

**Orange Coast Property Services****South Coast Property Services****(949) 454-7900 -- (760) 585-2355**

Doc #:	202505-12064	Inspector:	Christiano Goulart
Date:	5/27/2025		
Address:	24848 Starlight Mountain Rd Ramona CA 92065		
Client Name:	Dean and Cathy Rauscher		

We attempt to give the client a comprehensive, clear-cut, unbiased view of the building. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the building can and do experience failure without prior indications. This report is a snap shot of the condition of the building at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in building. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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This report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS ARE NOT PHOTOGRAPHED; the entire written report must be reviewed.

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

S: The items inspected appeared in serviceable condition at time of inspection.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

N: The item was not present at the time of inspection.

Operable: The item inspected operated properly at time of inspection.

GENERAL CONDITIONS

Structure Type:	The house is a single family.
Levels:	One story structure.
Lot Type:	Home is built on a hillside.
Estimated Age:	15 to 20 years.
Weather Conditions:	Clear.
Occupancy:	Home was vacant at the time of inspection.
Viewed From:	Front door.

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. As per our inspection agreement, we do not inspect for termites, dry rot, fungus, or other wood destroying insects or organisms as that is a specially licensed trade. If deterioration and/or damage is noted on the exterior or interior of this home, we suggest further review of the termite report. Regardless of the age of the building, we recommend inquiring about any permits and inspection reports with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

Driveway: Concrete	Walkways: Concrete	Wall/Fence/Gate: Metal, Wood
Siding: Stucco	Trim: Stucco, Foam	Windows & Frames: Vinyl
Foundation: Concrete Slab Construction	Gas Meter Location: None	

Step #	Component	Comment
1.0	Driveway	Condition:. Chipped concrete noted.

Expansive and common cracks noted.



1.1	Walkways/Stairs	Serviceable. Common cracks noted.
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1.2

Walls/Fence/ Gates

Condition:. Right side gate is damaged.**Damaged wood sections noted.**

- 1.3 Siding **Condition:.. Common cracks noted.**
- Evidence of patching noted, unable to determine the effectiveness of this repair.**
- Holes noted.**
- 
- 1.4 Trim **Condition:.. Chipped stucco noted.**
- 1.5 Window Frames **S.**
- 1.6 Electrical **Condition:.. Inoperable lights noted.**
- Unable to test lights on sensors.**
- 1.7 Gutters/ Downspouts **Condition:.. Suggest gutters be cleaned out as part of normal maintenance to ensure proper drainage.**
- 1.8 Sprinklers **Condition:.. This sprinkler system is controlled by a timing device located in the garage. Unable to test the sprinklers in manual override due to the complexity of the system. Suggest further review with the seller for verification of operation prior to close.**
- Damaged heads noted.**
- Disconnected heads noted.**
- 1.9 Bell/Chime **S.**
- 1.10 Chimney **Serviceable. Spark arresters are installed as a safety feature.**
- 1.11 Lot Grade/Drainage **Home is built on a hillside lot. Geological evaluations are beyond the scope of this report. We recommend consulting with a geotechnical engineer if concerned by conditions listed in this report or which you have observed. Grade at the foundation appears to be adequate.**
- 1.12 Gas Meter **Condition:.. House is on a propane tank, tank was not inspected as it is beyond the scope of this inspection.**

Shut-off valve is located right side.



1.13 Foundation S.

1.14 Other Comments **Condition:.** Thermopane double pane windows noted in the home. The inspector is unable to determine if all double pane insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Dirt, tinting and changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double pane windows, consult the seller and/or a licensed window contractor prior to closing.

Generator noted, not inspected as it is beyond the scope of this inspection.

Storage shed noted, not inspected as it is beyond the scope of this inspection.

Detached garage noted, not inspected as it is beyond the scope of this inspection.

