PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.

Four Point Home Inspection Inc
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7505 Gabarda Rd
Inspection Prepared For: Gary and Paula Kaddy
Agent: -
Date of Inspection: 11/3/2026
Year Built: 1980 Size: 2200
Weather: Mild/Dry

CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
CPI

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure in accordance to the Standards of Practice from InterNACHI; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not present in the home or were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary	4-5
Inspection Details	6-7
Roof	8-11
Exterior Areas	12-13
Slab Foundation	14
Grounds	15-20
Electrical	21-23
Heat/AC	24-29
Water Heater	30-31
Water Softener/Water Filter	32
Garage	33-38
Attic	39-40
Interior Areas	41-42
Kitchen	43-44
Laundry	45-48
Bathroom #1	49-51
Bathroom #2	52-54
Bathroom #3	55-57
Bedroom #1	58
Bedroom #2	59-60
Bedroom #3	61
Office	62-63

Glossary 64

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas			
	Page 13 Item: 2	Trim Condition	• Moisture damage, wood rot, observed on the garage area. Refer to pest report for further details and repair damage as needed.
Grounds			
	Page 19 Item: 5	Pressure Regulator	• The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI). Recommend repair/replacement by licensed plumber.
Electrical			
	Page 22 Item: 2	Electrical Panel	Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.
Garage			
	Page 35 Item: 5	Garage Electrical	An electrical receptacle in this garage had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.

	Page 37 Item: 13	Garage Roof	The roof had one cracked and/or broken concrete roof tile that should be replaced to help prevent damage from moisture intrusion to the home materials and the roof structure. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.
Laundry			
	Page 48 Item: 14	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.
Bathroom #1			
	Page 51 Item: 12	Window Condition	Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

Inspection Details

1. Standards of Practice

Information: The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

2. Home Type

Home Type: Single Family Home • The front of the structure faces South.

3. Occupancy

Occupancy: Occupied - Furnished. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Attendance

Observations: Listing Agent present • Seller present

Inspection Details (continued)

5. Environmental Hazards

Observations:

-ASBESTOS

Based on the original date of construction of the home, the home building materials may contain asbestos. Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. The presence of asbestos may affect the resale value of your property should future buyers insist on asbestos screening and discover it present in construction materials. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

-WILDFIRE

Although at the time of the inspection it appeared that fire mitigation had been adequately performed, in the future, you should continue to perform mitigation as needed.
You should consider creating Defensible Space around your home by following Cal Fire Guidelines. Cal Fire Defensible Space

The following are general guidelines:

Defensible space is an area around a structure within which fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire towards the structure. It also reduces the chance of a structure fire moving from the building to the surrounding forest.

ZONE 1 is the area of maximum modification and treatment. It consists of an area of 30 feet around the structure in which all flammable vegetation is removed. This 30 foot dimension is measured from the outside edge of the home’s eaves and from any attached structures, such as decks.

ZONE 2 is an area of fuel reduction. It is a transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Typically, the defensible space should extend at least 100 feet from the structure. Within zone 2, the continuity and arrangement of vegetation is modified. Remove stressed, diseased, dead or dying trees and shrubs. Thin and prune the remaining larger trees and shrubs.

ZONE 3 is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.

-EARTHQUAKE

Inspection Details (continued)

The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

-WILDLIFE

The area in which the home is located is close to habitat frequented by wildlife which may be dangerous, especially for children. You should consult with the state Department of Wildlife to learn what types of wildlife represent a danger and how to best protect yourself.

6. Utilities

Observations:

All utilities were on at the time of the inspection.

-WATER

The home water was supplied from a public source.

-SEWER

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

-GAS

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

- This home has no fire suppression (fire sprinklers) systems installed.



Roof

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

Roof (continued)

1. Roof Condition

Inspection Method:
• Visually inspected from ladder and ground level with remote camera pole. Not mounted due to roof material type making mounting of roof dangerous and likelihood of causing damage to roof material. Some areas of the roof are obscured from view due to inspection method.

Materials:
• The roof was covered with concrete "S" tiles that interlocked with tiles in the same course and overlap tiles in the course below.

Observations:

-GENERAL CONDITION

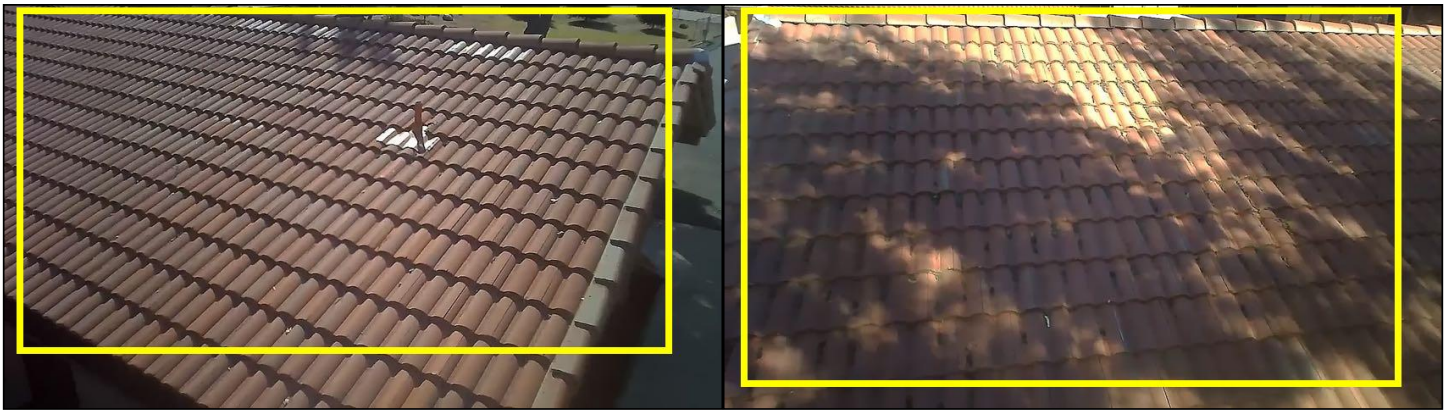
At the time of the inspection, the Inspector observed no deficiencies in the condition of the concrete tile roof-covering material.

-DEBRIS

The source of debris accumulated on the roof appeared to be nearby or overhanging tree branches. The Inspector recommends that the roof be cleaned, and any branches overhanging the roof be cut back to reduce future accumulation. Debris accumulation can impede roof drainage, increasing the chances of leakage.

-EXTERIOR ROOF STRUCTURE

The inspector observed no deficiencies in the condition of the roof structure exterior.





