

# Inspection Report

Provided by: Inspector Nuz'zo Home Inspections



## Robert F. Nuzzo, Home Inspections

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## Property Address

638 N. Grass Valley Road  
Lake Arrowhead, CA. 92352



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## Report Information

### Client Information

**Client Name** James Melton  
**Client Phone** 951-440-2032  
**Client Email** james@axsrealty.net

### Property Information

**Approximate Year Built** 1962  
**Approximate Square Footage** 1,400 sf.  
**Number of Bedroom** 3.  
**Number of Bath** 2.  
**Direction House Faces** West.

### Inspection Information

**Inspection Date** April 09, 2022  
**Inspection Time** 1:30 pm  
**Weather Conditions** Warm and dry  
**Outside Temperature** 70°  
**Price for Inspection** \$425.00

### Inspection Agreement:

#### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

#### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee,

insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

#### CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

#### DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS = Appears Serviceable:** The item appeared to be in working or usable condition with no major discrepancies noted.

**R = Repair:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI = Not Inspected:** The item was not inspected during the inspection.

**MA = Maintenance needed:** maintenance and/or minor repairs needed.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
<b>Foundation - Crawl Space</b>		
Floor Insulation Condition	1.3	The floors are partially insulated. Recommend insulating for better thermal quality inside the home.
Access Condition	1.4	Railings needed to avoid fall hazard. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Pipe Insulation Condition	1.8	No insulation. Pipe insulation is recommended to control condensation and protecting pipes from freezing conditions.
<b>Grounds</b>		
Steps Condition	2.4	The steps have earth to wood contact in multiple locations. Stair framing should have at least 6 inches of distance between earth and wood. Recommend removing earth to wood contact to reduce termite infestation and to increase the life of the staircase and the safety of the people that use it.
<b>Plumbing</b>		
Water Heater Conditions	4.3	Water heater off. No hot water at time of the inspection. All utilities and appliances should be up and running for the inspection. Recommend seller disclosure regarding the condition of the water heater prior to closing or a licensed plumbing contractor.
Venting Condition	4.5	The draft style water heater vent is designed to go above roof line so wind pulls exhaust out of the vent pipe. This vent was tapped into the heater exhaust. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
<b>Exterior</b>		
Deck Condition	5.3	Deck framing weathered in some locations. Recommend repairs as needed to protect wood. Deck framing wood damage. Recommend replacing damaged wood.
Railings Condition	5.4	Loose railing balusters in multiple locations. Recommend re-securing for safety.
Stairs Condition	5.5	* Earth to wood contact at stairs. Recommend adding a concrete slab and sit steps on the concrete to remove the earth to wood contact. * Uneven risers at top of deck stairs may cause tripping hazard. Maximum stair height is 7 3/4". These steps a 7" with the top riser is 9". * Surfaces weathered. Recommend repairs as needed.
Exterior Wall Conditions	5.6	The siding / wall covering on the lower section of the structure was unprofessionally installed and incomplete. Recommend further evaluation by a qualified siding contractor.

## Report Summary Page

Exterior Trim and Eave Condition	5.7	The finish has minor weathering in some locations in the trim, fascia and eaves. Recommend sanding, priming and painting/stain for the protection of the wood.
Faucet Conditions	5.10	The hose faucets had an active leak / drip.

### Electrical

Electrical Service Conditions	6.1	* Considering today's standards, the main service wires appeared to be too low to the ground. Recommend further evaluation by a licensed electrical contractor or utility contractor prior to close. * The main service drop wires from the pole to the house were in contact with tree limbs. Local utility company should be contacted for trimming.
Electrical Panel Conditions	6.3	The panel manufacturer is Federal Pacific (Sylvania/ Zinsco). The company is no longer in business. Thousands of these panels were installed from about the 60's to the early 80's. In some cases, problems have been associated with breakers not tripping when needed. Client is advised to consult a licensed electrician for further information.
Electrical Condition	6.4	GFCI receptacles needed at all exterior locations.

### Heating

Unit Conditions	7.1	Gas flex runs through metal cabinet, this condition can allow the flex line to rub against the metal cabinet causing a rupture very close to an open flame.
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### Interiors

Wall Conditions	8.1	Incomplete wall repairs at upper bedroom. Recommend repairs as needed.
Railing Condition	8.4	* Upper railing is too low. Code calls for 38" to 42". * Stair railing needs balusters with a max. spacing of 4" or glass pallets, etc.
Interior Door Conditions	8.6	The door rubs at the floors or carpeting at main level bedroom. Repairs and / or adjustments are recommended.
Electrical Conditions	8.7	Upper bedroom wall heater wiring is not to code. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Smoke Detector Conditions	8.9	Relocate smoke detector in upper bedroom. Smoke detectors are supposed to be within 12 inches of the highest point of a ceiling.

