D. Craig Kelliher
HOME INSPECTION SERVICES
CREIA Member

74-923 Highway 111, #412
Indian Wells, Ca 92210
(760)774-4307
HomeInspectorCraig@gmail.com

Confidential Inspection Report

LOCATED AT:
38820 Maracaibo Cir
Palm Springs, CA 92264

PREPARED EXCLUSIVELY FOR:
Marilyn Cooper

INSPECTED ON:
Friday, February 16, 2024

Inspector, D. Craig Kelliher

(760) 774-4307
74923 Hwy 111, #412
Indian Wells, CA 92210

Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

COMPOSITION ROOFING APPLIANCE VENTS

REPA **s-116:** There is a missing vent cap and we recommend it be replaced.

EXTERIOR/SITE/GROUND SWITCHES

REPA **s-152:** Items to note: Mystery switches

EXTERIOR/SITE/GROUND STUCCO

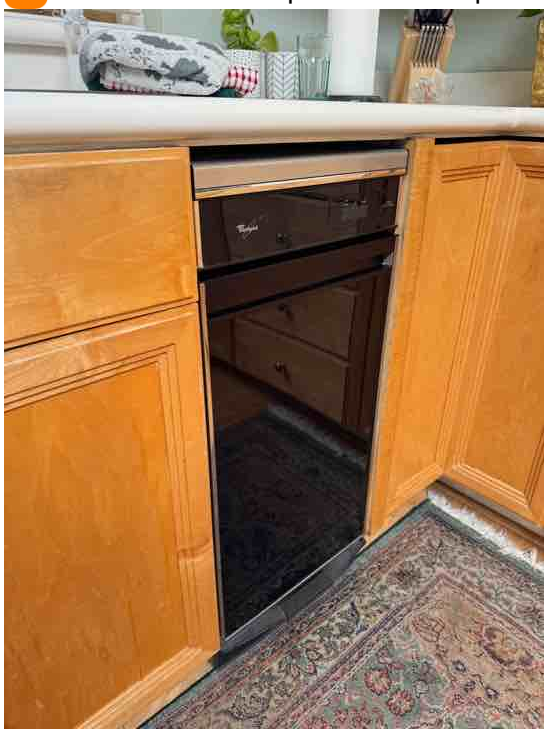
REPA **s-153:** Sections of the stucco are stained/cracked/peeling paint and/or deteriorated.

PRIMARY BEDROOM WINDOWS

REPA **s-202:** Items to note: Mineral deposits on the glass

KITCHEN TRASH COMPACTOR

REPA **s-224:** Trash compactor was inoperable at the time of the inspection



Friday, February 16, 2024
Marilyn Cooper
38820 Maracaibo Cir
Palm Springs, CA 92264

Dear Marilyn Cooper,

We have enclosed the report for the property inspection we conducted for you on Friday, February 16, 2024 at:

38820 Maracaibo Cir
Palm Springs, CA 92264

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

REPA = Repair Needed

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, D. Craig Kelliher

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION
1: For purposes of identification and reporting, the front of this building faces south.

2: For purposes of identification and reporting, the front of this building faces the street.

NOTES
3: Type of structure: Single family
4: The house was estimated to be approximately 35 years old.

5: Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

6: The weather was sunny at the time of our inspection.

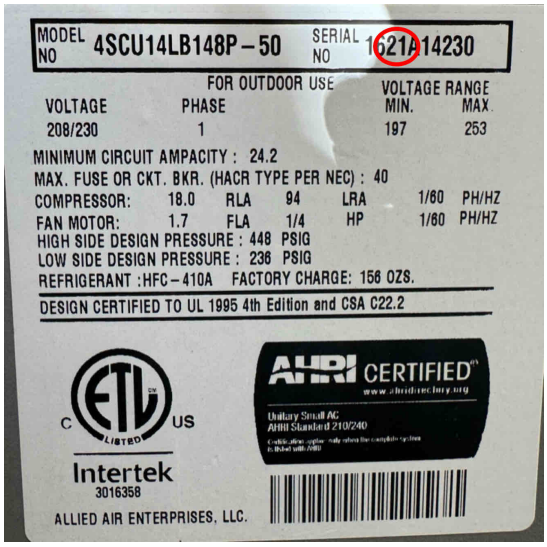
7: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

Left

BASIC INFORMATION
8: Method of cooling: Gas compression
9: Type of system: Gas heat with air conditioning
10: Number of units: 1
11: Location of equipment: Split or remote system
12: Estimated to be approximately 3 years old.



13: Armstrong Air

14: Condenser location: Left side of structure

15: Electrical disconnect location: Adjacent to condensing unit.