ROOF

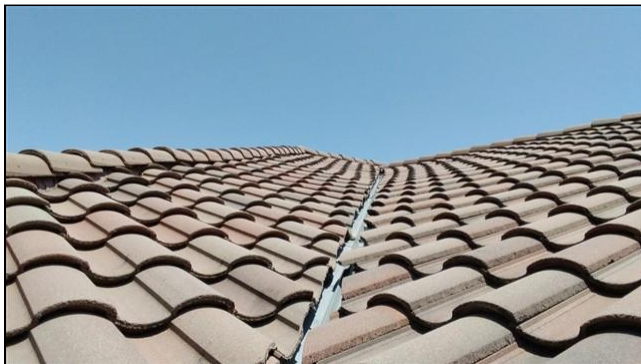
Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

Roof Type:	Roof Material Type:	Method Used to Inspect Roof:
Gable, Hip	Tile	Ladder

Step #	Component	Comment
2.0	Flashing	S.
2.1	Condition	Condition. Roof shows normal wear for its age and type. Displaced/slipped tiles noted. We suggest that the maintenance efforts be made in the few areas where roofing materials are damaged or missing. Suggest consulting a licensed roofer for further review. Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is part of an association or is composed of materials which can be damaged if walked upon, the roof is not mounted by inspector. Therefore, client is advised that this is a limited review.







- | | | |
|-----|-------------------|----|
| 2.2 | Skylights | N. |
| 2.3 | Roof Penetrations | S. |

ATTIC - LAUNDRY



Attic Access Location:

Laundry

Method Used to Inspect Attic:

Walked

Roof Structure & Sheathing:

Trusses, OSB Sheathing

Attic Insulation:

Fiberglass Batts

Step #	Component	Comment
3.0.A	Framing	S.
3.1.A	Sheathing	S.
3.2.A	Evidence of Leak	No evidence of leak observed.
3.3.A	Insulation	S.
3.4.A	Ventilation	Ventilation appears to be adequate.
3.5.A	Electrical	S.

ATTIC - HALL


Attic Access Location:

Hall, Laundry

Method Used to Inspect Attic:

Viewed From Entry

Roof Structure & Sheathing:

Trusses, OSB Sheathing

Attic Insulation:

Fiberglass Batts

Step #	Component	Comment
3.0.B	Framing	S.
3.1.B	Sheathing	S.
3.2.B	Evidence of Leak	No evidence of leak observed.
3.3.B	Insulation	S.
3.4.B	Ventilation	Ventilation appears to be adequate.
3.5.B	Electrical	S.

PATIO

Cover:

Roof Overhang

Enclosure:

Metal

Deck/Slab:

Concrete

Step #	Component	Comment
4.0	Cover	S.
4.1	Enclosure	S.
4.2	Electrical	Condition:. Inoperable lights noted.
4.3	Deck/Slab	Serviceable. Common cracks noted.
4.4	Stairs/Steps	N.

4.5 Railing S.

GARAGE

Garage Type:

Attached, Three-Car

Exterior Siding:

Stucco

Roof:

Roof Above

Slab:

Epoxy Coated Concrete

Step #	Component	Comment
5.0	Exterior	S.
5.1	Roof	S.
5.2	Slab	S.
5.3	Garage Door	N.
5.4	Garage Door Hdwr	N.
5.5	Door Opener	N.
5.6	Windows	S.
5.7	Screens	Condition:. Holes noted.
5.8	Access Door	S.
5.9	Fire Door	Condition:. Suggest adjusting the self-closer to close the door completely for fire safety.
5.10	Fire Wall	S.
5.11	Electrical	S.
5.12	Other Comments	Condition:. Garage was converted to a living area, unable to determine if permitted.

HEATING AND AIR CONDITIONING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or any other potentially hazardous materials is not within the scope of this report. If the home was built prior to 1978, testing or additional inspection(s) by a specialist may be warranted. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

The adequacy, efficiency or even distribution of air throughout the building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Number of Heating Systems:

Two

Heating System Location:

Attic

Heating System Type:

Gas Forced Air

Number of AC Compressors:

Two

AC Compressor Location:

Left, Right

Thermostat Location:

Hall

Step #

6.0

Component

Heating

Comment

Operable.





