

**Prepared For:**  
Nyla Quintana Sturgis

**Property Address:**  
4801 Boone Dr  
Fremont CA 94538



HouseMaster Home Inspections of Northern California

**Inspector:** Mike Nolting

Jennroth Partners, LLC dba HouseMaster

**Inspection Date:** 9/17/2024

Please be advised that this report has been prepared for a homeowner/seller in connection with the HouseMaster Pre-Inspection Program. Since conditions are subject to change, any purchaser of the dwelling cannot rely on the findings in this

report without contracting with the HouseMaster office, prior to closing, to update inspection findings for a fee.

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**INSPECTION INFORMATION**

**CLIENT:**

*Nyla Quintana Sturgis*

**PROPERTY ADDRESS:**

*4801 Boone Dr  
Fremont CA 94538*

**INSPECTION DATE/TIME:**

*9/17/2024 - 07:30 AM*

**INSPECTOR:**

*Mike Nolting*

**INSPECTION COMPANY:**

*HouseMaster Home Inspections of Northern California  
Jennroth Partners, LLC dba HouseMaster*

**INSPECTION DETAILS**

**DESCRIPTION:**

*Single Family*

**Year Built:**

*1960*

**TYPE OF INSPECTION:**

*Pre-Listing Inspection*

**STATUS OF HOME:**

*Vacant*

**SQUARE FOOTAGE:**

*1152*

**WEATHER:**

*Overcast*

**PEOPLE PRESENT:**

*Inspector*

**TEMPERATURE:**

*60 F*

**INTRODUCTION**

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

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

The **GENERAL INSPECTION LIMITATIONS** on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The report, including all Addenda, should be reviewed in its entirety.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company.

**PRE-INSPECTION PROGRAM.** Please be advised that this report has been prepared for a homeowner/seller in connection with the HouseMaster Pre-Inspection Program. Since conditions are subject to change, any purchaser of the dwelling cannot rely on the findings in this report without contracting with the HouseMaster office, prior to closing, to update inspection findings for a fee.

**REPORT TERMINOLOGY**

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

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

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

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

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

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

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

## NATURE OF THE FRANCHISE RELATIONSHIP

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

## GENERAL INSPECTION LIMITATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

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

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

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

## ADDITIONAL COMMENTS

**Mechanical System Upgrade Needs** - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact ([www.doe.gov](http://www.doe.gov)).

**Pictures in Report** - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.



**1. ROOFING**

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



**ROOF STYLE:**  
*Moderate Slope*  
**DESIGN LIFE:**  
*15 to 20 years*

**MATERIAL:**  
*Asphalt Shingle*  
**INSPECTION METHOD:**  
*Walked On*

**ESTIMATED AGE:**  
*5 to 10 Years*

S F P N A NI

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| ● |  |  |  |  | <p><b>1.0 ROOFING</b><br/>Minor granular loss observed. Material is approaching or at mid span of its life. Recommend monitor conditions and correct as needed.</p>                                  |
| ● |  |  |  |  | <p><b>1.1 PLUMBING STACKS</b></p>  |
| ● |  |  |  |  | <p><b>1.2 RAIN GUTTERS / EAVESTROUGHS</b><br/>Gutters are full of dirt, possible rusty conditions under dirt. Recommend professional cleaning.</p>   |
| ● |  |  |  |  | <p><b>1.3 FASCIA / SOFFITS</b><br/>A number of torn vent screens seen at back area. These are entry points for birds and other undesireables. Recommend repair by a licensed roofing contractor.</p> |

**S F P N A NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected  
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Roof Systems** - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

**Inspection Limitations** - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

**Asphalt/Fiberglass Shingles** - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these

products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

**Roof Flashings/Seal** - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

**Roof Underlayment** - Manufacturers typically specify the use of a roof underlayment (base). In some areas, however, roofing may be installed without the use of an underlayment due to local practice or for other reasons. Its absence does not necessarily affect the service life of the roofing; however, the lack of an underlayment means there is no secondary barrier should water or ice backup occur, or if the roofing itself is damaged or missing.

**Eave Protection** - The generally accepted approach to minimizing ice dam concerns and/or backup at eaves is to provide adequate attic ventilation and insulation and eave protection, either a special membrane or flashing. Eave protection should always be used in cold climates prone to ice dam problems. Eave barriers should be placed under the roofing at the eave areas and extend a suitable distance up the roof and inside the exterior wall line. The presence and effectiveness of eave protection cannot be observed in most completed installations.