### Laundry

## Report Summary Page

Laundry Room Conditions	9.1	<p>* Although acceptable, rubber supply line hoses have the tendency to burst causing interior water damage. Recommend replacing rubber hoses with braided stainless steel hoses.</p> <p>* A GFCI receptacle was installed at laundry. These receptacles have the tendency to trip due to the motor surges from the washing machine. It is recommended to install a conventional receptacle in this location to avoid unnecessary nuisance tripping of the GFCI receptacle.</p>
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### Upper 3/4 Bath

Bathroom Door Conditions	10.1	Door rubs carpeting. Recommend repairs as needed for privacy.
Electrical Conditions	10.2	GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.
Shower - Tub Conditions	10.7	There are openings in the tile tub surround behind the shower valves. Recommend sealing so the water does not go behind the wall.

### Main Level 3/4 Bath

Shower - Tub Conditions	11.7	Escutcheon missing or removed. Recommend replacing to avoid water behind the wall.
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### Kitchen

Electrical Outlet Conditions	12.1	GFCI receptacles needed within 6' of water sources.
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AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

## 1 Foundation - Crawl Space

### Foundation

Foundation Type Crawl Space/ Build Up

Foundation Material Block.

1.1) Foundation Conditions

AS

The visible sections of the foundation appear serviceable, Not problems observed.

### Flooring Structure

Flooring Support Type 6" x12" beams with pony walls

1.2) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

1.3) Floor Insulation Condition

R

The floors are partially insulated. Recommend insulating for better thermal quality inside the home.





AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



Crawl Space

Access Location

Left side exterior  
Interior floor access



1.4) Access Condition

S

Railings needed to avoid fall hazard. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



1.5) Debris and Storage Condition

AS

Appears Serviceable.

1.6) Venting Condition

AS

Appears Serviceable. (Window)

1.7) Moisture Intrusion Condition

AS

Appears Serviceable, No moisture intrusion observed at the time of the inspection.

1.8) Pipe Insulation Condition

R

No insulation. Pipe insulation is recommended to control condensation and protecting pipes from freezing conditions.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



2 Grounds

Grading

Grading Slope The site grading slope is steep.

2.1) Grading Conditions AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material Asphalt parking pad

2.2) Driveway Conditions AS

The driveway appeared to be in serviceable condition at the time of the inspection.

Foliage

2.3) Foliage Condition AS

Appears Serviceable.

Detached Steps and Railings

2.4) Steps Condition R

The steps have earth to wood contact in multiple locations. Stair framing should have at least 6 inches of distance between earth and wood. Recommend removing earth to wood contact to reduce termite infestation and to increase the life of the staircase and the safety of the people that use it.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



2.5) Railings Condition

AS

Serviceable condition

3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by viewing with high power binoculars.
Roof Style	Gable.
Roof Covering Material	Fiberglass composition strip shingles.
Number of Layers	There appeared to be one layer.

3.1) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

3.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions

The property has a no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

## 4 Plumbing

### Water Supply Lines

**Supply Line Material** The visible material used for the supply lines appears to be copper.

#### 4.1) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

**Drain Line Material** The visible portions of the waste lines are cast iron.

#### 4.2) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### Water Heater(s)

**Water Heater Type** Draft Style Natural Gas.

**Water Heater Location** Build up

**Water Heater Capacity** 48 gal.

**Age of Unit** March 2011

#### 4.3) Water Heater Conditions

NI

Water heater off. No hot water at time of the inspection. All utilities and appliances should be up and running for the inspection. Recommend seller disclosure regarding the condition of the water heater prior to closing or a licensed plumbing contractor.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



#### 4.4) Seismic Strap Condition

AS

Yes, properly strapped

#### 4.5) Venting Condition

S

The draft style water heater vent is designed to go above roof line so wind pulls exhaust out of the vent pipe. This vent was tapped into the heater exhaust. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



## 5 Exterior

Front - Back Entrance

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

Front Entrance Type                      Open entry

5.1) Front Entrance Conditions

AS

The visible and accessible areas of the entry and surrounding areas appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type                      Open entry

5.2) Back Entrance Conditions

AS

The visible and accessible areas of the entry appeared to be in serviceable condition at the time of the inspection.

Decking Condition

5.3) Deck Condition

R

Deck framing weathered in some locations. Recommend repairs as needed to protect wood.  
Deck framing wood damage. Recommend replacing damaged wood.





AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



5.4) Railings Condition

S

Loose railing balusters in multiple locations. Recommend re-securing for safety.



5.5) Stairs Condition

R

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

- \* Earth to wood contact at stairs. Recommend adding a concrete slab and sit steps on the concrete to remove the earth to wood contact.
- \* Uneven risers at top of deck stairs may cause tripping hazard. Maximum stair height is 7 3/4". These steps a 7" with the top riser is 9".
- \* Surfaces weathered. Recommend repairs as needed.



Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are wood siding.

5.6) Exterior Wall Conditions

R

The siding / wall covering on the lower section of the structure was unprofessionally installed and incomplete. Recommend further evaluation by a qualified siding contractor.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



5.7) Exterior Trim and Eave Condition

MA

The finish has minor weathering in some locations in the trim, fascia and eaves. Recommend sanding, priming and painting/stain for the protection of the wood.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



5.10) Faucet Conditions

R

The hose faucets had an active leak / drip.



5.11) Water Pressure

AS

The water pressure is within the normal operating range of 55 to 80 psi.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



## 6 Electrical

### Service Drop - Weatherhead

Electrical Service Type	The electrical service is overhead.
Electrical Service Material	Copper.
Number of Conductors	Three.
6.1) Electrical Service Conditions	<span style="border: 1px solid black; padding: 2px;">S</span>

\* Considering today's standards, the main service wires appeared to be too low to the ground. Recommend further evaluation by a licensed electrical contractor or utility contractor prior to close.

\* The main service drop wires from the pole to the house were in contact with tree limbs. Local utility company should be contacted for trimming.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



Main Electrical Panel

Main Disconnect Location

At Main Panel.

Electric Panel Location

The main electric panel is located at the exterior.

Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 100 amps.

Circuit Protection Type

Breakers.

6.2) Wiring Methods

AS

Plastic insulated (romex) type wire is present.

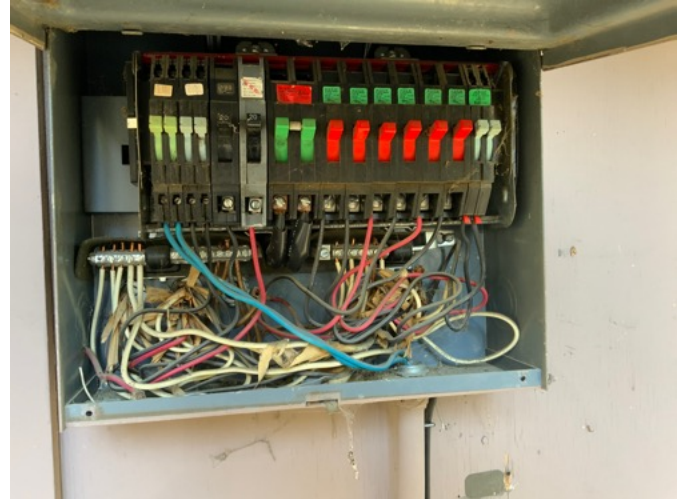
6.3) Electrical Panel Conditions

S

The panel manufacturer is Federal Pacific (Sylvania/ Zinsco). The company is no longer in business. Thousands of these panels were installed from about the 60's to the early 80's. In some cases, problems have been associated with breakers not tripping when needed. Client is advised to consult a licensed electrician for further information.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



## Exterior Electrical

### 6.4) Electrical Condition

S

GFCI receptacles needed at all exterior locations.

## 7 Heating

### Heating

Location of Unit	Build up
Heating Type	Forced Air.
Energy Source	Natural Gas.

### 7.1) Unit Conditions

S

Gas flex runs through metal cabinet, this condition can allow the flex line to rub against the metal cabinet causing a rupture very close to an open flame.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



#### Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

#### 7.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

#### 7.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

#### 7.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

## 8 Interiors

### Walls - Ceilings - Floors

#### 8.1) Wall Conditions

R

Incomplete wall repairs at upper bedroom. Recommend repairs as needed.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

8.4) Railing Condition

S

\* Upper railing is too low. Code calls for 38" to 42".

\* Stair railing needs balusters with a max. spacing of 4" or glass pallets, etc.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



Windows - Doors

8.5) Interior Window Conditions

AS

Appears Serviceable.

8.6) Interior Door Conditions

R

The door rubs at the floors or carpeting at main level bedroom. Repairs and / or adjustments are recommended.



Electrical Conditions



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

8.7) Electrical Conditions

S

Upper bedroom wall heater wiring is not to code. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



8.8) Lighting Conditions

AS

Appear serviceable.

8.9) Smoke Detector Conditions

S

Relocate smoke detector in upper bedroom. Smoke detectors are supposed to be within 12 inches of the highest point of a ceiling.



Fireplace

Fireplace Location

A fireplace is located at the living room.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

Fireplace materials

The fireplace is mason built.

8.10) Fireplace Conditions

AS

The general condition of the visible and accessible areas of the fireplace, hearth, mantle and flue appeared to be in serviceable condition at the time of the inspection.

9 Laundry

Laundry Room

Location

Hall laundry closet

Appliances installed

Yes

9.1) Laundry Room Conditions

AS

\* Although acceptable, rubber supply line hoses have the tendency to burst causing interior water damage. Recommend replacing rubber hoses with braided stainless steel hoses.