HVAC WIRING
16: All accessible wiring appears in serviceable condition.

HVAC DISCONNECT
17: The local disconnect appears properly installed and in serviceable condition.

CONDENSING UNIT
18: The condensing unit appears to be properly installed and in serviceable condition.

DUCTS
19: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

20: The ducts appear to be properly installed and are in serviceable condition.

21: Temperature at return, 70 degrees

22: Temperature at supply, 47 degrees

23: Temperature difference, 23 degrees

THERMOSTAT

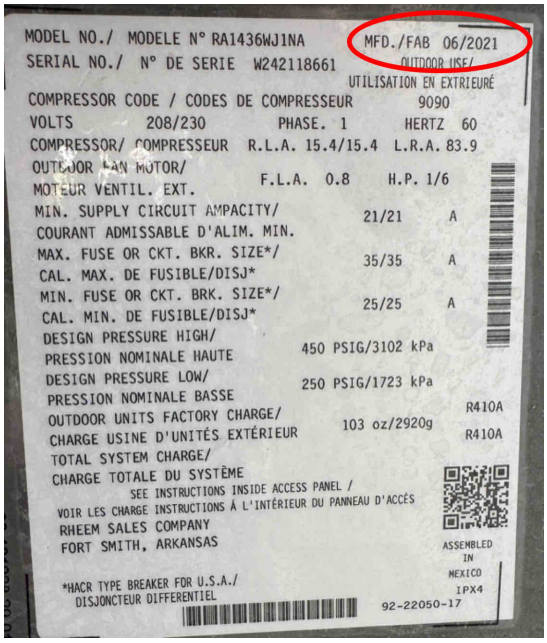
24: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

25: The air conditioning is in serviceable condition.

Right

BASIC INFORMATION
26: Method of cooling: Gas compression
27: Type of system: Gas heat with air conditioning
28: Number of units: 1
29: Location of equipment: Split or remote system
30: Estimated to be approximately 3 years old.



31: Manufacturer: Rheem
32: Condenser location: Right side of structure

33: Electrical disconnect location: Adjacent to condensing unit.

HVAC WIRING
34: All accessible wiring appears in serviceable condition.

HVAC DISCONNECT
35: The local disconnect appears properly installed and in serviceable condition.

CONDENSING UNIT
36: The condensing unit appears to be properly installed and in serviceable condition.

DUCTS

37: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

38: The ducts appear to be properly installed and are in serviceable condition.

39: Temperature at return, 68 degrees

40: Temperature at supply, 48 degrees

41: Temperature difference, 20 degrees

THERMOSTAT
42: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT
43: The air conditioning is in serviceable condition.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

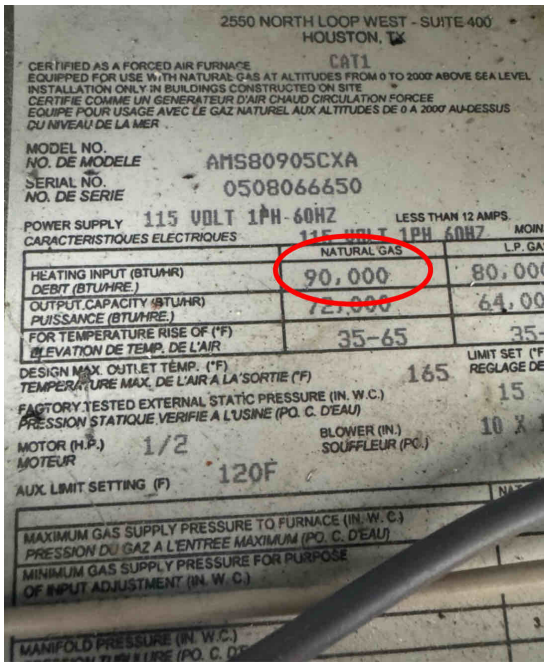
Forced Hot Air

Left Forced Hot Air Heat

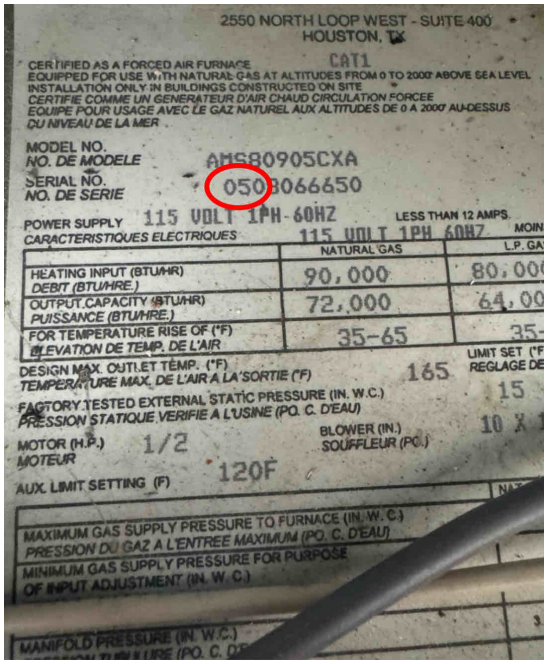
BASIC INFORMATION
44: Furnace location: Garage