Roof (continued)







Roof (continued)

2. Flashings

Observations:

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection includes inspection for condition and proper installation of flashing.

-GENERAL CONDITION

The inspector observed no deficiencies in the condition of roof flashing.

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

The inspector observed no deficiencies when inspecting the plumbing vents.

Routine Maintenance: Plumbing vent flashings are mastic covered and will start to show signs of mastic deterioration from sun exposure over time. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.



4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent flashings for a combustion appliance.

-VENT CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent pipe and caps for a combustion appliance.

Roof (continued)

5. Gutters

Observations

-SYSTEM DESCRIPTION

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

The Inspector observed no deficiencies in the condition of the gutters.

-DOWNSPOUTS

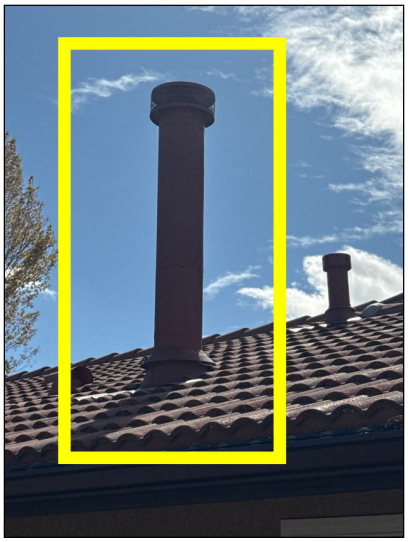
The Inspector observed no deficiencies in the condition of the downspouts.

6. Chimney

Observations:

-CHIMNEY CONDITION

The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.



7. Spark Arrestor/Rain Cap/Direct Vent Termination

Observations:

-SPARK ARRESTOR

The Inspector observed no deficiencies in the condition of the spark arrestor.

-RAIN CAP

The Inspector observed no deficiencies in the condition of the rain cap.

Exterior Areas

Inspection of the home exterior typically includes:
- exterior wall covering materials;
- window and door exteriors;

Exterior Areas (continued)

1. Stucco

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of Stucco covering exterior walls.

2. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions are listed.

• Moisture damage, wood rot, observed on the garage area. Refer to pest report for further details and repair damage as needed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

3. Soffits & Fascia

Observations:

-GENERAL DESCRIPTION

The soffit is part of the overhang where your roof meets your exterior wall.
The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.

-SOFFITS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.

-FASCIA

The Inspector observed few deficiencies in fascia at the time of the inspection. Notable exceptions will be listed in this report.

Monitor: Minor moisture damage, wood rot, observed on the garage area. Refer to pest report for further details and repair damage as needed.

Exterior Areas (continued)



Monitor: Minor moisture damage, wood rot, observed on the garage area.



Monitor: Minor moisture damage, wood rot, observed on the garage area.

4. Exterior Paint

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. If repainting is desired we recommend using an Elastomeric paint on the stucco surfaces as this will help seal all surface cracks.

5. Doors

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

6. Window Condition

Materials: The home had double-pane Vinyl windows.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Slab Foundation

A slab foundation inspection focus on checking for cracks, moisture, and signs of movement or damage to the concrete slab itself, as well as any supporting structures or surrounding the foundation.

Slab Foundation (continued)

1. Slab Foundation

Observations:

-SLAB DESCRIPTION

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

No deficiencies were observed at the visible portions of the structural components of the home.

2. Foundation Perimeter

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the perimeter foundation walls.



Grounds

Inspection of the property grounds typically includes: - adequate exterior surface drainage; - driveway and walkways; - identification of features that introduce moisture to soil near the foundation; - window wells; - exterior electrical components; - exterior plumbing components; - potential tree problems; and- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection swimming pools/spas unless pre-arranged as ancillary inspections.

Grounds (continued)

1. Main Gas Valve Condition

Location: The main propane tank shut-off was at the tank. • The main propane shut-off to the home was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the West of the home.

Observations:

• The gas shut-off where the gas enters the home appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

• The liquid propane tank shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

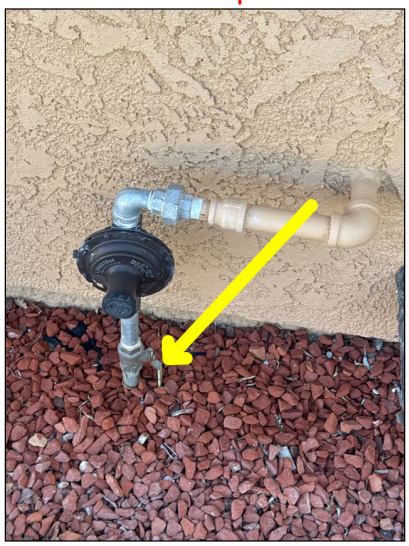
Note: Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane. Propane tanks are sometimes privately owned and transfer with ownership of the property, and are sometimes leased, and new lease arrangements must be made at the time of sale. You should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.

• The gas gauge at the propane tank indicated that the tank had 60 % remaining. A full tank is 80%, this is a safety measure to allow for expansion of the gas within the tank.

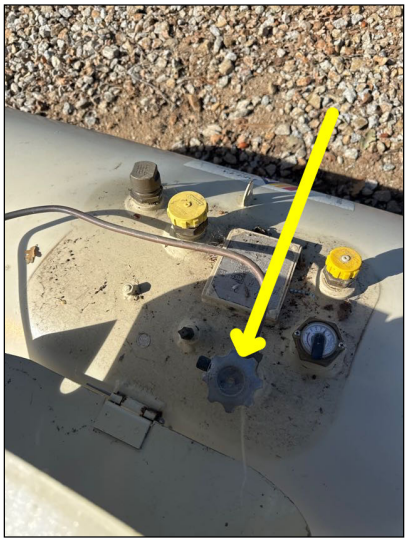
Note: It is recommended not to let the tank fall below 20% as propane gets low most tanks are designed to emit a small propane smell. The smell can be equated to the smell of rotten eggs. The systems are designed this way to alert the homeowner that your tank is running low and it's time for a refill.

• ***Safety Improvement:*** The main gas supply shut-off valve was difficult to access due to ground cover. Recommend having the ground cover removed to make the main valve more accessible for use during an emergency.

• ***Safety:*** The LP tank is installed at a location which leaves it vulnerable to impact damage from vehicles. The Inspector recommends installing a protective device such as a steel post.