6.1 Venting S.

6.2

Air Conditioning

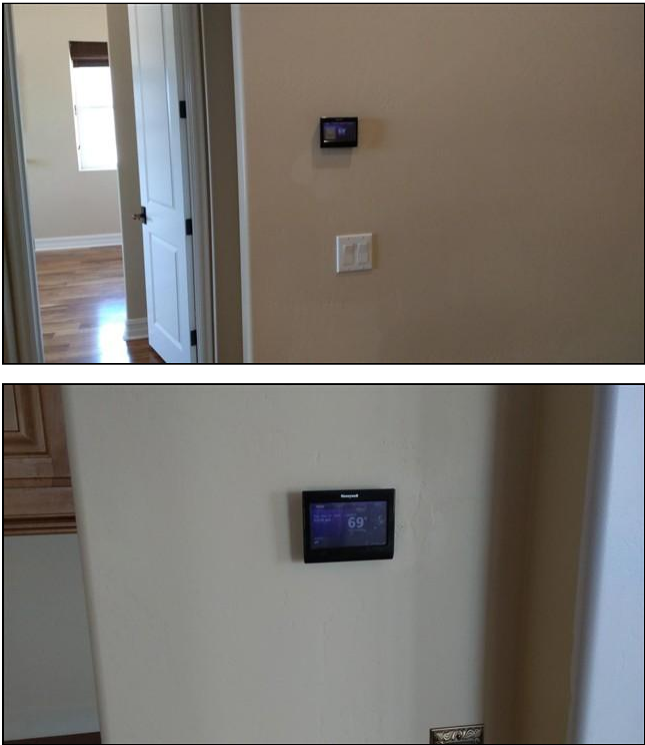
Condition: Compressor is not sitting on a proper pad.**Deteriorated insulation noted on the refrigerant line at the compressor.****No secondary condensation drain line noted, suggest further review with a licensed HVAC contractor.**



6.3

Thermostat

Operable.



6.4

Ducting

S.

PLUMBING

Main Shut Off Location: Right	Plumbing Water Distribution Type: Copper	PSI: 50
Pressure Regulator: Present		

Step #	Component	Comment
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- 7.0 Main Shut-off **The main water shut-off was not tested. These can fail at any time due to non-use and corrosion.**



- 7.1 Drain/Waste Vents **S.**

- 7.2 Other Comments **Condition:.** Septic tanks, leach fields and other private sewage systems are not within the scope of this report. Client is advised to consult a specialist.

Water softener noted, not tested as it is beyond the scope of this inspection.

WATER HEATER

Gallons:
Tankless

Type:
Tankless

Location:
Garage

Step #	Component	Comment
8.0	Temperature Relief Valve	Temperature pressure relief valve is installed as a safety measure.
8.1	Condition	Operable. Tankless water heaters are complex appliances. Many have manual and automatic controls for water flow rates and temperature that can be adjusted for your water pressure and usage preferences. We do not disassemble the unit to examine heat exchangers or internal valves and controls as part of a general home inspection. Determining if this unit is sized adequately for your use is

beyond the scope of our evaluation. Client should be aware these units normally require annual maintenance. See manufacturer's manual for operational directions, safety procedures and maintenance requirements and operation details.



- 8.2

Strapping

None required.
- 8.3

Recirculation Pump

N.
- 8.4

Venting

Serviceable. Direct vent.

ELECTRICAL

Service Amperage: 200 AMPS	Service Entrance: Underground	Main Panel Location: Right
Sub Panel Location: Garage	Overload Protection: Breakers	Main Disconnect: Present
Low Branch Circuit Wiring: Copper	Futures: Present	

Step #	Component	Comment
9.0	Service Entrance	S.

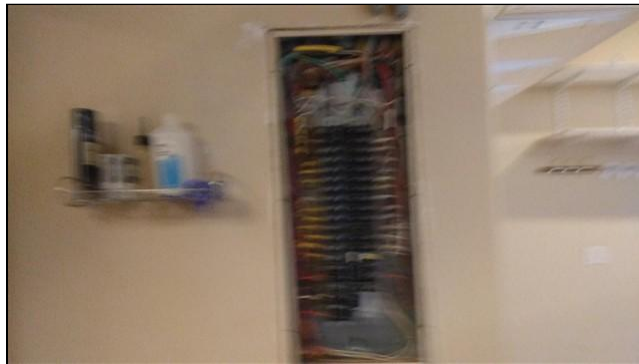
9.1 Main Panel

Condition:. Buzzing breaker noted at the main panel as a safety hazard, suggest further review with a licensed electrician.



9.2 Sub Panel

Condition:. Tripped breaker noted at the sub panel, suggest further review with a licensed electrician.



9.3 Overload Protection

Serviceable. Arc fault circuit interrupters are provided for safety. We suggest periodic testing to ensure proper working order.

9.4 Main Disconnect

Serviceable. Two main disconnect noted.

9.5 Wiring

S.

9.6 Futures

S.

9.7 Other Comments

Condition:. Solar electrical systems are not inspected as they are beyond the scope of this inspection.