**Splash Blocks/Extensions** - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

**Chimneys/Vents** - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

**Plumbing Vents/Stacks** - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

**Ancillary Systems** - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.

**Common Element** - Comments may have been provided in this report on observable roof conditions; however, this does not necessarily imply that a full inspection was performed of these elements. Contact the association/management for information on specific roof maintenance or repair responsibilities and any known issues or concerns with the roof or rooftop elements.

**Flashings / Seals** - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed."

## 2. EXTERIOR ELEMENTS

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

**SIDING:**

Brick  
Stucco  
Wood

**PORCHES/DECKS:**

Covered Porch w/ Concrete Floor  
Front of House

**S F P NA NI**

|   |  |  |  |  |                            |
|---|--|--|--|--|----------------------------|
| ● |  |  |  |  | <b>2.0 SIDING</b>          |
| ● |  |  |  |  | <b>2.1 WINDOWS</b>         |
| ● |  |  |  |  | <b>2.2 ENTRY DOORS</b>     |
| ● |  |  |  |  | <b>2.3 PORCH(ES)</b>       |
| ● |  |  |  |  | <b>2.4 ELECTRIC / GFCI</b> |

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Wood Deterioration** - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

**Wood Decay/Insects** - Conditions conducive to decay also are conducive to infestation with wood destroying insects. Any damage should be corrected/addressed properly to minimize consequential damage or further infestation.

**Siding/Wood Soil Clearance** - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

**Lead-Based Paints** - Exterior surfaces may be covered with lead-based paint, particularly in pre-1978 homes. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.

**Drip Caps/Flashings** - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

**Window/Door Seals** - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

**Windows and Doors** - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

**Storms/Screens** - An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations. Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

**Stairs/Decks/Porches** - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

**Railings** - Handrails or guardrails should have the proper height and balusters spacing, and should be securely installed for proper protection.

**Exterior Faucets** - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

**Exterior Electric** - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

**Shutters/Ornamental Trim** - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

### 3. SITE ELEMENTS

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

**PATIOS:**

Type: Concrete

**WALKWAYS/DRIVEWAYS:**

Walks: Concrete  
Driveway: Concrete

**SITE GRADING QUALIFICATION:**

Dry Conditions At Sub Area

S F P NA NI

|  |  |  |  |  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  |  |  | <b>3.0 PATIO</b><br>Cracked, broken concrete noted. Recommend repair of condition as needed by a licensed general contractor. |
|  |  |  |  |  |  | <b>3.1 WALKWAYS</b><br>Cracked concrete noted.  |
|  |  |  |  |  |  | <b>3.2 DRIVEWAY</b><br>Cracked, stained concrete noted.   |
|  |  |  |  |  |  | <b>3.3 SITE GRADING</b>   |

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

**Geological Factors** - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

**Grading and Drainage** - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

**Ancillary Elements** - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

**Grading Provisions** - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regading may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

**Soil Conditions** - Soils such as expansive clays may require regular maintenance programs to ensure stable soil moisture levels and minimize movement of any structural component. If fill was used, the soil may continue to compact over time and affect the structure

**Vegetation/Landscaping** - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

**Lawn Irrigation** - Lawn Irrigation systems are not inspected within the scope of a standard home inspection. Advise evaluation prior to closing by a qualified contractor. Buried lines are subject to hidden damage or leakage. Seasonal maintenance will be required. Chronic spray from lawn sprinklers onto the house may cause structural damage, insect infestation or other problems. Entire system should be checked and corrected for orientation and spray pattern.

**Fencing/Sheds** - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone

to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

**4. GARAGE**

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



**GARAGE DESCRIPTION:**

Type: Attached  
Construction: Wood Frame  
Finish at House: Drywall on Wall  
Door at House: Solid door- no closing device

**SPECIAL LIMITATIONS:**

Storage / Belongings

**S F P NA NI**

|   |   |  |  |   |
|---|---|--|--|---|
| ● |   |  |  | <b>4.0 WALLS / CEILINGS</b>   |
| ● |   |  |  | <b>4.1 VEHICLE DOOR(S)</b>  |
|   | ● |  |  | <b>4.2 DOOR OPERATOR(S)</b><br>Door does not open at opener switch. Safety eyes appear to be out of alignment. Recommend repair as needed by a licensed overhead door contractor.   |
|   | ● |  |  | <b>4.3 ELECTRIC / GFCI</b><br>Missing outlet cover at laundry area. Reversed polarity at outlet at right side wall. Recommend repair as needed by a licensed electrical contractor.   |
|   | ● |  |  | <b>4.4 HOUSE / SERVICE DOOR(S)</b><br>(1) Door to house not self closing. Recommend add self closing mechanism as required.<br>(2) Glass at door to outside is not safety plate. Recommend install as required in doors by a licensed glass contractor. |

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Garage/House Separation** - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

**Finished Room Over Garage** - It is common practice in many areas to finish the area over the garage for living space. Due to the location, the use of

appropriate insulation and fire rated assemblies is particularly important. A home inspection does not include evaluation of such design and construction issues. Confirm all renovation work meets with approval of local authorities.