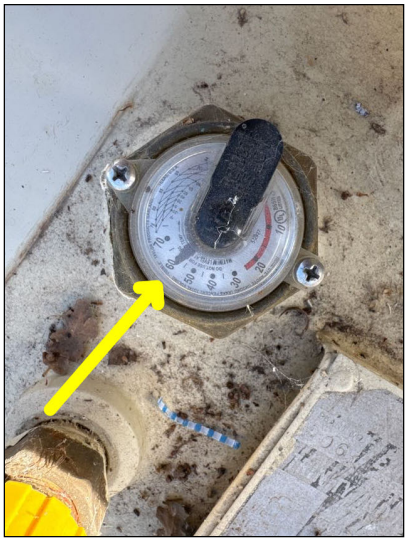


Main gas shut off to the home.



Main shut off to the liquid propane tank

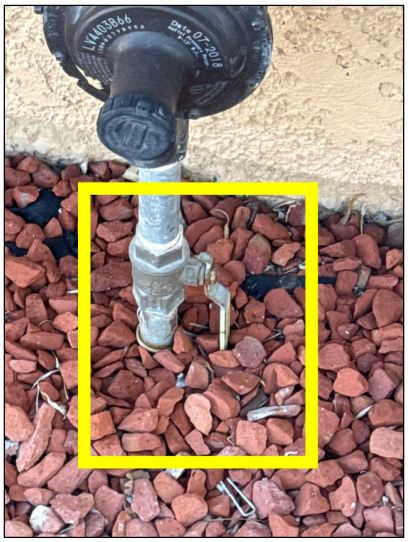
Grounds (continued)



The gas gauge at the propane tank indicated that the tank had 60 % remaining.



Safety: The LP tank is installed at a location which leaves it vulnerable to impact damage from vehicles.

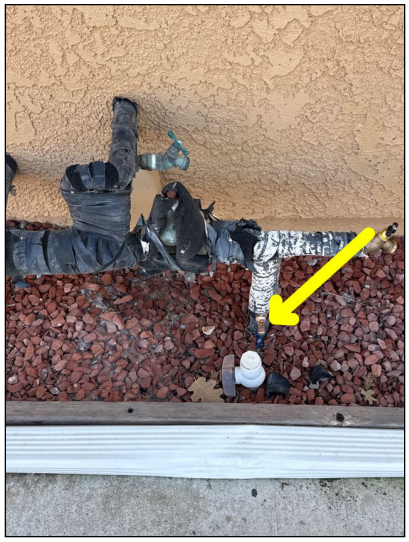


Safety Improvement: The main gas supply shut-off valve was difficult to access due to ground cover.

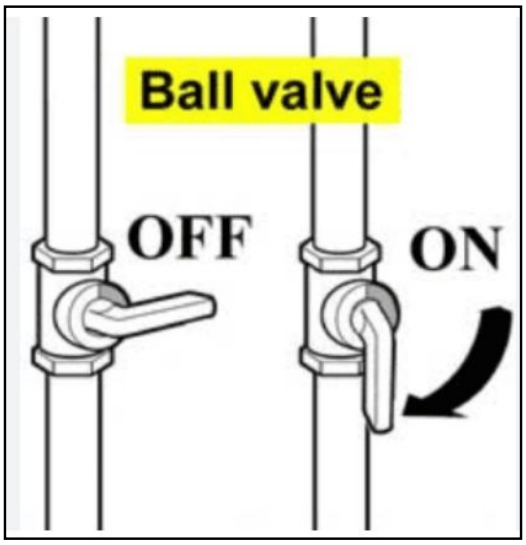
2. Main water shut off valve

Location: West Side
Supply: Public water supply
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

Grounds (continued)



Main water shut off to the home where the main water line enters the home.



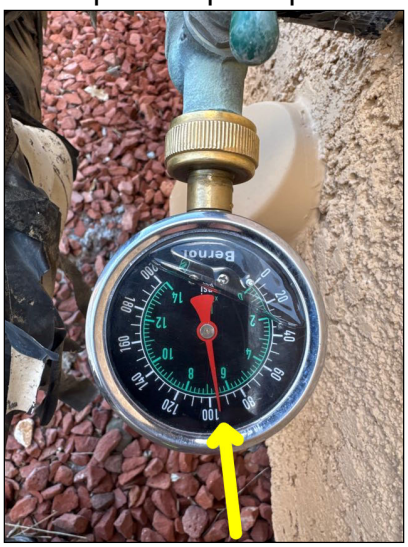
The basic operation for a ball valve shut off is pictured above.

3. Water Supply Condition

Materials: Copper piping noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.
Most n/a due to insulation covering the pipe.

4. Water Pressure

Observations:
• ***Monitor:*** High pressure: Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.
• Recommend 40-80 PSI.
• Home water pressure measured 95 pounds per square inch (psi) at the time of the inspection.



Grounds (continued)

5. Pressure Regulator

Observations:

• The water distribution system was equipped with a pressure regulator. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI).

• The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI). Recommend repair/replacement by licensed plumber.



The pressure regulator appears to not be functioning due to water pressure over 75 PSI when tested.

6. Exterior Faucet(s)

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

7. Exterior Lighting

Observations: At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior lighting.

8. Exterior Outlets/GFCI

Observations:

-EXTERIOR RECEPTACLES

At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.
In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

-EXTERIOR GFCI RECEPTACLES

No visible GFCI - Electrical outlets on the exterior grounds appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI) in main panel

Grounds (continued)

9. Grading

Observations:

-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

No major system safety or function concerns of the grading noted at time of inspection.

10. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

11. Fence Condition

Materials:

-FENCES

Fences were made of wood.

Fences were chain link.

-GATES

The gates were made of wood.

Observations:

-FENCING CONDITION

The inspector observed no deficiencies in the condition of the fence. Structural assembly inaccessible.

-GATE CONDITION

The inspector observed no deficiencies in the condition of the gates. Structural assembly inaccessible.

12. Vegetation Observations

Observations:

• Landscape vegetation around the home appeared in satisfactory condition at the time of inspection.

13. Sprinklers

Observations:

• Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

14. Patio/Porch Foundation

Observations:

-CONCRETE PORCH SLAB

At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

Grounds (continued)

15. Patio Structure

Observations:

-PATIO COVER TYPE

The patio was covered with an awning.

-PATIO COVER CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio cover.

16. Sink

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the sink.

-WASH BASIN FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

The sink had functional flow and functional drainage at the time of the inspection.

The sink had functional drainage at the time of the inspection.



Electrical

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:
- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring

1. Cable Feed Condition

Type:

Underground service lateral supplying electricity to the home. Underground service lateral is the underground service conductors from the last pole, pedestal, transformer, or other OPPD serving equipment, which runs to, and is connected to the meter structure.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the visual condition of underground service lateral.