SMOKE/CARBON MONOXIDE DETECTORS

Step #	Component	Comment
10.0	Location 1	Hall and kitchen.
10.1	Testing 1	Serviceable. We suggest periodic testing of the carbon monoxide detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.
10.2	Location 2	Halls and bedrooms.
10.3	Testing 2	Serviceable. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.

LIVING ROOM FIREPLACE

Gas Jet:Gas Jet Present

Step #	Component	Comment
11.0.A	Gas Jet	Gas flowed when tested.

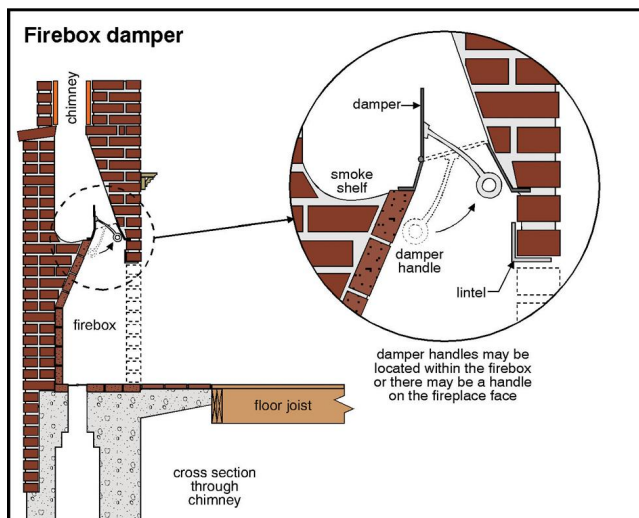
MASTER BEDROOM FIREPLACE

Gas Jet:Gas Jet Present

Step #	Component	Comment
11.0.B	Gas Jet	Gas flowed when tested.

11.1.B Other Comments

Condition:. Gas logs noted in the fireplace and damper is not permanently blocked in the open position. This is a possible safety hazard if gas logs are used. Moveable dampers in gas log fireplaces are hazardous due to the gases emitted after the gas is turned off. The logs can emit gas long after the fire is turned off.



DAMPER



OTHER SYSTEMS

Step #	Component	Comment
12.0	Other Systems	Condition:. Fire sprinklers noted, not tested as they are beyond the scope of this inspection.

KITCHEN AND BREAKFAST NOOK

The kitchen inspection is a combination of visual and functional. Shut-off valves and angle stops under sinks are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Appliances are operated, if power is supplied. Calibrations to cooking systems and oven self-cleaning cycle and timers are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Floors:

Tile

Countertops:

Granite

Stove/Cooktop Fuel:

Gas, Electric

Oven Fuel:Gas, Electric

Step #	Component	Comment
13.0	Floors	S.
13.1	Walls	Condition:. Wall is cut for pet access.
13.2	Ceiling	S.
13.3	Doors	N.
13.4	Windows	S.
13.5	Screens	Condition:. One is not present.
13.6	Cabinets	S.
13.7	Countertops	Condition:. Chipped granite observed.

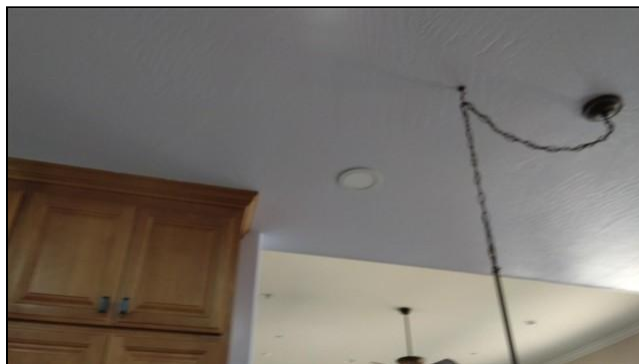


13.8 Electrical

Condition:. Exposed romex wiring noted. This may be a safety concern if used where it could be subject to physical damage. Suggest consulting a licensed electrician for further review.

Some outlets are not GFCI protected, noted as a possible safety hazard, suggest further review with a licensed electrician.

One inoperable light noted.



13.9 Sinks **Serviceable. Two sinks noted. Composite material.**

13.10 Faucets **S.**

13.11 Traps/Drains/Supply **S.**

13.12 Disposal **Condition:.** Make: Moen.

Two units noted.

Drain guards are not present.

Units are inoperable, suggest further review with a licensed plumber.



