comments: Inspected

12.2 VISIBLE CLOTHES DRYER VENT

Comments: Inspected

 All clothes dryer vents should be cleared periodically. Clothes dryer vents can clog with lint, and can be a fire hazard. - We recommend asking the seller when the dryer vent was last serviced. The vent should be cleared if needed.

Styles & Materials

Clothes Washer Hook Ups:	Dryer Power Source:
Yes	Gas