Electrical (continued)

2. Electrical Panel

Main Location: Exterior of structure. • West side of the house.
Sub Panel Location: in the garage.
Observations:

-MAIN PANEL BRAND

The main service panel brand was General Electic .

-MAIN PANEL CABINET EXPOSURE TYPE

The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

-SUB PANEL BRAND

The service sub panel brand was Westinghouse.

-SUB PANEL CABINET EXPOSURE TYPE

The sub panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

-ELECTRICAL METER

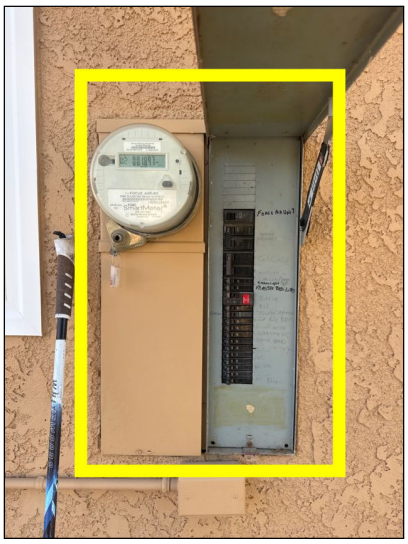
The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

-BRANCH CIRCUIT DIRECTORY

The branch circuit directory was clearly marked and appeared to be accurate at the time of inspection.

-SERVICE PANEL INTERIOR

Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.



Main electrical service panel to the home.



Sub panel to the garage

Electrical (continued)



Non-metallic conductors had no clamps installed where they passed through knock-outs

3. Main Breaker Condition

Observations:

• The main amp breaker is rated at 100 AMPS.

• The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.



Main electrical shut off to the home

4. Panel Wiring

Observations:

-WIRE TYPE

The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit wires in the electrical service panel.

Electrical (continued)

5. Breakers

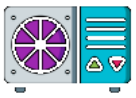
Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

Note: The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

The ground fault circuit interrupter (GFCI) breaker(s) in the electrical panel properly responded to testing at the time of the inspection.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating/Cooling System Type

Observations:

Unit #1

The heating/cooling is a split system in which the A/C cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils and furnace. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. Heater Condition

Heater Location: Unit #1 • The furnace is located in the family room closet

Heater Type: Unit #1 • The furnace was gas-fired, mid-efficiency, forced-air.

Observations:

Unit #1

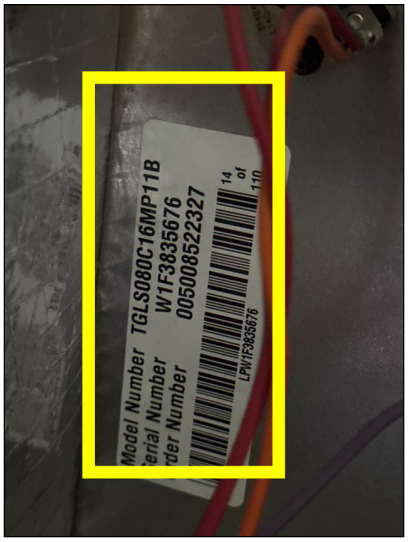
Manufacture:York

Manufacture Date: 2013

-GENERAL CONDITION

This furnace responded adequately to the call for heat and functioned properly.

Heat/AC (continued)



Heater model and serial number



The supply air temperature at the registers should be 100 °F - 125 °F + to be considered running efficiently.

3. Blower

Observations:

Unit #1

The blower appeared to operate in a satisfactory manner at the time of the inspection.

4. Heater Base

Observations:

Unit #1

The heater base appears to be functional.

5. Heater Enclosure

Observations:

Unit #1

No major system safety or function concerns noted at time of inspection.

6. Venting

Observations:

Unit #1

-VENTING MATERIALS

Metal single wall chimney vent pipe noted.

-VENTING OBSERVATIONS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

Heat/AC (continued)

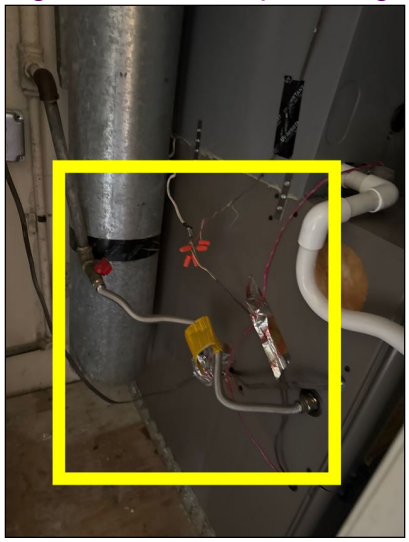
7. Gas Valves

Observations:

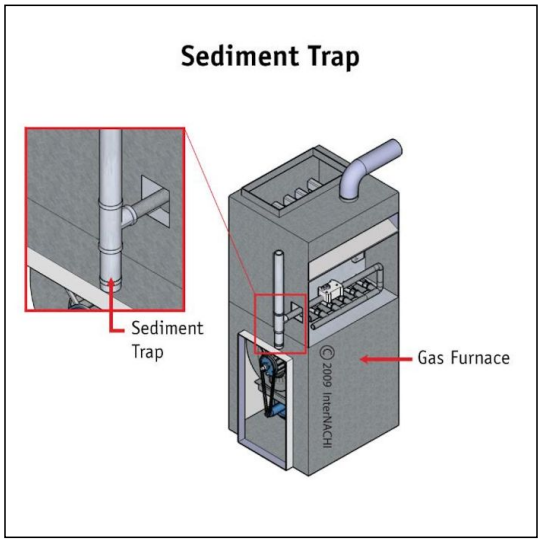
Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

Recommended Improvement: The gas supply pipe contained no sediment trap. A sediment trap is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve, which can cause the heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.



Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the heaters gas valve.

8. Air Supply

Observations:

Unit #1

-CONDITION

The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

Heat/AC (continued)

9. Filter Location

Location: Unit #1 • inside a filter grill in the hall ceiling.
Filter size: Unit #1 • Filter (16x25 size). • Filter (20X20 size).
Observations:
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.
Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower.
- Frost build-up on air-conditioner evaporator coils, resulting in possible damage.
- Reduced air flow through the home.

Note: Air filters are designed to keep you HVAC system clean and efficient. Most HVAC systems are not designed to improve indoor air quality. The inspector recommends using the cheap fiberglass filters as that are designed to stop dust, debris and hair from gunking up the system. Pleated more expensive air filters made from polyester or cotton will remove smaller particles, but the trade-off to cleaner air is that the system performance will drop which makes the system more expensive to operate. Pleated filters can also cause stress on the blower motor, which impacts the refrigeration in the evaporator coil, potentially causing the coil to ice up.