\* A GFCI receptacle was installed at laundry. These receptacles have the tendency to trip due to the motor surges from the washing machine. It is recommended to install a conventional receptacle in this location to avoid unnecessary nuisance tripping of the GFCI receptacle.



10 Upper 3/4 Bath

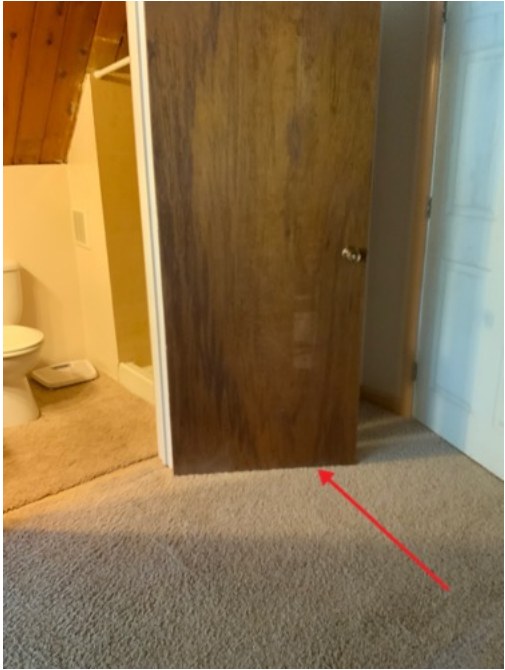
Doors

10.1) Bathroom Door Conditions

R

Door rubs carpeting. Recommend repairs as needed for privacy.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |



Electrical Conditions

10.2) Electrical Conditions

S

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.

10.3) Lighting Conditions

AS

Appears Serviceable In all bathrooms.

10.4) Vent Fan Conditions

AS

Appears Serviceable.

Bathroom Sink

10.5) Counter - Cabinet Conditions

AS

Appears Serviceable.

10.6) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

### Shower - Tub - Toilet

#### 10.7) Shower - Tub Conditions

AS

There are openings in the tile tub surround behind the shower valves. Recommend sealing so the water does not go behind the wall.



#### 10.8) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection.

## 11 Main Level 3/4 Bath

### Windows - Doors

#### 11.1) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 11.2) Electrical Conditions

AS

GFCI installed and tested In all bathrooms.

#### 11.3) Lighting Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

Appears Serviceable In all bathrooms.

11.4) Vent Fan Conditions

AS

Appears Serviceable.

Bathroom Sink

11.5) Counter - Cabinet Conditions

AS

Appears Serviceable.

11.6) Sink Conditions

AS

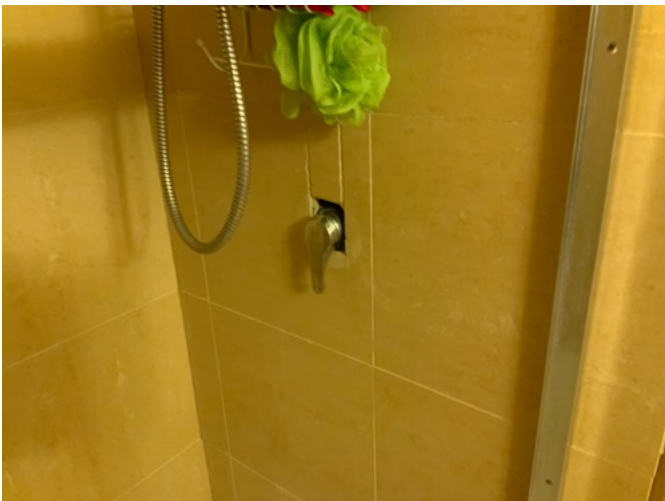
The sink appeared to be in serviceable condition at the time of inspection.

Shower - Tub - Toilet

11.7) Shower - Tub Conditions

R

Escutcheon missing or removed. Recommend replacing to avoid water behind the wall.



11.8) Toilet Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

The toilet appeared to be in serviceable condition at the time of inspection.

## 12 Kitchen

### Electrical Conditions

#### 12.1) Electrical Outlet Conditions

R

GFCI receptacles needed within 6' of water sources.



#### 12.2) Lighting Conditions

AS

Appears Serviceable.

### Kitchen Sink - Counter tops - Cabinets

#### 12.3) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

#### 12.4) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

#### 12.5) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | MA = Maintenance needed | NI = Not Inspected |

12.6) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection.

Appliances

Stove - Range Type

The range is gas.

12.7) Stove - Range Condition

AS

The gas stove and oven or in serviceable condition at the time of the inspection.

12.8) Hood Fan Conditions

AS

The fan and light were in operational condition at the time of the inspection.

12.9) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.