**Door Operator Function** - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

**Door Hardware/Mechanism** - Damaged tracks, springs and cables may cause door operation malfunction but also represent potential safety hazards. A qualified specialist should inspect and repair any defective or missing components.

**Wall/Ceiling Construction** - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

**Garage to House Door** - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

**Electric/Wiring** - Settlement noted. This is typical of older construction; however, no engineering evaluation was performed to confirm acceptability of conditions.

**Leakage/Stains** - Whenever stains or leakage is noted, the potential for hidden damage exists and must be considered when addressing any required remedial work. Leakage can lead to mold concerns.



**5. ATTIC**

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



**ATTIC:**

*Style: Exposed Framing  
Entrance: Scuttle Hatch  
Insp. Method: From Entrance Area*

**ROOF CONSTRUCTION:**

*Framing: Wood Rafter  
Deck: Closely Spaced Wood Boards*

**INSULATION:**

*Type: None*

**VENTILATION PROVISIONS:**

*Location: Gable Ends  
Location: Soffits*

S F P NA NI

|   |   |  |  |  |  |  |  |  |  |  |   |
|---|---|--|--|--|--|--|--|--|--|--|---|
| ● |   |  |  |  |  |  |  |  |  |  | <p><b>5.0 ROOF FRAMING</b><br/>Not all framing accessible for view. No defects seen in visible area.</p>  |
| ● |   |  |  |  |  |  |  |  |  |  | <p><b>5.1 ROOF DECK / SHEATHING</b><br/>Not all sheathing accessible for view. No defects seen in visible areas.</p>                              |
| ● |   |  |  |  |  |  |  |  |  |  | <p><b>5.2 VENTILATION PROVISIONS</b></p>  |
|   | ● |  |  |  |  |  |  |  |  |  | <p><b>5.3 INSULATION</b><br/>No insulation exists. Recommend install attic insulation to improve energy savings by a licensed HVAC contractor</p> |

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc..) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**Insulation** - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

**Chimney/Vent Clearance** - Suitable clearances from combustible materials must be maintained between vents and chimneys. Excess gaps can be covered with metal or other non-combustible materials; however, the required air gap/clearance must be maintained.

**Exhaust Vent Termination** - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease

buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

**6(A) . Bathroom #1**

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



**LOCATION:**  
*Master Bath*  
**FLOOR:**  
*Laminate*

**DESCRIPTION:**  
*Full Bath*  
**SHOWER ENCLOSURE:**  
*Onyx*

**VENTILATOR(S):**  
*Window*

**S F P N A N I**

|   |  |   |  |  |   |
|---|--|---|--|--|---|
| ● |  |   |  |  | <b>6.0.A TOILET</b>   |
| ● |  |   |  |  | <b>6.1.A STALL SHOWER</b>   |
| ● |  |   |  |  | <b>6.2.A SURROUND / ENCLOSURE</b>   |
| ● |  |   |  |  | <b>6.3.A FLOOR(ING)</b>   |
| ● |  |   |  |  | <b>6.4.A WALLS / CEILING</b>  |
|   |  | ● |  |  | <b>6.5.A VENTILATOR</b><br>No forced air ventilation seen. Recommend repair of condition as needed by a licensed HVAC contractor. |
| ● |  |   |  |  | <b>6.6.A ELECTRIC / GFCI</b>  |
| ● |  |   |  |  | <b>6.7.A SINK</b>   |
|   |  | ● |  |  | <b>6.8.A HEATER UNIT</b><br>Wall heater not operated, dusty conditions noted. Heater appears to be over 60 years old.             |

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6.8.A HEATER UNIT Item 1(Picture)

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Water Temperatures -**

The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

**Electric Wiring** - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

**Ancillary Systems** - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

**Safety Glazing** - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

**Low-Flow Toilets -**

Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

**Shower Base/Pan** - Leakage below a shower may be related to pan leakage and/or other factors. Pan leakage/replacement can be costly depending on shower design and the availability of matching tile. Before commencing any repair work, a qualified plumber or shower specialist should inspect the shower to determine cause of leakage and remedial needs.

