JOHN ROBINSON'S INSPECTION GROUP
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RESIDENTIAL INSPECTION

1282 Highbluff Ave
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John Merritt
APRIL 11, 2022

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Thank you for choosing John Robinson's Inspection Group. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and John Robinson's Inspection Group!******

Very Important Next Steps:

Step 1: **Read the entire inspection report!**
Step 2: Call your inspector immediately at **619-684-1444**, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked Observation Items, Attention Items, and Safety Concerns identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked Observation Items, Attention Items, and Safety Concerns further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD.**

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **John Robinson's Inspection Group** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited. Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with John Robinson's Inspection Group. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for John Robinson's Inspection Group inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement. Items that are excluded (not inspected) are indicated in the inspection agreement and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any**

verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

******* VERY IMPORTANT*******

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as Observation Items, Attention Items, or Safety Concern in any **System** of this home inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period**. These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

SCOPE OF WORK

You have contracted for us, John Robinson's Inspection Group, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

This inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, this general home inspection is completed on-site, at a fraction of the cost and within a few hours. **Consequently, this general home inspection and its report cannot and will not be as comprehensive as that generated by specialists and it is not intended to be**.

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or

further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and it appeared to be functioning as intended.
Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.
Not Present (NP) = This item, component or unit is not in this home or building.
Discovery (D) = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

Discovery Items Defined

Observation Items = May include one or more of the following conditions:
1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.

2. Items that may required repair due to age and/or normal wear and tear.

3. The items should be monitored; repair or replacement should be considered.

Attention Items = May include any one or more of the following conditions:
1. The item is not functioning as intended.

2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.

3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:
1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD**. **We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. **This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.**

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

Mold:

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. John Robinson's Inspection Group performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at 619-684-1444 or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

Environmental Hazards:

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

Pest:

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:

Pictures included in this report are not meant to represent every defect that has been found. Photographs are a tool to convey our findings and are not intended to enhance those findings or diminish any findings not photographed. There may be Observation, Attention and Safety Concern items that do not have a picture included. We suggest reading the entire report to discover all of the defects that have been reported on. Pictures, if included, represent only the finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Please Note: John Robinson's Inspection Group hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.

SUMMARY

117	16	13	2
ITEMS INSPECTED	OBSERVATION ITEMS	ATTENTION ITEMS	SAFETY CONCERNS

2.7.1 Built-In Kitchen Appliances - EXHAUST FAN/RANGE HOOD/DOWNDRAFT: Dirty - Requires Cleaning

3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Sink Stops - Service Needed

3.4.1 Plumbing System - TUB/SHOWER FIXTURES: Shower Head - Loose Backing Plate

3.4.2 Plumbing System - TUB/SHOWER FIXTURES: Shower Head - Leak

3.5.1 Plumbing System - CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right): Hot Water Off or Inoperable to Fixture

3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Flex Drain Line

3.6.2 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Active Leak - Sink Drain

3.7.1 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Temperature Too High

3.7.2 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Flue - Inadequate Clearance

3.7.3 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Expansion Tank - Improper Support

3.7.4 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Plumbing - Shut-Off Corrosion

3.7.5 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Water Heater - Replaced

3.7.6 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Leak Pan - Missing

3.7.7 Plumbing System - WATER HEATERS, CONTROLS, FLUES AND VENTS: Vehicle Bollard - Missing

4.8.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Lights - Inoperable

4.8.2 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Weatherproof Cover - Missing/Inadequate