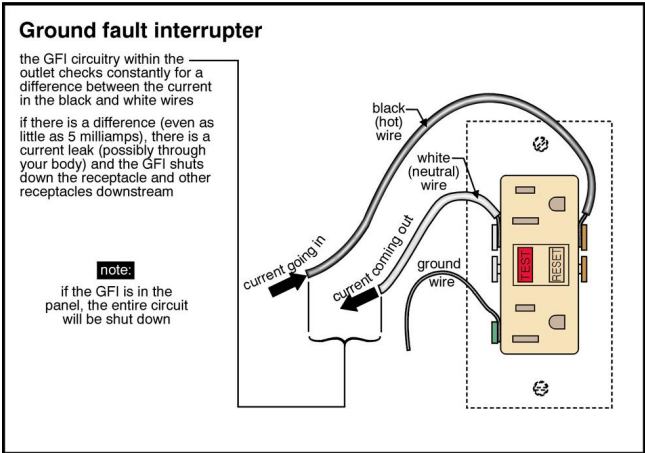
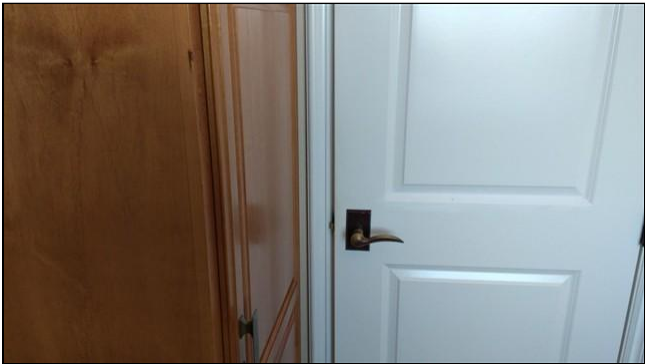
13.13	Dishwasher	Operable. Make: Monogram.
		Our inspection is limited to operating the unit on the normal wash cycle only. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.
13.14	Stove/Cooktop	Operable. Make: Monogram.
13.15	Oven	Operable. Make: G.E.
13.16	Hood/Fan	Operable.
13.17	Microwave	Operable. Make: G.E.
13.18	Trash Compactor	N.
13.19	Water Filter	Condition:. Unable to determine the efficiency of the water filtration system.
13.20	Other Comments	G.E. refrigerator is operable.

LAUNDRY

Floors:
Tile

Dryer Hookup:
Gas, 220 Volt

Step #	Component	Comment
14.0	Floors	S.
14.1	Walls	S.
14.2	Ceiling	S.
14.3	Doors	Condition:. Rubs on the jamb.
14.4	Windows	S.
14.5	Screens	Condition:. One is not present.
14.6	Cabinets	S.
14.7	Electrical	Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.



GFCI

14.8	Exhaust Fan	Operable.
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14.9	Laundry Tub	S.
14.10	Washer H/Up	Serviceable. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Drain stand and machines not tested.
14.11	Dryer H/Up	S.

HALL BATHROOM

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Shut-off valves and angle stops under bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Floors:

Tile

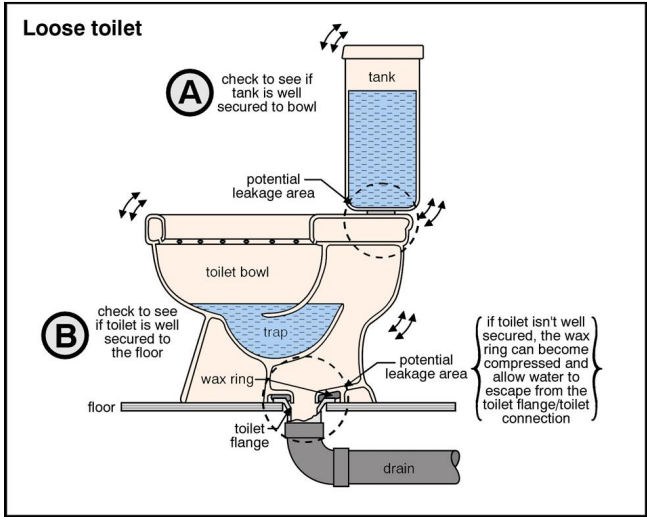
Step #	Component	Comment
15.0.A	Floors	S.
15.1.A	Walls	S.
15.2.A	Ceiling	S.
15.3.A	Doors	S.
15.4.A	Windows	S.
15.5.A	Screens	S.
15.6.A	Electrical	Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.
15.7.A	Exhaust Fan	Operable.
15.8.A	Heating	S.
15.9.A	Tub	S.
15.10.A	Tub Enclosure	S.