**Glass Door/Enclosure** - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**6(B) . Bathroom #2**

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



**LOCATION:**

Hallway

**FLOOR:**

Laminate

**DESCRIPTION:**

Full Bath

**TUB ENCLOSURE:**

Onyx

**VENTILATOR(S):**

Window

**S F P N A NI**

|   |  |   |  |  |   |
|---|--|---|--|--|---|
| ● |  |   |  |  | <b>6.0.B TOILET</b>   |
| ● |  |   |  |  | <b>6.1.B BATHTUB</b>  |
| ● |  |   |  |  | <b>6.2.B SURROUND / ENCLOSURE</b>   |
| ● |  |   |  |  | <b>6.3.B FLOOR(ING)</b>   |
| ● |  |   |  |  | <b>6.4.B WALLS / CEILING</b>  |
|   |  | ● |  |  | <b>6.5.B VENTILATOR</b><br>No forced air ventilation seen. Recommend repair of condition as needed by a licensed HVAC contractor. |
| ● |  |   |  |  | <b>6.6.B ELECTRIC / GFCI</b>  |
| ● |  |   |  |  | <b>6.7.B SINK</b>   |

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Water Temperatures** -

The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

**Electric Wiring** - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

**Ancillary Systems** - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

**Safety Glazing** - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

**Low-Flow Toilets** -

Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

**Shower Base/Pan** - Leakage below a shower may be related to pan leakage and/or other factors. Pan leakage/replacement can be costly depending on shower design and the availability of matching tile. Before commencing any repair work, a qualified plumber or shower specialist should inspect the shower to determine cause of leakage and remedial needs.

**Glass Door/Enclosure** - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

## 7. KITCHENS

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



**RANGE:**  
*Electric Range*  
*New*

**DISHWASHER:**  
*New*

**VENTILATOR:**  
*Exhaust Fan*

**S F P NA NI**

|   |  |  |  |  |                            |
|---|--|--|--|--|----------------------------|
| ● |  |  |  |  | <b>7.0 PLUMBING / SINK</b> |
| ● |  |  |  |  | <b>7.1 FLOOR</b>           |
| ● |  |  |  |  | <b>7.2 ELECTRIC / GFCI</b> |
| ● |  |  |  |  | <b>7.3 OVEN</b>            |
| ● |  |  |  |  | <b>7.4 RANGE Top</b>       |
| ● |  |  |  |  | <b>7.5 DISHWASHER</b>      |
| ● |  |  |  |  | <b>7.6 VENTILATOR</b>      |
| ● |  |  |  |  | <b>7.7 CABINETRY</b>       |
| ● |  |  |  |  | <b>7.8 COUNTERTOP</b>      |

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**NOTE:** Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/ countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Appliances** - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

**Appliance Utilities** - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

**Cooking Appliances** - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-

protection has been installed as a precautionary measure.

**Microwaves** - The evaluation of microwave units is performed by attempting to heat water inside a container inside center of oven. If significant heating action seen, oven is deemed as working at time of inspection.

**Disposals** - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

**Dishwashers** - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

**Compactors** - Due to keyed controls and potential damage concerns, compactors often cannot be operated at the time of inspection. Recommend having owner demonstrate unit operation to confirm function.

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

**Cabinetry/Countertop** - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

**Ventilation Provisions** - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

**Carbon Monoxide** - Gas-burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if gas-burning equipment is present.

**Sinks/Faucets** - The feasibility of faucet repair will decrease with use/age. Sediment/debris trapped in the aerator can restrict flow; clean aerators periodically. Faucet and/or sink replacement due to surface wear/cosmetic factors would be a discretionary matter.

**GFCI Test** - Ground-Fault Circuit-Interrupters (GFCIs) are required in the kitchens of most newer houses; they are a recommended safety improvement for older houses. Due to the high hazard potential of electric components in the kitchen area, any identified concern should be addressed immediately. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Ventilator Discharge** - Due to the fire hazard that exists if grease-laden exhaust vents into an enclosed space, such as an attic, all exhaust type ventilators should discharge directly to the exterior. Recirculating type units can be vented into the kitchen; however, exterior venting is advisable.

**Dryer Venting** - Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic flex duct is generally considered unacceptable. Advise the use of metal ducts and regular cleaning of all ducts.