10. Registers

Observations:
• The air supply registers all appear to be functional.

Heat/AC (continued)

11. Thermostat Condition

Location: Unit #1 • Hallway

Observations:

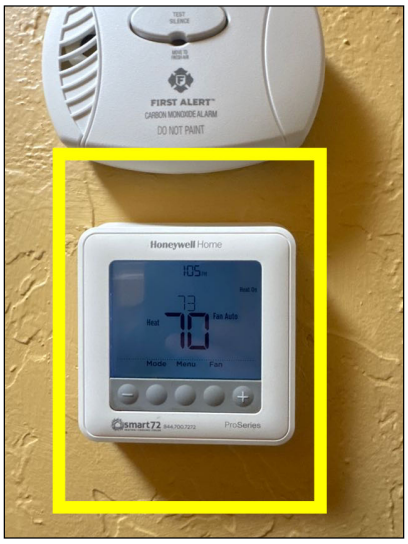
Unit #1

-TYPE

Digital - programmable type.

-GENERAL CONDITION

Functional at the time of inspection.



12. Condensate Drain/Overflow Pan

Observations:

Unit #1

-CONDENSATE DRAIN LINE

The condensate discharge line appeared to be acceptable at the time of the inspection.

Note: There is a condensate safety switch is mounted directly to your secondary drain port on the evaporator coil. There's a float inside the switch that will rise if the water level in the drain line fills up with a certain amount of water and shuts off the air conditioning unit before flooding occurs.

Heat/AC (continued)

13. AC Compress Condition

Location: Unit #1 • The compressor is located on the exterior north.
Unit Size: Unit #1 • 4.0 Tons - (Typical size for a home square footage of 2,000-2,500 square feet)
Observations:
Unit #1
Manufacture: Day and Night
Manufactured Date: 2016

-GENERAL CONDITION

At the time of the inspection, the system responded to the call for cool air and functioned properly.

-TEMPERATURE SPLITS

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

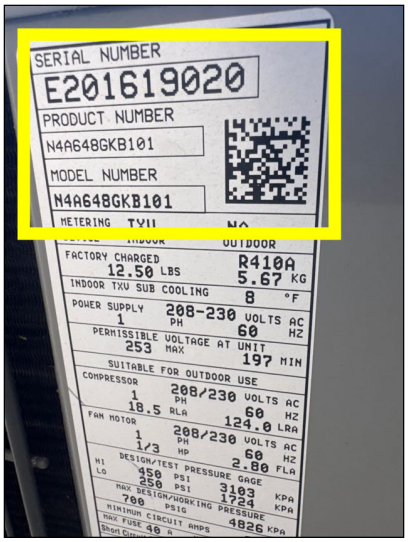
-A/C ELECTRICAL DISCONNECT

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

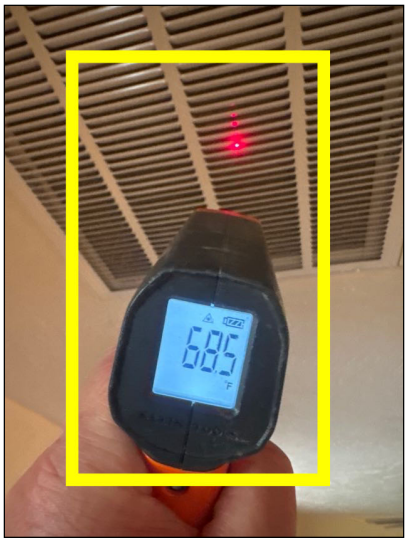
-PAD and ENCLOSURE

The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.



AC model and serial number



Return Temperature

Heat/AC (continued)



Supply Temperature

14. Refrigerant Lines

Observations:

Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Water Heater

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - The quality of the water heater - The chemical composition of the water - The long-term water temperature settings - The quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater (continued)

1. Water Heater Condition

Heater Type: Unit #1

-GAS-FIRED WATER HEATER

This water heater was gas-fired.Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Location: Unit #1 • The heater is located in the family room closet.

Observations:

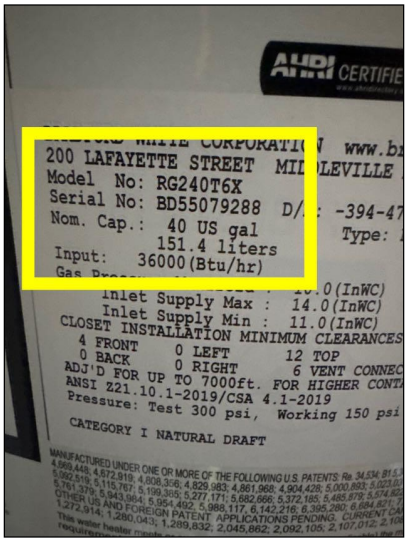
Unit#1

Manufacture:Bradford White

Manufacture Date: 2025

-GENERAL CONDITION/OPERATION

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Water heater model and serial number

2. Number Of Gallons

Observations:

Unit #1

40 gallons

3. Plumbing

Materials: Unit #1 • Copper

Observations:

Unit #1

At the time of the inspection, the Inspector observed no deficiencies in the visible portions of the of water pipe fittings connected to this water heater.

Water Heater (continued)

4. TPRV

Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

5. TPR Discharge Line Condition

Materials: CPVC
Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

6. Gas Valve/Supply

Observations:
Unit #1
At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

7. Combustion Vent/Air Supply

Observations:
Unit #1
-COMBUSTION EXHAUST
Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.
-COMBUSTION VENT CONDITION
The combustion exhaust vent for this gas-fired water heater had no major system safety or function concerns noted at time of inspection.

8. Strapping

Observations:
Unit #1
This water heater was fastened securely with the required two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to prevent any movement of the unit.

9. Heater Enclosure

Observations:
Unit #1
The water heater enclosure is functional.
This water heater rested in a drip pan that had a properly-routed overflow pipe.



Water Softener/Water Filter

PLUMBING APPLIANCE. Water-connected or drain-connected devices intended to perform a special function. These devices have their operation or control dependent on one or more energized components, such as motors, controls, or heating elements. Such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

Water Softener/Water Filter (continued)

1. Water Softener / Water Filter

Observations:

-WATER SOFTENER

Home is equipped with water softener system. The inspector recommends client consult with homeowner for operation instructions and proper care information. Water Softener are beyond the scope of a Home Inspection, due such devices are manually adjusted or controlled by the owner or operator, or are operated automatically through one or more of the following actions: a time cycle, a temperature range, a pressure range, a measured volume or weight.