4.13.1 Electrical System - SMOKE DETECTORS: Loose Detector

5.4.1 Interiors - FLOOR COVERINGS: Aged Flooring

5.6.1 Interiors - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cabinet - Moisture Damage Below Sink

5.8.1 Interiors - DOORS (REPRESENTATIVE NUMBER): Pocket Door - Off Track

- 5.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Slipped Sash Spring
- 5.9.2 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Tint - Failing
- 6.2.1 Attic, Insulation & Ventilation - ATTICS: Attic Access Not Insulated
- 8.5.1 Garage - GARAGE FLOOR: Cracks at Floor
- 8.6.1 Garage - GARAGE DOOR OPERATORS : Service Door and Opener
- 9.4.1 Exterior - DOORS (Exterior): Screen Door - Service needed
- 9.10.1 Exterior - DECKS & BALCONIES: Wood Destroying Organisms
- 9.13.1 Exterior - FENCING AND GATES: Fencing - Leaning/Damaged
- 9.13.2 Exterior - FENCING AND GATES: Moisture or WDO Damaged Wood
- 11.2.1 HVAC - HEATING EQUIPMENT: Sediment Trap - Missing
- 11.8.1 HVAC - COOLING AND AIR HANDLER EQUIPMENT: Condensate Drain - P-Trap/Vent Missing

1: INSPECTION DETAILS

Information

Property: Type
Condominium

Year: Built
2004

Number of : Levels
2

Occupied: Is the Home Lived in
Yes

Parties : Present
Home Inspector(s), Buyer's Agent(s), Buyer(s)

Weather: Conditions
Partly Cloudy, Dry

Outside: Air Temperature
64°F

Home 5 Years Old or More

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Occupied Home

Due to personal items including, but not limited to; clothing, furniture, window coverings, towels, hygiene and/or cleaning products, a full evaluation of the cabinets, closets, and walls could not be made. We recommend you carefully inspect these areas prior to the removal of contingencies.

Limitations

General

CONDOMINIUM - INSPECTION LIMITATION

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium, to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the items.

2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	D
2.1	GENERAL INFORMATION	X			
2.2	DISHWASHER	X			
2.3	GARBAGE DISPOSER	X			
2.4	BUILT-IN MICROWAVE	X			
2.5	RANGES AND COOKTOPS	X			
2.6	OVEN	X			
2.7	EXHAUST FAN/RANGE HOOD/DOWNDRAFT				X
2.8	REFRIGERATOR		X		
2.9	WASHER/DRYER			X	
2.10	TRASH COMPACTOR			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Dishwasher
General Electric

Disposer
Badger

Built-in Microwave
General Electric

Range
-Gas-, General Electric

Oven
Built into Range, -Gas-, General Electric

Exhaust/Range Hood
-Vented-, Built into Microwave, General Electric

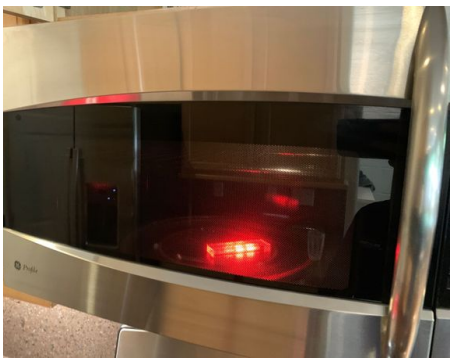
Trash Compactor
None

GENERAL INFORMATION: Built-in Appliance Overview

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function or thermostats for calibration or automatic operation; Non built-in appliances like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

BUILT-IN MICROWAVE: Picture Showing Microwave Working

The operation of the microwave was tested using a microwave tester. This unit appeared to be functional at the time of the inspection.



RANGES AND COOKTOPS: Thermal Image Showing Range Working

Infrared picture of range/cooktop in operation. This unit appeared to be functional at the time of the inspection.

OVEN: Thermal Image Showing Oven Working

Infrared picture of oven(s) in operation. The unit(s) appeared to be functional at the time of the inspection.

Limitations

GENERAL INFORMATION

APPLIANCES - NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include, but is not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards to the floor and/or wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the removal of contingencies.

GENERAL INFORMATION

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors or qualified professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

We do not the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: refrigerators; washers and dryers; trash compactors; central vacuums; instant hot water dispensers; wine coolers; icemakers. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

DISHWASHER

DISHWASHER TEST - LIMITED REVIEW

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. **Please note:** We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

DISHWASHER

HEATING ELEMENT - NOT INSPECTED

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

GARBAGE DISPOSER

EFFICIENCY - NOT INSPECTED

Our inspection of the garbage disposer is to determine: It turns on when power is applied to it, it is installed properly and not leaking. Determining how efficient a garbage disposer is at functioning or grinding up debris is outside the scope of this inspection. Recommend asking the sellers to demonstrate this function or have further explored by a qualified appliance repair professional.