**8. INTERIOR ELEMENTS**

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

**PREDOMINANT WALLS & CEILINGS:**  
*Wood Frame w/ Drywall*

**PREDOMINANT FLOORS:**  
*Wood Frame  
w/ Laminate*

**PREDOMINANT WINDOWS:**  
*Dual Pane*

**S F P N A NI**

|   |  |   |  |  |   |
|---|--|---|--|--|---|
| ● |  |   |  |  | <b>8.0 CEILINGS</b>   |
| ● |  |   |  |  | <b>8.1 WALLS</b>  |
| ● |  |   |  |  | <b>8.2 FLOORS</b>   |
| ● |  |   |  |  | <b>8.3 WINDOWS</b>  |
| ● |  |   |  |  | <b>8.4 ROOM DOORS</b>   |
| ● |  |   |  |  | <b>8.5 SLIDER/PATIO DOORS</b>   |
|   |  | ● |  |  | <b>8.6 SMOKE / CO ALARMS</b><br>No smoke detectors exist in bedrooms. Recommend install smoke/ CO detectors for fire safety in all sleeping areas and adjacent hallways mounted on the ceiling as required for fire safety. |

**S F P N A NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Structural Components** - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

**Windows and Doors** - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

**House Settlement** - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

**Auxiliary Systems** - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

**Security/Safety Systems** - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

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

**Walls/Ceiling Conditions** - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

**Window/Door Seals** - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

**Glass Surfaces** - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

**Creosote/Cleaning** - All solid fuel units should be cleaned regularly (before heavy soot or creosote buildup occurs). Do not use any unit with significant buildup; heavier buildup may exist in areas not observable.

**Mechanical Conveyances** - A standard home inspection does not include the inspection of elevators, dumbwaiters, wheelchair lifts, stair climbers and other mechanical conveyance systems. These systems generally require permits from the jurisdiction having authority prior to installation and an inspection by a qualified specialist prior to use. Any comments relative to these systems that may be made in the inspection report are for guidance purposes only; a separate/independent inspection by a qualified specialist is recommended prior to closing.

**Dryer Venting** - Dryer Termination point is not readily determinable. Further investigation to the actual location should be performed before closing as termination into crawl space or attic could cause detrimental conditions.

**9. FOUNDATION / SUBSTRUCTURE**

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.



**CONSTRUCTION TYPE:**  
*Crawlspace*

**CRAWLSPACE AREAS:**  
*Style: Fully Enclosed*  
*Location: Under Full House*  
*Inspec. Method: Entered*

**FOUNDATION WALLS/PIERS:**  
*Bolted at sill plate*  
*Concrete Piers*  
*Concrete Walls*

S F P NA NI

|   |  |  |  |  |                                   |
|---|--|--|--|--|-----------------------------------|
| ● |  |  |  |  | <b>9.0 FOUNDATION</b>             |
| ● |  |  |  |  | <b>9.1 PIERS / POSTS</b>          |
| ● |  |  |  |  | <b>9.2 CRAWLSPACE VENTILATION</b> |

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable

to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations** - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

**Crawlspaces** - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

**Finished Areas** - Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments is made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress, and clearance issues.

**Seismic Considerations** - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

**Ventilation Provisions** - Unconditioned sub-grade areas, particularly crawlspaces, generally need year round ventilation unless dry or heated. Advise upgrading or correcting vents to provide adequate cross-ventilation should elevated moisture conditions exist or develop, or if inadequate venting is indicated.

## 10. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are generally limited to visible conditions at readily accessible at-grade/subgrade areas of the house, as specifically listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

### AREAS AT GRADE/SUBGRADE:

*Crawlspace*

S F P NA NI

| S | F | P | NA | NI | Item   |
|---|---|---|----|----|--|
| ● |   |   |    |    | <b>10.0 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION</b><br>Dry conditions throughout crawlspace noted. This is desirable. |

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

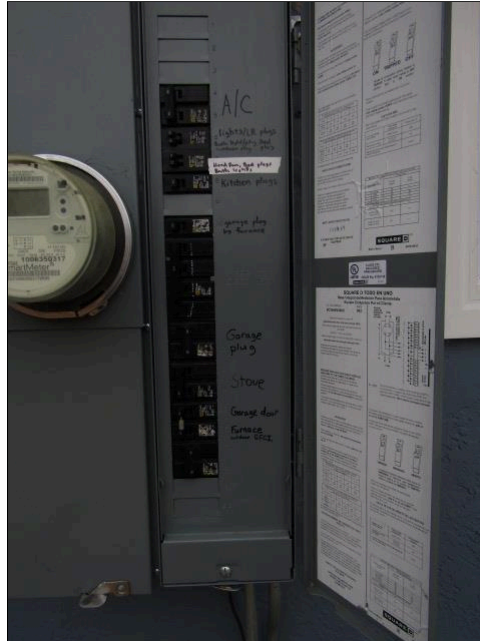
**NOTE:** Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