45: Energy source: Natural gas

46: Furnace btu input rating: 90,000



47: Age: 19 years old



48: Amana

GAS SUPPLY

49: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

50: The gas connector is an approved flexible type in serviceable condition.

VENT

51: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
52: There is adequate combustion air for this heating unit.

DUCTS
53: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT
54: The thermostat appears to be properly installed and the unit responded to the user controls.

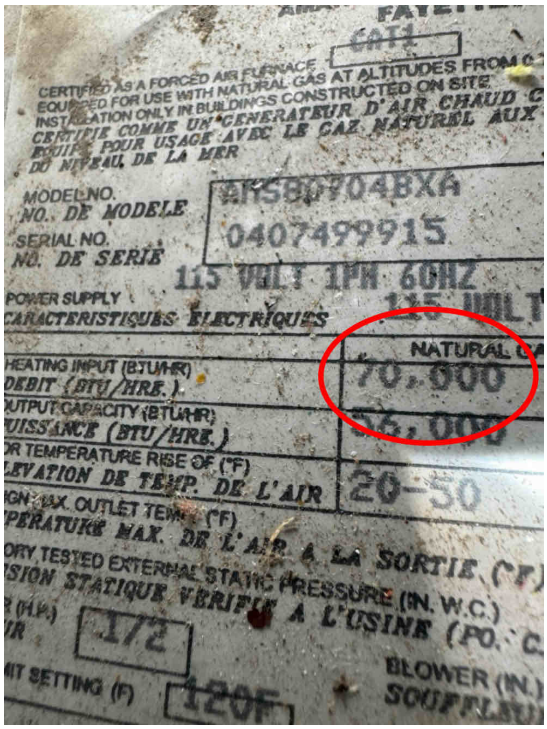
GENERAL COMMENT
55: The heating system responded to normal operating controls. Components appear properly installed and serviceable.

Right Forced Hot Air Heat

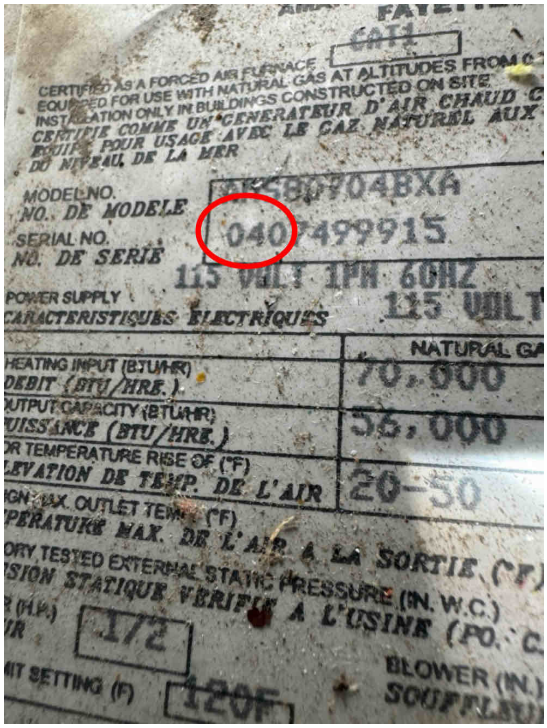
BASIC INFORMATION
56: Furnace location: Outside closet

57: Energy source: Natural gas

58: Furnace btu input rating: 70,000



59: Age: 20 years old



60: Amana

GAS SUPPLY

61: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

62: The gas connector is an approved flexible type in serviceable condition.

VENT
63: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
64: There is adequate combustion air for this heating unit.

DUCTS
65: The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT
66: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT
67: The heating system responded to normal operating controls. Components appear properly installed and serviceable.