REFRIGERATOR

REFRIGERATORS - NOT INSPECTED

Refrigerators are not inspected as they are outside the scope of a standard home inspection. An inspection does not include items not permanently installed.

REFRIGERATOR

REFRIGERATORS - NOT MOVED

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. **Please note:** Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies.

WASHER/DRYER

LAUNDRY EQUIPMENT - NOT INSPECTED

Clothing washers and dryers are not tested nor inspected, as these units are outside the scope of a standard home inspection. Home inspections do not include items not permanently installed.

WASHER/DRYER

FLOOR DRAINS - NOT TESTED

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

Findings

2.7.1 EXHAUST FAN/RANGE HOOD/DOWNDRAFT

Observation Items

DIRTY - REQUIRES CLEANING

The kitchen exhaust fan appeared to be functional but its components need to be cleaned. Recommend cleaning and service by a qualified professional.

Recommendation

Contact a qualified cleaning service.

Example Noted at Kitchen

3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	PLUMBING GENERAL	X			
3.2	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM	X			
3.3	FIXTURES AND CONNECTED DEVICES				X
3.4	TUB/SHOWER FIXTURES				X
3.5	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)				X
3.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X
3.7	WATER HEATERS, CONTROLS, FLUES AND VENTS				X
3.8	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
3.9	WATER HEATER STRAPPING AND BRACING	X			
3.10	RECIRCULATING PUMPS			X	
3.11	MAIN WATER SHUT-OFF DEVICE (Describe Location)	X			
3.12	PRESSURE REGULATOR	X			
3.13	GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
3.14	MAIN GAS SHUT OFF VALVE (Describe Location)		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Water Source
Public

Water Pressure
Appears Adequate

Water Heater Fuel Source
Natural Gas

Capacity
40 Gallons

Gas Distribution Piping
Partially Visible, CSST, Rigid Iron Pipe

Plumbing Supply
Copper, Partially Visible

Washer Drain Size
1 1/2 Inches

Water Heater Flue Pipe Material
Double Wall Metal

Year Water Heater Was Made
2020

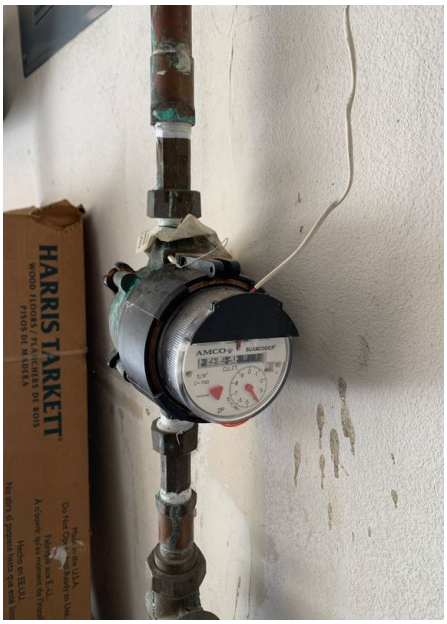
Plumbing Distribution
Copper, Partially Visible

Plumbing Waste
ABS, Partially Visible

Manufacturer
Bradford-White

Water Filters
None

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM: Picture of Water Meter



MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location

In the Garage

MAIN GAS SHUT OFF VALVE (Describe Location): Main Gas Shut-Off Location

Common area

PLUMBING GENERAL: InterNACHI Standards Of Practice

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

PLUMBING GENERAL: Plumbing Overview

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

PLUMBING GENERAL: Completed House - Plumbing Concealed

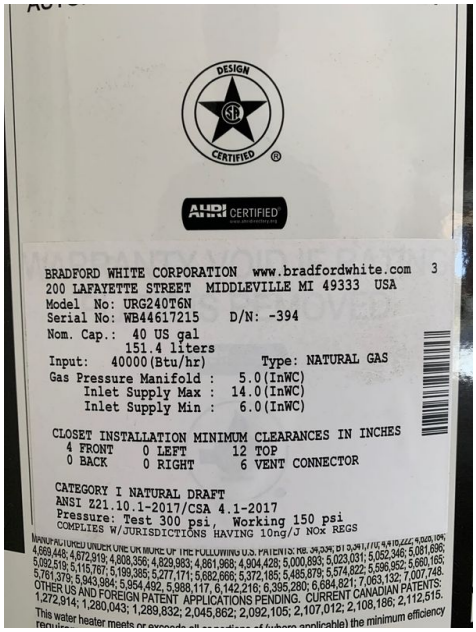
A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