### SUPPLEMENTAL INFORMATION - Review the additional details below.

**General Considerations** - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

**11. ELECTRIC SYSTEMS**

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



**HOUSE SERVICE:**

*Service Line: Overhead  
Est. Service Capacity: 120/240 Volts; 200 Amps*

**SERVICE PANEL:**

*Type: Circuit Breaker  
Main Disconnect: 200 Amps  
Location: Exterior*

**CIRCUIT-INTERRUPTERS:**

*GFCI: At Receptacle Outlet/s  
AFCI: None Observed*

**S F P NA NI**

|   |  |   |  |  |   |
|---|--|---|--|--|---|
| ● |  |   |  |  | <b>11.0 SERVICE / ENTRANCE LINE</b>   |
| ● |  |   |  |  | <b>11.1 SERVICE GROUNDING PROVISIONS</b>  |
| ● |  |   |  |  | <b>11.2 MAIN DISCONNECT(S)</b>  |
|   |  | ● |  |  | <b>11.3 OUTLETS &amp; LIGHTS</b><br>Dead outlets at living room near front window, at back left and middle bedrooms. Recommend repair of condition by a licensed electrical contractor. |

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

**Ground-Fault Circuit Interrupters** - GFCIs are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

**Arc-Fault Circuit Interrupters** - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not to be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

**Panel Circuit Labeling** - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

**Auxiliary/Low Voltage Systems** - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc..) is not performed as part of a standard home inspection.

**House Service Line** - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

**System Ground** - All systems require a ground rod or other suitable grounding provision including a jumper over any water meter. Questionable grounding provisions should be checked/confirmed.

**Light Fixtures/Switches** - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

**Non-Grounding Receptacles** - While older two-prong receptacles may be functional, an upgrade is recommended if they are non-polarized, located in a high use/hazardous area, or if usage needs dictate. In many cases, wiring work will also be required. Non-grounded three prong receptacles are an imminent safety concern and should be corrected.

**Receptacle Polarity** - Reversed polarity refers to a receptacle wired improperly (hot and neutral wires reversed). Non-polarized refers to a receptacle without provisions for accepting polarized plugs. Both of these conditions represent potential safety concerns.

**Site Lighting/Wiring** - Advise check of all site lighting components to ensure proper wiring procedures/operation.

**Concealed Electric** - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

**Light Switches** - Controlled outlet, associated light fixture for every light switch not determined for every light switch encountered. It is recommended that the owner be consulted for this information before move in.

**12. COOLING SYSTEMS**

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



**TYPE SYSTEM:**

*Electric Central Air Conditioning*

**GENERAL DISTRIBUTION:**

*Ducted System w/Room Supply Outlets*

**ESTIMATED AGE:**

*5 years*

**SPECIAL LIMITATIONS:**

*Cool Weather*

**DESIGN LIFE:**

*15 to 20 years*

**S F P NA NI**

|   |  |  |  |  |   |
|---|--|--|--|--|---|
| ● |  |  |  |  | <b>12.0 COOLING SYSTEM</b><br>System functioning at time of inspection. |
| ● |  |  |  |  | <b>12.1 CONDENSER</b>   |
| ● |  |  |  |  | <b>12.2 INDOOR BLOWER/FAN</b>   |
| ● |  |  |  |  | <b>12.3 THERMOSTAT</b>  |

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Cooling** - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

**Maintenance/Service** - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

**Cool/Cold Weather Factors** - Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are above approximately 75° F for several days.

**Pre-Test Power to System** - According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12-24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.

**Refrigerant Tubing** - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.



**Condensate Removal** - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

**Blower/Filters** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Distribution System** - Due to system design, balancing methods or other factors, airflow and/or supply provisions to areas appear limited/uneven. Improve as required or desired. Anticipate heat stratification.