Electrical System

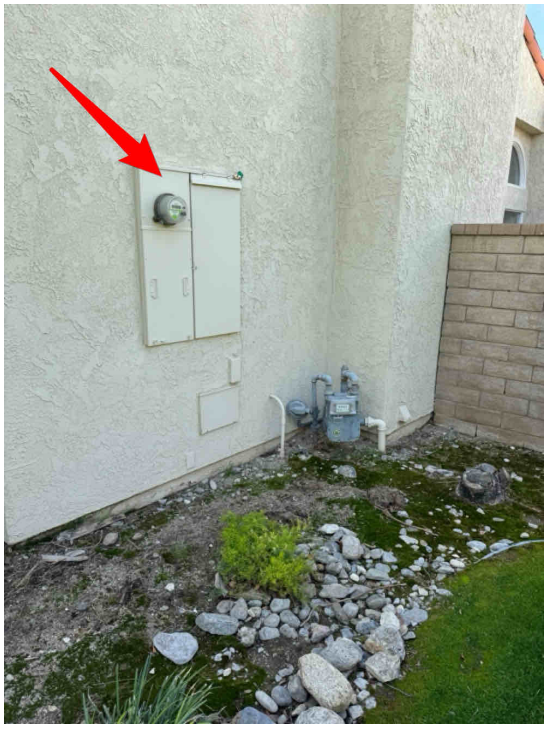
An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION
68: Service entry into building: Underground service lateral
69: Voltage supplied by utility: 120/240 volts
70: Capacity (available amperage): 200 amperes

71: Branch circuit protection: Circuit breakers

METER & MAIN

72: The meter and main electrical service panel are outside on the right side of the building.

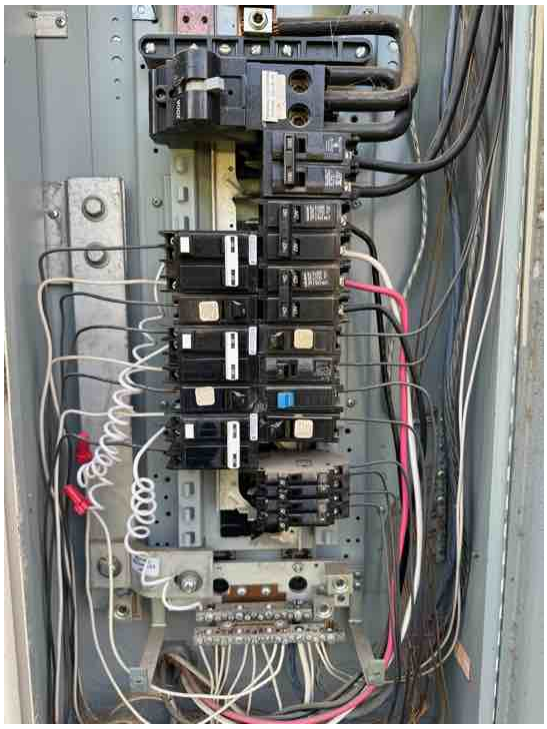


MAIN DISCONNECT

73: The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL

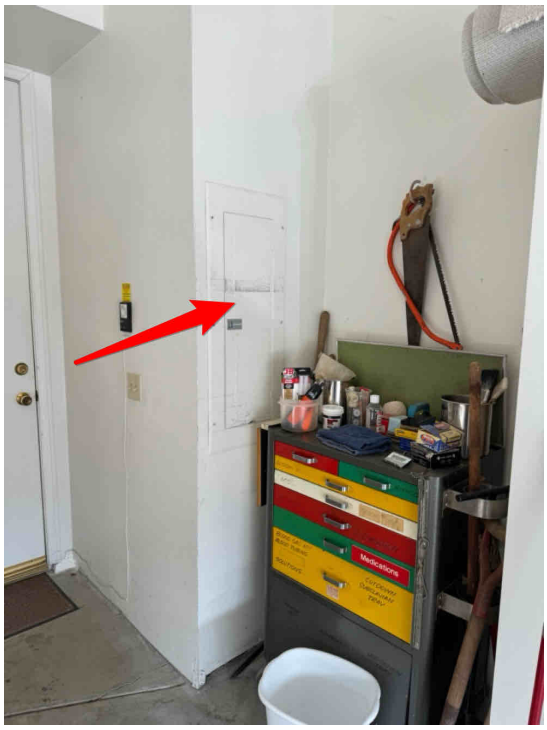
74: The main service panel is in appears to be in serviceable condition with circuitry installed and fused correctly.



75: The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

BREAKER SUBPANEL

76: An additional distribution panel, or subpanel, is located at the garage.



77: The subpanel was opened and the inspected circuitry was found to be installed and fused correctly.

78: The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
79: Number of bedrooms: 4
80: Number of bathrooms: 5
81: Window material: Metal

FIREPLACE
82: The fireplace appears to be properly installed and in serviceable condition.