15.11.A Tub Faucet

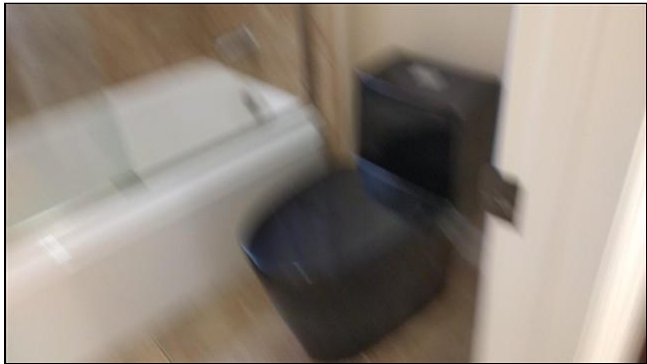
Condition: Showerhead leaks when in use.**Diverter valve allows water through the tub spout and showerhead at the same time.****Drain slowly.**15.12.A Shower **N.**15.13.A Shower Door/
Enclosure **N.**15.14.A Shower Faucet **N.**15.15.A Sink **S.**15.16.A Sink Faucet **S.**15.17.A Traps/Drains/Supply **S.**

15.18.A Toilet

Condition:. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. We suggest properly resealing and re-securing the unit to prevent water leakage and damage.



TOILET ANCHOR BOLTS



15.19.A Counter/Cabinets S.

MASTER BATHROOM

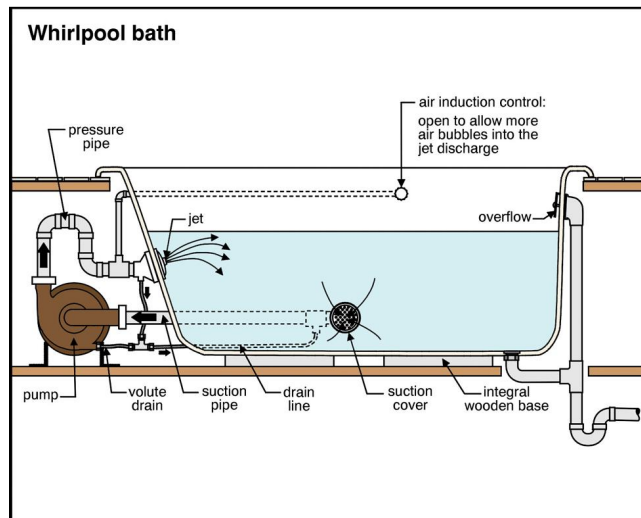
Floors:
Tile

Step #	Component	Comment
15.0.B	Floors	S.
15.1.B	Walls	S.
15.2.B	Ceiling	S.
15.3.B	Doors	S.
15.4.B	Windows	S.

15.5.B	Screens	S.
15.6.B	Electrical	Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.
15.7.B	Exhaust Fan	Operable.
15.8.B	Heating	S.
15.9.B	Tub	Condition:.. Cracked grout noted at the joints.

Cracked tile noted.

Whirlpool tub noted. Tub was filled to a level above the water jets, and operated to check intake and jets. Pump and supply lines were not completely accessible. If a more detailed report is desired, we suggest that the client consult a licensed plumber.



HYDRO-TUB





15.10.B Tub Enclosure N.

15.11.B Tub Faucet S.

15.12.B Shower S.

15.13.B Shower Door/
Enclosure S.

15.14.B Shower Faucet **Condition:. Sprayer is inoperable.**



15.15.B Sink **Serviceable. Two sinks noted.**

15.16.B Sink Faucet S.

15.17.B Traps/Drains/Supply S.

15.18.B Toilet

Condition:. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. We suggest properly resealing and re-securing the unit to prevent water leakage and damage.



15.19.B Counter/Cabinets S.

REAR BEDROOM BATHROOM

Floors:Tile

Step #	Component	Comment
15.0.C	Floors	S.
15.1.C	Walls	S.
15.2.C	Ceiling	S.
15.3.C	Doors	S.
15.4.C	Windows	S.
15.5.C	Screens	S.
15.6.C	Electrical	Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.
15.7.C	Exhaust Fan	Operable.
15.8.C	Heating	S.

15.9.C Tub

Condition:.. Cracked grout noted at the joints.

15.10.C Tub Enclosure

S.