**Ceiling Fans** - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

**13. HEATING SYSTEMS**

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



**TYPE SYSTEM:**  
Forced Air  
Natural Gas

**BRAND:**  
Payne

**ESTIMATED AGE:**  
New

**DESIGN LIFE:**  
15 to 20 years

**GENERAL DISTRIBUTION:**  
Ducted w/Registers

**S F P NA NI**

|   |  |  |  |  |                                       |
|---|--|--|--|--|---------------------------------------|
| ● |  |  |  |  | <b>13.0 HEATING UNIT</b>              |
| ● |  |  |  |  | <b>13.1 BURNERS</b>                   |
| ● |  |  |  |  | <b>13.2 FUEL LINE AT UNIT</b>         |
| ● |  |  |  |  | <b>13.3 COMBUSTION AIR PROVISIONS</b> |
| ● |  |  |  |  | <b>13.4 DISTRIBUTION SYSTEM</b>       |
| ● |  |  |  |  | <b>13.5 THERMOSTAT</b>                |

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Heating Systems** - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

**Auxiliary Equipment** - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless

specifically indicated.

**Maintenance/Service** - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

**Blower/Filters** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Unit/Vent Clearance** - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

**Combustion Air** - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

**Heat Distribution** - Distribution irregularities can be due to system design or installation deficiencies (e.g., balancing, limited supply registers, etc.). A thorough evaluation by a qualified HVAC specialist will be required to determine corrective action required. Generally, house heating will be affected by heat stratification and house or system design factors.

**Humidifiers** - Humidifiers are high maintenance items and require regular cleaning and servicing. They are beneficial for maintaining indoor humidity at a comfortable level; however, presence of a humidifier may adversely affect the life of a furnace.

**Heating System Upgrade Needs** - No evaluations are made as part of a standard home inspection regarding heating, ventilation, air conditioning or heat pump system design, system, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new heat pump equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact [www.doe.gov](http://www.doe.gov).

**14. PLUMBING SYSTEM**

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

**WATER SUPPLY PIPING:**

*Plastic*

**DRAIN/WASTE LINES:**

*Galvanized  
Cast Iron*

**LOCATION OF SHUT-OFFS:**

*Water: At Meter  
Gas: At Meter*

S F P NA NI

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| ● |   |  |  |  | <b>14.0 WATER PIPING</b>   |
| ● |   |  |  |  | <b>14.1 WATER FLOW AT FIXTURES</b>   |
|   | ● |  |  |  | <b>14.2 DRAIN / WASTE PIPING</b><br>Older, rusting cast iron and galvanized piping observed. Anticipate need for repairs in the near future. |
| ● |   |  |  |  | <b>14.3 FIXTURE DRAINAGE</b>   |
| ● |   |  |  |  | <b>14.4 EXTERIOR FAUCET(S)</b>   |

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

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

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Water Supply/Waste Disposal** - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

**Plumbing Components** - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

**Shut Off/Location** - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

**Pipe Insulation** - Maintain/add insulation to minimize pipe freeze-up concerns in unheated or unprotected areas. In severe conditions, insulation may not be enough to prevent freeze-up of the line. If needed, only listed heating cables should be installed in a manner recommended by the manufacturer.

**Pipe Supports** - The proper number and type pipe supports are required to prevent damage, leakage, or water hammer, particularly with plastic piping.

**Clean Outs** - All clean-out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

**Auxiliary Systems** - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

**15. HOT WATER SUPPLY**

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



**LOCATION:**

Garage

**ESTIMATED CAPACITY:**

40 +/- Gallons

**HOT WATER SUPPLY:**

Direct-heated Tank

**ESTIMATED AGE:**

4 years

**BRAND:**

Bradford White

**DESIGN LIFE:**

8 to 10 Years

**S F P NA NI**

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| ● |   |  |  |  | <b>15.0 WATER HEATER</b>   |
| ● |   |  |  |  | <b>15.1 GAS / FUEL LINES AT UNIT</b>   |
| ● |   |  |  |  | <b>15.2 SAFETY VALVE PROVISIONS</b>  |
| ● |   |  |  |  | <b>15.3 18" Elevation</b>  |
| ● |   |  |  |  | <b>15.4 CONNECTORS</b>   |
| ● |   |  |  |  | <b>15.5 OVERFLOW PAN</b>   |
| ● |   |  |  |  | <b>15.6 STRAPPING</b>  |
| ● |   |  |  |  | <b>15.7 COMBUSTION AIR</b>   |
|   | ● |  |  |  | <b>15.8 BONDING</b><br>No electrical bonding of cold and hot pipes exist. Recommend install as required by a licensed electrical contractor. |

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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

**NOTE:** Maintaining hot-water supply temperatures at no more than about 120°F (49°C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**FVIR Water Heaters** - Water heaters manufactured after 2003 are required and made to be Flammable Vapor Ignition Resistant (FVIR). Per manufacturers installation instructions, mounting of tank in a garage 18" off the floor is NOT required. Verify that the reported age in styles and materials reflects a manufacturer date of 2004 or later.