Water Softener is connected to water supply



Garage

Inspection typically includes examination of the following: - general structure; - floor, wall and ceiling surfaces; - operation of all accessible conventional doors and door hardware; - proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; - interior and exterior lighting; - proper firewall separation from living space; and - proper floor drainage

1. Garage Door Condition

Materials: Two - single 9'W, double 16'W sectional roll-up doors.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

Garage (continued)

2. Garage Opener Status

Observations:

-OPENER TYPE

Chain drive opener noted.

Belt drive opener noted.

-NUMBER of OPENERS

Two overhead garage doors were equipped with automatic door openers.

-OPENER OPERATION

All automatic garage door openers responded to the controls at the time of the inspection.

3. Garage Door's Reverse Status

Observations:

-PHOTO-SENSOR

Safety: An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.



Garage (continued)

4. Garage Door Parts

Observations:

-GENERAL CONDITION

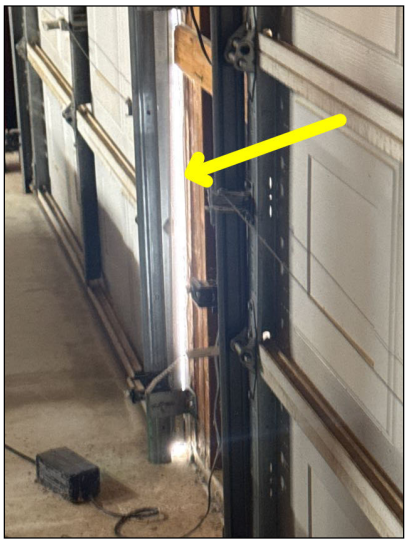
The overhead garage door appeared At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead garage door components. Notable exceptions will be listed.

-WEATHER STRIPPING

The bottom weather stripping on the overhead door is showing signs of deterioration or missing in areas. It is recommended that this be replaced as to help keep rain water out, unwanted pests and help control the climate of your garage. All work should be performed by a qualified contractor.

The side weather stripping on the overhead door is showing signs of deterioration or not installed. It is recommended that this be replaced/installed as to help keep rain water out, unwanted pests and help control the climate of your garage. All work should be performed by a qualified contractor.





5. Garage Electrical

Observations:

-GFCI RECEPTACLES

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

-CONVENTIONAL RECEPTACLES

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles in the garage. Notable exceptions are listed.

-SWITCHES

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical switches in the garage.

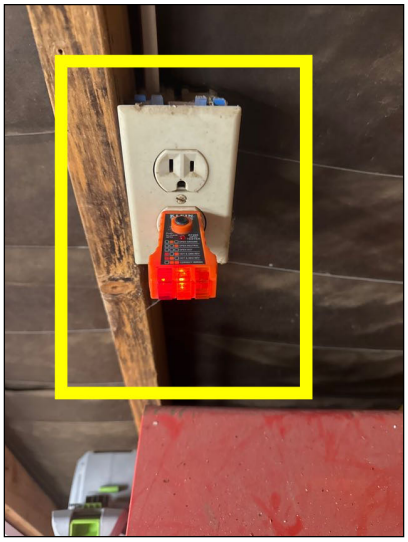
-LIGHTING

At the time of the inspection, the Inspector observed no deficiencies in the condition of lights in the garage.

-DEFECTS

An electrical receptacle in this garage had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.

Garage (continued)



6. Exterior Door

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior door in the garage.

7. Fire Door

Observations: **N/A**

8. Floor Condition

Materials: Bare concrete floors noted.
Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

9. Walls

Observations:
-GENERAL WALL CONDITION
Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this garage.

10. Ceiling Condition

Materials: Engineered wood roof truss framing noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

Garage (continued)

11. Ventilation

Observations:

-GARAGE VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.
Gable vents were installed to ventilate the garage attic space.

-GARAGE VENT CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of garage ventilation.

12. Window Condition

Observations: None present.

13. Garage Roof

Materials: Visually inspected from ladder and ground level with remote camera pole. Not mounted due to roof material type making mounting of roof dangerous and likelihood of causing damage to roof material. Some areas of the roof are obscured from view due to inspection method.
Materials: The roof was covered with concrete "S" tiles that interlocked with tiles in the same course and overlap tiles in the course below.
Observations:

-GENERAL CONDITION

At the time of the inspection the majority of the roof was in good condition. The Inspector did observe a few deficiencies in the condition of the concrete tile roof-covering material and those areas are noted as exceptions listed in this report.

Improvement recommended: The tile roof is has no bird stop/eave closures. The inspector recommend installing bird stop/eave closures to prevent any unwanted pest nesting under the tile roof and help prevent any moisture intrusion to the roof sheathing and underlayment.

-EXTERIOR ROOF STRUCTURE

The inspector observed no deficiencies in the condition of the roof structure exterior.

-CRACKED/BROKEN

The roof had one cracked and/or broken concrete roof tile that should be replaced to help prevent damage from moisture intrusion to the home materials and the roof structure. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.

Garage (continued)

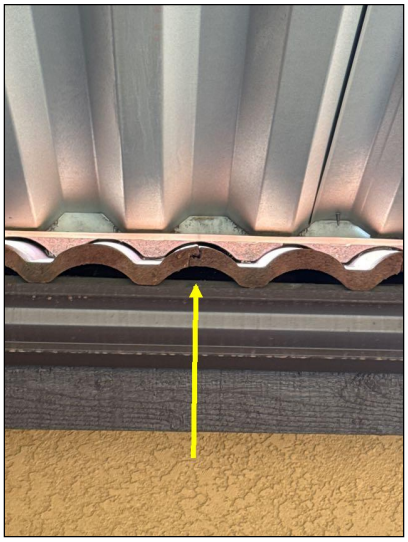












Attic

Inspection of the attic typically includes visual examination the following: - roof structure (framing and sheathing); - attic space ventilation; - thermal insulation; - electrical components (outlets, switches and lighting); - plumbing components (supply and vent pipes, bathroom vent terminations) and - HVAC ducting

1. Access Observation

Location:
Scuttle Hole in: • Hallway Ceiling.
• Primary Bedroom Closet.

Method of Inspection: The Inspector evaluated the attic from inside the attic space.

Observations:
-ATTIC APPROACH CONDITION
Appeared functional - No attic light was located inside access. The inspector recommends having a light added by a qualified contractor.