15.11.C Tub Faucet

Condition:.. Diverter valve allows water through the tub spout and showerhead at the same time.

15.12.C Shower

N.15.13.C Shower Door/
Enclosure**N.**

15.14.C Shower Faucet

N.

15.15.C Sink

S.

15.16.C Sink Faucet

Condition:.. Handle rubs in the backsplash.15.17.C Traps/Drains/Supply **S.**15.18.C Toilet **S.**

15.19.C Counter/Cabinets S.

ENTRY

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws can be overlooked, thus we suggest you double-check these items, if concerned. NOTE: AS POINTED OUT IN THE INSPECTION AGREEMENT, MATERIALS REGULARLY USED IN RESIDENTIAL CONSTRUCTION MAY CONTAIN POTENTIALLY HAZARDOUS SUBSTANCES SUCH AS ASBESTOS AND FORMALDEHYDE. OUR REPORT WILL NOT IDENTIFY THESE SUBSTANCES SINCE LABORATORY TESTING IS NECESSARY TO DETECT THEIR PRESENCE.

Floors:Tile

Step #	Component	Comment
16.0	Floors	S.
16.1	Walls	S.
16.2	Ceiling	S.
16.3	Doors	S.
16.4	Windows	S.
16.5	Screens	N.
16.6	Electrical	Condition:. Switch is taped, unable to test.



LIVING ROOM

Floors:Tile

Step #	Component	Comment
--------	-----------	---------

17.0	Floors	S.
17.1	Walls	S.
17.2	Ceiling	S.
17.3	Doors	Serviceable. Includes French.
17.4	Windows	S.
17.5	Screens	N.
17.6	Electrical	Condition:. Buzzing light noted.

DINING ROOM

Floors:Tile

Step #	Component	Comment
18.0	Floors	S.
18.1	Walls	S.
18.2	Ceiling	S.
18.3	Doors	S.
18.4	Windows	Condition:. Discoloration observed between the glass (Blue/purple spots/haze). Low-E coating failure noted, this will reduce visibility of the window. Unable to determine the energy efficiency of the dual pane glass, replacement of the window may be required. Suggest further review with a window contractor.
18.5	Screens	Condition:. One is not present.
18.6	Electrical	S.

HALL

Floors:Tile

Step #	Component	Comment
19.0	Floors	S.

19.1	Walls	S.
19.2	Ceiling	S.
19.3	Doors	N.
19.4	Windows	N.
19.5	Screens	N.
19.6	Electrical	S.

MASTER BEDROOM

Floors:Wood

Step #	Component	Comment
20.0.A	Floors	S.
20.1.A	Walls	S.
20.2.A	Ceiling	S.
20.3.A	Doors	Serviceable. Includes slider and French.
20.4.A	Windows	N.
20.5.A	Screens	S.
20.6.A	Electrical	Condition:. Switch is taped, unable to test.
20.7.A	Closet/Wardrobe	S.

FRONT RIGHT BEDROOM

Floors:Wood

Step #	Component	Comment
20.0.B	Floors	S.
20.1.B	Walls	S.
20.2.B	Ceiling	S.
20.3.B	Doors	S.

20.4.B	Windows	Condition:. Discoloration observed between the glass (Blue/purple spots/haze). Low-E coating failure noted, this will reduce visibility of the window. Unable to determine the energy efficiency of the dual pane glass, replacement of the window may be required. Suggest further review with a window contractor.
20.5.B	Screens	S.
20.6.B	Electrical	S.
20.7.B	Closet/Wardrobe	Serviceable. Mirrored.

FRONT LEFT BEDROOM

Floors:Wood

Step #	Component	Comment
20.0.C	Floors	S.
20.1.C	Walls	S.
20.2.C	Ceiling	S.
20.3.C	Doors	S.
20.4.C	Windows	S.
20.5.C	Screens	Condition:. One is not present. Small holes noted.
20.6.C	Electrical	S.
20.7.C	Closet/Wardrobe	Serviceable. Mirrored.

REAR LEFT BEDROOM

Floors:Wood

Step #	Component	Comment
20.0.D	Floors	S.
20.1.D	Walls	Condition:. Wall is cut for pet access.

20.2.D	Ceiling	S.
20.3.D	Doors	Serviceable. Includes slider.
20.4.D	Windows	N.
20.5.D	Screens	S.
20.6.D	Electrical	S.
20.7.D	Closet/Wardrobe	Serviceable. Mirrored.