83: C-clamp installed

DETECTORS: OVERALL
84: The smoke detectors were inspected for location only.

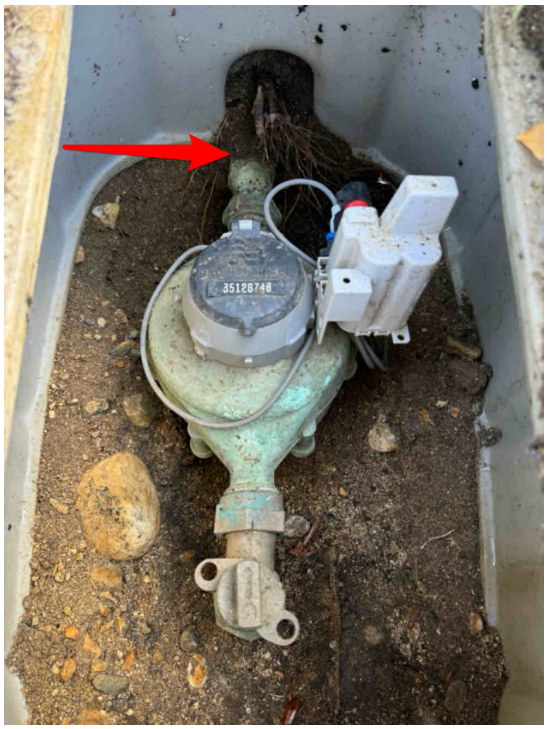
CO DETECTOR
85: Carbon Monoxide detector installed

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION
86: Domestic water source: Public supply
87: Landscape water source: Public supply

88: Main water line: Copper



89: Supply piping: Copper where seen
90: Waste disposal: Municipal
91: Waste piping: Plastic where seen
92: Water pressure: Low-range of normal water pressure

WATER SHUTOFF LOCATION

93: The domestic water supply main shut-off valve is outside at the left side of the building.

94: At the street

MAIN SUPPLY

95: There was no evidence of leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

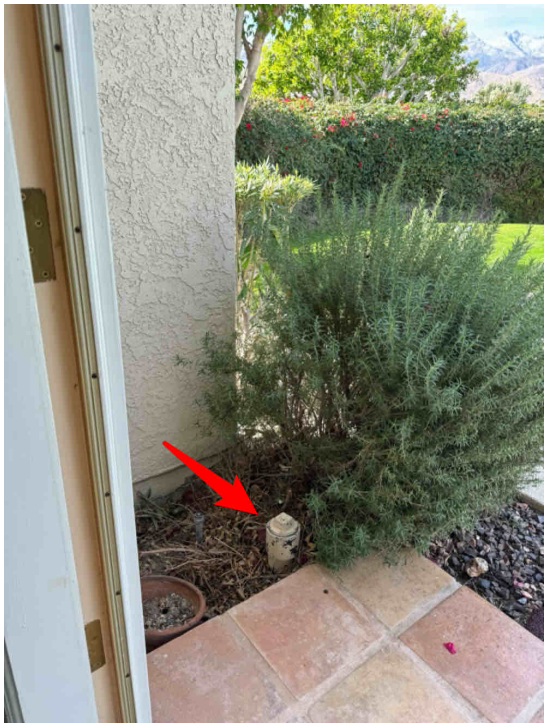
96: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

97: The system water pressure, as measured at the exterior hose bib, is within the range of normal. 40-80 PSI

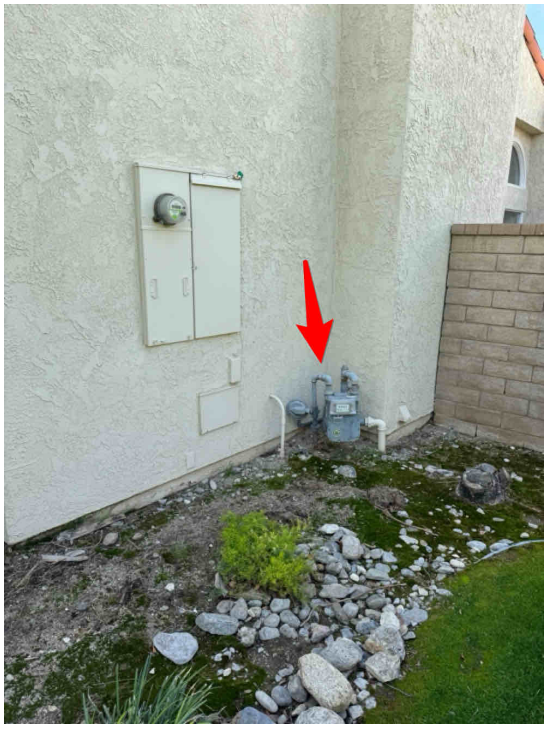
SEWER CLEANOUT

98: The sewer cleanout is located at the rear of the structure.