2. Structure

Observations:
-ROOF SHEATHING MATERIAL
The roof appeared to be sheathed with 7/16-inch plywood.
-ROOF SHEATHING CONDITION
The inspector observed few deficiencies in the condition of the roof sheathing at the time of inspections. Notable exceptions will be listed in this report.
Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage around the roof penetrations. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may has allowed sufficient time for the sheathing to dry. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have all roof penetrations resealed by a qualified roofing contractor as part of annual maintenance. (See plumbing vents in roof section for more info)
-ROOF TRUSS CONDITION
The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.
-TRUSS HARDWARE
The inspector observed no deficiencies in the condition of the visible portions of the roof truss hardware. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

Attic (continued)



Monitor: Roof sheathing had areas of discoloration that appeared to be the result of roof leakage around the roof penetrations.

3. Electrical

Observations: The Inspector observed no deficiencies in the condition of the electrical components visible in the attic at the time of the inspection.

4. Attic Plumbing

Observations:

-PLUMBING VENT MATERIAL

ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping.

-PLUMBING VENT PIPE CONDITION

The Inspector observed no deficiencies in the condition of ABS plumbing vent pipes visible in the attic at the time of the inspection.

-WATER SUPPLY PIPE MATERIAL

No water supply pipes were visible for identification in the attic.

5. Attic Ventilation

Observations:

-ROOF VENT TYPE

Under eave Soffit vents were installed as part of the roof structure ventilation system.

Gable vents were installed to ventilate the attic space.

-ROOF VENT CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

6. Duct Work

Observations:

-DUCT CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

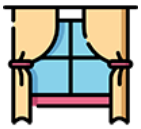
Attic (continued)

7. Exhaust Vent

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of exhaust vents.

8. Insulation Condition

Materials:
-CELLULOSE
The attic floor was insulated with blown-in cellulose.
Depth: Insulation averages about 10-12 inches in depth
Observations:
• The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke/CO2 Detectors

Observations:
-SMOKE DETECTORS
Smoke detector placement appeared to be adequate and operated during the inspection.
Safety Note: Average lifespan of a smoke detector is 8-10 years. If the smoke detector starts yellowing this is an indication of age and most likely should be replaced regardless if it is functional. Most Smoke detector manufacturers inject a fire retardant bromine into the plastic of residential smoke detectors, as a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light.

-CARBON MONOXIDE DETECTORS
Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.
Safety Note: It is recommended to test CO detectors regularly. If a carbon monoxide detector sets its alarm from exposure to CO, it is no longer considered efficient to use as its sensor mechanism will have been depleted. After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

Interior Areas (continued)

3. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

4. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

5. Patio Doors

Observations:
-GENERAL CONDITION -SLIDER DOOR
The Inspector observed no deficiencies in the condition of the sliding glass doors.

-GENERAL CONDITION - HINGED DOOR
The Inspector observed no deficiencies in the interior condition of hinged patio doors.

6. Screen Doors

Observations:
• Sliding door screen present.
• Security screen door present.
• The Inspector observed no deficiencies in the condition of the screen doors.

7. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows of the home.

8. Floor Condition

Flooring Types: Ceramic tile is noted. • Floating laminate type flooring noted.
Observations: The Inspector observed no deficiencies in the condition of floors in the home.

9. Wall Condition

Materials: Drywall walls noted.
Observations: Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the interior areas.

10. Ceiling Condition

Materials: Drywall ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

11. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

Interior Areas (continued)

12. Closets/Cabinets

Observations:
-CLOSETS
The closet is in serviceable condition.

13. Door Bell

Observations:
• Operated normally when tested.

14. Fireplace

Materials: Family Room
Materials: Free standing style wood burning stove noted.
Observations:
-WOOD BURNING FIREPLACE CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the Family Room. It was not operated.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search



Kitchen

Inspection of kitchens typically includes the following: ROOM- wall, ceiling and floor- windows, skylights and doors APPLIANCES- range/cooktop (basic functions, anti-tip)- range hood/downdraft (fan, lights, type)- dishwasher (operated only at the Inspector's discretion) CABINETS- exterior and interior- door and drawer SINK- basin condition- supply valves- adequate trap configuration- functional water flow and drainage- disposal ELECTRICAL- switch operation- outlet placement, grounding, and GFCI protection

1. Cabinets

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

Kitchen (continued)

2. Counter Condition

Materials: Tile counter tops noted.

Observations:

-GENERAL COUNTERTOPS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

4. GFCI

Observations: Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

5. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

6. Sinks

Observations:

-KITCHEN SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

-KITCHEN SINK FAUCET

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

-KITCHEN SINK SUPPLY PIPES

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

-KITCHEN SINK DRAIN

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of drain in the kitchen.

The kitchen sink had functional flow and functional drainage at the time of the inspection.

7. Garbage Disposal

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

8. Dishwasher

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

Kitchen (continued)

9. Range/Oven/Cooktop Condition

Observations:
-GAS RANGE
The Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

10. Vent Condition

Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

11. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the kitchen.

12. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

13. Ceiling Condition

Materials: Drywall ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

14. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Laundry

Inspection of the laundry room typically includes examination of the following:
- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

Laundry (continued)

1. Locations

Locations: North Laundry room • ***Disclosure:*** The washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the washer/dryer are being transferred as part of the sales transaction, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to inspected for proper operation.

2. Washing Machine Supply

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of washing machine supply plumbing in the laundry room.

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

4. GFCI

Observations: Electrical receptacles in the laundry room had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

5. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

6. Dryer Vent

Observations:

-VENT CONDITION

A dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust duct.

7. Gas Valves

Observations:

• ***Note:*** A gas line is present and capped at the time of inspection for a gas dryer. Recommend having a qualified contractor or the gas company install a gas shut off valve if use of the gas line is desired.

Laundry (continued)



8. Exhaust Fan

Observations:

• ***Improvement:*** Although the laundry area had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of the home materials. Consider installation of an exhaust fan in the laundry area to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

9. Cabinets/Counters

Observations:

-CABINET CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room cabinets.

10. Floor Condition

Materials: Ceramic tile is noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry area.

11. Wall Condition

Materials: Drywall walls noted.

Observations:

• Although some areas not accessible due to stored personal items or appliances at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the laundry room.

12. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this laundry room ceiling.

Laundry (continued)

13. Doors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the laundry room.

14. Window Condition

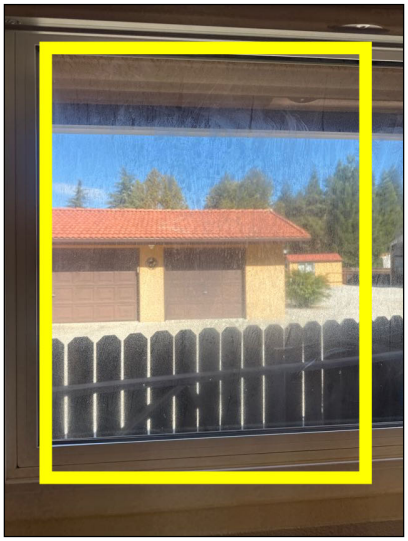
Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in the interior condition and operation of windows. Notable exceptions are listed.