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

**Relief Valves** - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

**TPRV Discharge** - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

**Seismic Restraint** - Restraining straps are generally required on heaters in active seismic zones. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements for seismic protection.

**Clearance/Elevation** - The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas generally should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent.

**Overflow Pan** - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

## SUMMARY OF INSPECTOR COMMENTS

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

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

### 1. ROOFING

#### 1.0 ROOFING

**Fair**

Minor granular loss observed. Material is approaching or at mid span of its life. Recommend monitor conditions and correct as needed.

#### 1.2 RAIN GUTTERS / EAVESTROUGHS

**Fair**

Gutters are full of dirt, possible rusty conditions under dirt. Recommend professional cleaning.

#### 1.3 FASCIA / SOFFITS

**Fair**

A number of torn vent screens seen at back area. These are entry points for birds and other undesireables. Recommend repair by a licensed roofing contractor.

### 3. SITE ELEMENTS

#### 3.0 PATIO

**Poor/Defective**

Cracked, broken concrete noted. Recommend repair of condition as needed by a licensed general contractor.

#### 3.1 WALKWAYS

**Fair**

Cracked concrete noted.

#### 3.2 DRIVEWAY

**Fair**

Cracked, stained concrete noted.

### 4. GARAGE

#### 4.2 DOOR OPERATOR(S)

**Poor/Defective**

Door does not open at opener switch. Safety eyes appear to be out of alignment. Recommend repair as needed by a licensed overhead door contractor.

#### 4.3 ELECTRIC / GFCI

**Fair**

Missing outlet cover at laundry area. Reversed polarity at outlet at right side wall. Recommend repair as needed by a licensed electrical contractor.

#### 4.4 HOUSE / SERVICE DOOR(S)

**Fair**

4.4 (1) Door to house not self closing. Recommend add self closing mechanism as required.

### 5. ATTIC

#### 5.0 ROOF FRAMING

**Fair**

Not all framing accessible for view. No defects seen in visible area.

## 5. ATTIC

### 5.1 ROOF DECK / SHEATHING

**Fair**

Not all sheathing accessible for view. No defects seen in visible areas.

### 5.3 INSULATION

**Poor/Defective**

No insulation exists. Recommend install attic insulation to improve energy savings by a licensed HVAC contractor

## 6(A). Bathroom #1

### 6.5.A VENTILATOR

**Poor/Defective**

No forced air ventilation seen. Recommend repair of condition as needed by a licensed HVAC contractor.

### 6.8.A HEATER UNIT

**Poor/Defective**

Wall heater not operated, dusty conditions noted. Heater appears to be over 60 years old.

## 6(B). Bathroom #2

### 6.5.B VENTILATOR

**Poor/Defective**

No forced air ventilation seen. Recommend repair of condition as needed by a licensed HVAC contractor.

## 8. INTERIOR ELEMENTS

### 8.6 SMOKE / CO ALARMS

**Poor/Defective**

No smoke detectors exist in bedrooms. Recommend install smoke/ CO detectors for fire safety in all sleeping areas and adjacent hallways mounted on the ceiling as required for fire safety.

## 11. ELECTRIC SYSTEMS

### 11.3 OUTLETS & LIGHTS

**Poor/Defective**

Dead outlets at living room near front window, at back left and middle bedrooms. Recommend repair of condition by a licensed electrical contractor.

## 12. COOLING SYSTEMS

### 12.0 COOLING SYSTEM

**Fair**

System functioning at time of inspection.

## 14. PLUMBING SYSTEM

### 14.2 DRAIN / WASTE PIPING

**Fair**

Older, rusting cast iron and galvanized piping observed. Anticipate need for repairs in the near future.

## 15. HOT WATER SUPPLY

### 15.8 BONDING

**Fair**

No electrical bonding of cold and hot pipes exist. Recommend install as required by a licensed electrical contractor.



## INSPECTION CERTIFICATION

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

Mike Nolting, Inspector

Inspection Date: 9/17/2024

### INSPECTION COMPANY

HouseMaster Home Inspections of Northern California  
Jennroth Partners, LLC dba HouseMaster

### PROPERTY INFORMATION

Client: Nyla Quintana Sturgis  
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