99: The sewer cleanout is located on the left side of the structure.

GAS METER LOCATION
100: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GENERAL COMMENT
101: The plumbing system appears to be in serviceable condition

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Tile

BASIC INFORMATION
102: Location: Covers sloped sections
103: Roof slope: Medium pitch
104: Material: Tiles
105: Layers: Single layer
106: Roof drainage system: None

INSPECTION METHOD
107: We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

Composition

BASIC INFORMATION
108: Location: Flat sections
109: Flat
110: Material: Rolled asphalt composition with gravel
111: Age: Unknown
112: Roof drainage system: Internal roof drains

INSPECTION METHOD
113: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE
114: The surface appears to have been properly installed and is in good condition.

SKYLIGHT
115: Skylight(s) appear to be in serviceable condition.

APPLIANCE VENTS
REPA **116:** There is a missing vent cap and we recommend it be replaced.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried

below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION
117: Foundation type: Slab-on-grade
118: Slab material: Poured concrete

FOUNDATION
119: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

MOISTURE
120: Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT
121: All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Left

BASIC INFORMATION

122: Location: In the garage

123: Energy source: Natural gas

124: Age: Estimated to be 21 years old

125: Unit type: Free standing tank

T/P RELEASE VALVE

126: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

127: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

128: The gas connector is an approved flexible type in good condition.

VENTING

129: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR
130: The combustion air supply is adequate.

WATER CONNECTORS
131: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

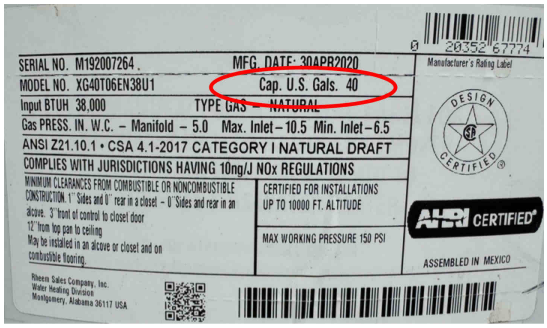
SEISMIC RESTRAINT
132: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

ELEVATION/LOCATION
133: The water heater has been elevated above the garage floor in accordance with present standards.

Right

BASIC INFORMATION
134: Location: In an outdoor closet

135: Energy source: Natural gas
136: Capacity: 40 gallons



137: Age: Estimated to be 4 years old

T/P RELEASE VALVE
138: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY
139: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

140: The gas connector is an approved flexible type in good condition.

VENTING
141: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR
142: The combustion air supply is adequate.

WATER CONNECTORS
143: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

SEISMIC RESTRAINT
144: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

Exterior/Site/Ground

BASIC INFORMATION
145: Site grading: Sloped away from structure
146: General lot topography: Flat lot
147: Driveway: Concrete on grade
148: Walkways: Concrete
149: Patio: Concrete
150: Primary exterior wall covering: Stucco

OUTDOOR RECEPTACLES
151: The receptacles were found to be properly installed and in serviceable condition.

SWITCHES

REPA **152:** Items to note: Mystery switches

STUCCO

REPA **153:** Sections of the stucco are stained/cracked/peeling paint and/or deteriorated.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Primary Bedroom

BASIC INFORMATION

154: Toilet: Ceramic unit with a porcelain finish
155: Wash basins: Ceramic units with a porcelain finish
156: Bathtub: Molded fiberglass
157: Stone tile

TOILET

158: The toilet was flushed and appeared to be functioning properly.

WATER BASIN
159: The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

BATHTUB
160: The bathtub appears to be properly installed and in serviceable condition.

SHOWER
161: The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
162: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety.

SHOWER WALLS
163: The shower walls appear to be properly installed and in serviceable condition.

VENTILATION
164: Ventilation in this bathroom is adequate.

Powder Room

BASIC INFORMATION
165: Toilet: Ceramic unit with a porcelain finish
166: Wash basin: Ceramic unit with a porcelain finish

WATER BASIN
167: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES
168: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety.

VENTILATION
169: Ventilation in this bathroom is adequate.

Left Front

BASIC INFORMATION
170: Toilet: Ceramic unit with a porcelain finish
171: Wash basin: Ceramic unit with a porcelain finish
172: Shower walls: Mortar set ceramic tile

TOILET
173: The toilet was flushed and appeared to be functioning properly.