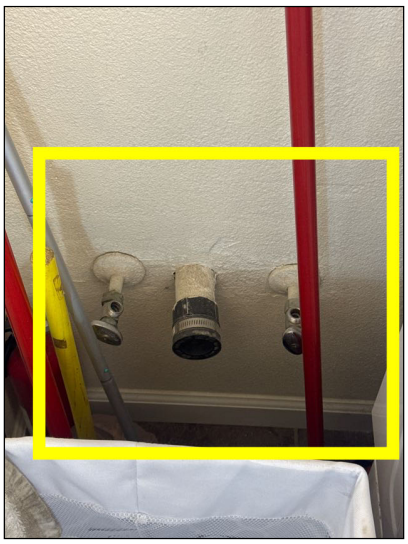
Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



Staining and etching of the glass at the window indicated a loss of thermal integrity.

Laundry (continued)

15. Wash Basin



Plumbing for a wash basin if desired

Bathroom #1

Inspection of the bathrooms typically includes the following:
- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);
- shower/tub (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

1. Locations

Locations: West Primary Bathroom

Bathroom #1 (continued)

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

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

The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.

Toilet flow rate is 1.28 gallons per minute "GPF" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:

-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

The shower had functional flow and functional drainage at the time of the inspection.

-SHOWER FAUCET

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

-SHOWER DOORS

Curtain present at the shower enclosure.

No major system safety or function concerns noted at time of inspection.

5. Shower Wall

Materials: Fiberglass surround noted.

Observations:

• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the condition of bathtub components.

-FAUCET

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

-TUB DRAIN

The tub had functional flow and functional drainage.

7. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

Bathroom #1 (continued)

8. GFCI

Observations: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

12. Window Condition

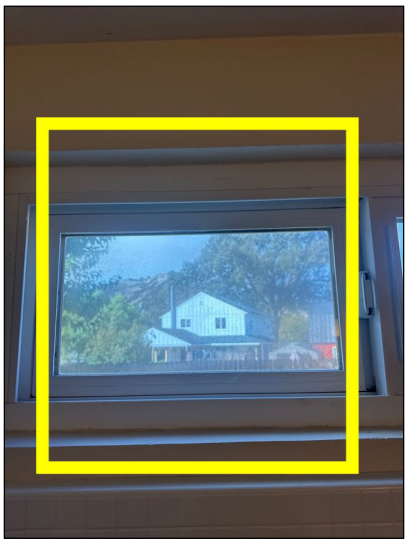
Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

The Inspector observed few deficiencies in the interior condition and operation of windows. Notable exceptions are listed.

Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



Staining and etching of the glass at the window indicated a loss of thermal integrity.

Bathroom #1 (continued)

13. Floor Condition

Materials: Ceramic tile is noted.

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Mirrors

Observations:
• No deficiencies observed.

17. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Bathroom #2

1. Locations

Locations: East Primary Bathroom

Bathroom #2 (continued)

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

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

The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.

Toilet flow rate is 1.28 gallons per minute "GPF" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:

-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

The shower had functional flow and functional drainage at the time of the inspection.

-SHOWER FAUCET

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

-SHOWER DOORS

A tempered glass enclosure is noted.

No major system safety or function concerns noted at time of inspection.

5. Shower Wall

Materials: Ceramic tile noted.

Observations:

• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations: None.

7. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

Bathroom #2 (continued)

8. GFCI

Observations: ***Note:*** No visible GFCI - Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI)breaker in the electrical panel

9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

12. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Materials: Granite and/or Quartz tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

Bathroom #2 (continued)

17. Cabinets

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

18. Mirrors

Observations:

• No deficiencies observed.

19. Heating

Observations:

• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Bathroom #3

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

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

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

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

The bathroom sink had functional flow and functional drainage at the time of the inspection.

Monitor: Flex drain observed, these are subject to frequent clogging.

Bathroom #3 (continued)



3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.
Toilet flow rate is 1.28 gallons per minute "GPF" (meets current California's Title 20 Water Efficiency Standards)

4. Showers

Observations:
-SHOWER BASE
The shower base has no major system safety or function concerns noted at time of inspection.
-FLOW/DRAINAGE
The shower had functional flow and functional drainage at the time of the inspection.
-SHOWER FAUCET
The shower faucet appeared to be in serviceable condition at the time of the inspection.
-SHOWER DOORS
A tempered glass enclosure is noted.
No major system safety or function concerns noted at time of inspection.

5. Shower Wall

Materials: Ceramic tile noted.
Observations:
• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations: None.

7. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

Bathroom #3 (continued)

8. GFCI

Observations: ***Note:*** No visible GFCI - Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection and are protected by the Ground Fault Circuit Interrupter (GFCI)breaker in the electrical panel

9. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:
• This bathroom had an operable bath fan for ventilation at the time of the inspection.

11. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

12. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

13. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Drywall walls noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Materials: Solid Surface tops noted.
Observations:
• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

Bathroom #3 (continued)

17. Cabinets

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



Bedroom #1

1. Locations

Locations: West Primary

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Floating laminate type flooring noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

Bedroom #1 (continued)

6. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.



Bedroom #2

1. Locations

Locations: South East

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

Bedroom #2 (continued)

3. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• None present.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
-GENERAL CONDITION
The Inspector observed no deficiencies in the interior condition and operation of windows.

Bedroom #3

1. Locations

Locations: East Primary

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

4. Floor Condition

Flooring Types: Ceramic tile is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

Bedroom #3 (continued)

9. Closets

Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Observations: None.

12. Patio Doors

Observations:
-GENERAL CONDITION -SLIDER DOOR
The Inspector observed no deficiencies in the condition of the sliding glass doors.

13. Screen Doors

Observations:
• Sliding door screen present.
• The Inspector observed no deficiencies in the condition of the screen doors.



Office

1. Locations

Locations: South West

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors

Observations:
• Smoke detector placement appeared to be adequate and operated during the inspection.

Office (continued)

4. Floor Condition

Flooring Types: Ceramic tile is noted.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

5. Wall Condition

Materials: Drywall walls noted.

Observations:

• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:

• None present.

8. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Doors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

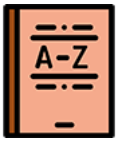
10. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

-GENERAL CONDITION

The Inspector observed no deficiencies in the interior condition and operation of windows.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.