WATER BASIN
174: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER
175: The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
176: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety.

SHOWER WALLS
177: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE
178: The glass shower enclosure appears to be in serviceable condition.

VENTILATION
179: Ventilation in this bathroom is adequate.

Left Middle

BASIC INFORMATION
180: Toilet: Ceramic unit with a porcelain finish
181: Wash basin: Ceramic unit with a porcelain finish
182: Shower walls: Mortar set ceramic tile

TOILET
183: The toilet was flushed and appeared to be functioning properly.

WATER BASIN
184: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER
185: The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
186: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety.

SHOWER WALLS
187: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE
188: The glass shower enclosure appears to be in serviceable condition.

VENTILATION
189: Ventilation in this bathroom is adequate.

Left Rear

BASIC INFORMATION
190: Toilet: Ceramic unit with a porcelain finish
191: Wash basin: Ceramic unit with a porcelain finish
192: Bathtub: Molded fiberglass
193: Shower walls: Mortar set ceramic tile

TOILET
194: The toilet was flushed and appeared to be functioning properly.

WATER BASIN
195: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB
196: The bathtub appears to be properly installed and in serviceable condition.

RECEPTACLES
197: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety.

SHOWER WALLS
198: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE
199: The glass shower enclosure appears to be in serviceable condition.

VENTILATION
200: Ventilation in this bathroom is adequate.

Bedroom

Primary Bedroom

RECEPTACLES
201: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

WINDOWS

REPA **202:** Items to note: Mineral deposits on the glass

Left Front

RECEPTACLES
203: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Left Middle

RECEPTACLES
204: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Left Rear

RECEPTACLES
205: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Dining Room/Area

RECEPTACLES
206: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Entry Area/Hall

RECEPTACLES
207: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Den/Family Room

RECEPTACLES
208: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair.

RECEPTACLES
209: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER
210: The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

GARAGE DOORS
211: The garage door is a single roll up design.

FIRE SEPARATION
212: The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR
213: The door between the garage and the living space seems to be of fire resistive construction as required by today's building standards and includes an approved automatic closer.

Hallway

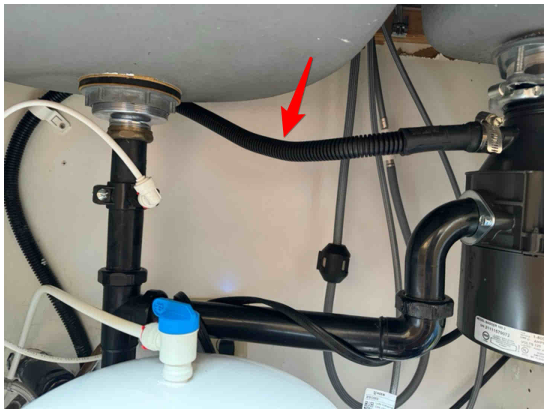
RECEPTACLES
214: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION
215: Energy: Gas cook top and electric ovens

AIR GAP
216: The dishwasher drain is equipped with an air-gap



GAS SUPPLY
217: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTILATION
218: There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

STOVE
219: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN
220: The ovens were turned on with the normal operating controls and found to be in satisfactory working condition.

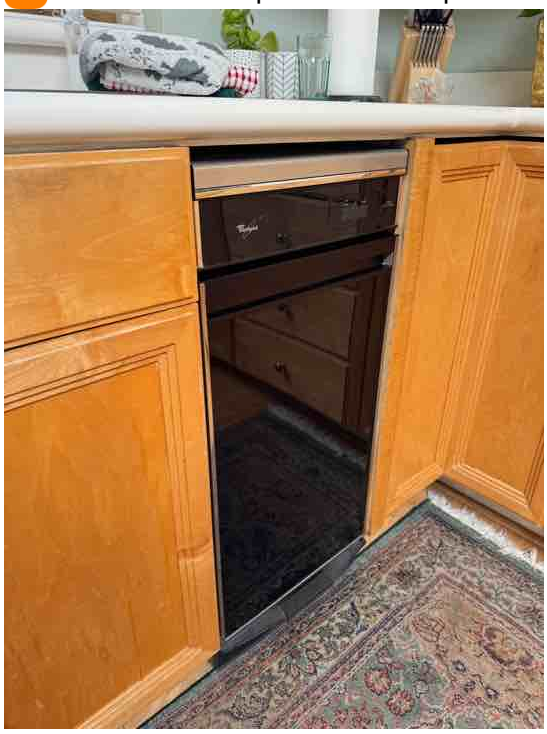
DISPOSAL
221: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER
222: The dishwasher responded to normal user controls and was found in serviceable condition.

MICROWAVE
223: The microwave responded to normal user controls and was found in serviceable condition.

TRASH COMPACTOR

REPA **224:** Trash compactor was inoperable at the time of the inspection



FILTERED WATER

225: Operational

Library/Game Room/Office/Gym

RECEPTACLES

226: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

LAUNDRY TUB
227: The laundry tub is properly installed and in serviceable condition.

GAS SUPPLY
228: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

DRYER VENT
229: The dryer vent appears properly installed and in serviceable condition.

WASHER/DRYER
230: The hookups for the washer and dryer were not inspected.

Living Room

RECEPTACLES
231: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Pool/Spa

Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. Further review by

a professional is always recommended.

BASIC INFORMATION
232: Type: Pool and spa
233: Location: In ground
234: Pool material: Pebble Tec
235: Pebble Tec
236: Pool heat source: Natural gas
237: Spa heat source: Natural gas

HEATER
238: The heater responded to normal operating controls and appeared properly installed and operational.

BLOWER
239: The spa blower system appeared to be operational at the time of inspection.

PLUMBING VALVES
240: All valve connections appeared operational at the time of inspection.

FILTER
241: The filtration system appeared operational at the time of inspection.

PUMP
242: The pumps appeared operational.

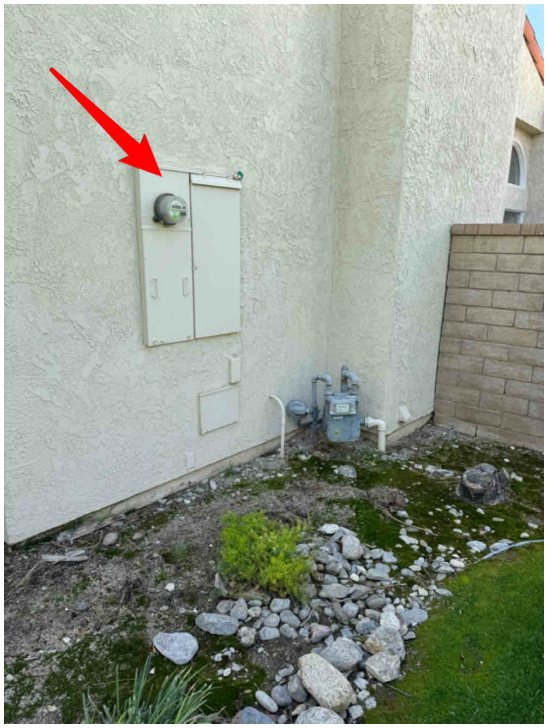
LIGHTS
243: The lights and GFCI protection appeared operational at the time of inspection.

AUTOFILL VALVE
244: Autofill valve ok

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN
ELECTRICAL SYSTEM
1: The meter and main electrical service panel are outside on the right side of the building.



MAIN DISCONNECT
ELECTRICAL SYSTEM
2: The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

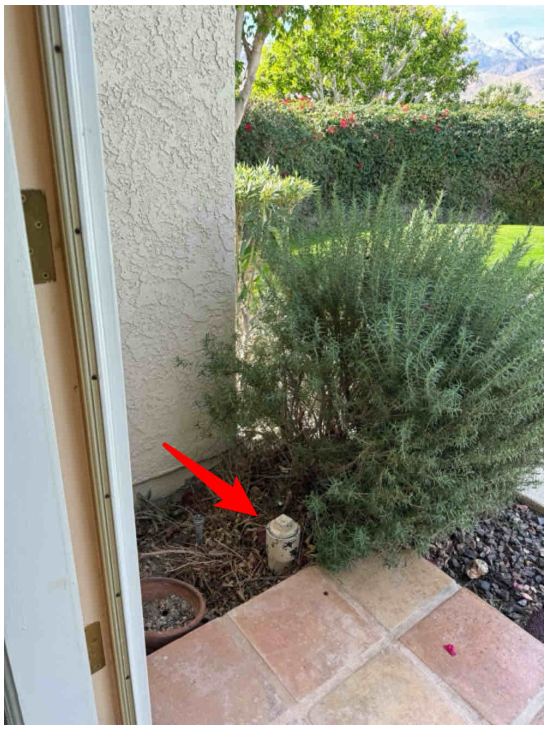
3: The domestic water supply main shut-off valve is outside at the left side of the building.

4: At the street

SEWER CLEANOUT

PLUMBING

5: The sewer cleanout is located at the rear of the structure.



6: The sewer cleanout is located on the left side of the structure.

GAS METER LOCATION

PLUMBING

7: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.