WATER HEATERS, CONTROLS, FLUES AND VENTS: Picture of Water Heater(s)

Picture of water heater(s).



WATER HEATERS, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water

Thermal image(s) showing the water heater(s) producing hot water at the time of the inspection.

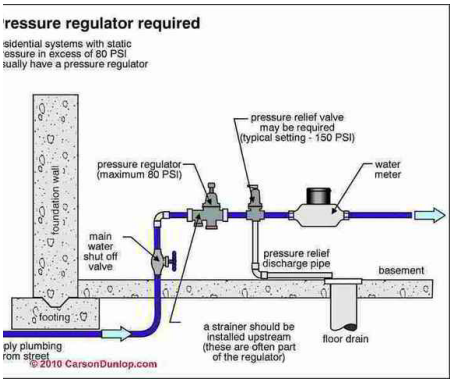
RECIRCULATING PUMPS: Recirculating Pump Information

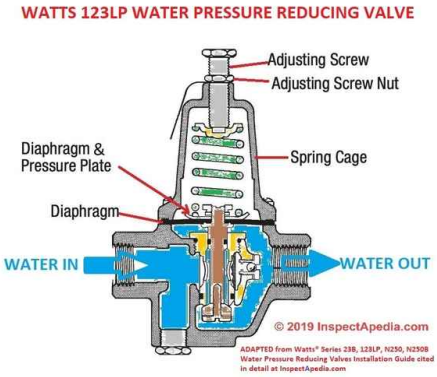
What Is A Water Recirculation Pump And Why Do I Need One? A home water re-circulating pump is used to circulate domestic hot water so that any faucet or shower will provide hot water instantly upon demand. These systems slowly pump hot water through your hot water pipes and back to the water heater through either a dedicated line or through the cold water line. Here's the problem: homes waste a lot of water. An average home has approximately 125 ft of 3/4 inch water pipe. 125 feet of 3/4" pipe holds 3.14 gallons of static water. Ten hot water draws per day wastes over 31 gallons of water pushing hot water to the draw faucet and wasting all of the static water. Over a year, the wasted static water in the average home equals 11,461 gallons. 1 That's 9% of the average home's total water use of 131,000 gal/year. Here's how a water re-circulation pump works. In typical homes with one-way plumbing without a circulation pump, water is simply piped from the water heater through the pipes to the tap. Once the tap is shut off, the water remaining in the pipes cools producing the familiar wait for hot water the next time the tap is opened. By adding a circulator pump, water is circulated through the cool pipes from the heater to the farthest fixture. The cool water is circulated back to the heater via the cold-water line, and no water is wasted during the wait. The energy use of the circulation pump is less than operating a 25-watt light bulb. To reduce energy use even further, the circulation pump can be activated on demand in three different ways, supplying hot water with no waste only when needed. The first way uses a timer and thermostat to maintain hot water throughout the home during the times that hot water is needed, such as mornings and evenings. The user simply sets the timer to, say, 6am, and then again at 5pm. Hot water will be available instantly by 6:01am and 5:01pm. The second way to activate the circulation pump requires the user to manually activate the pump at time of need by pressing a button, or remote sensor. And a third way is for the circulation pump to be activated by motion sensors.

In all three activation methods, temperature sensors in the hot water line at the pump end let the pump know when the water is hot, and thus shut off the pump automatically, avoiding pumping hot water into the cold water lines. Costs. A water re-circulation pump can be installed in most homes from as low as $599 to over $2,000. Typically, an electrical outlet needs to be run under the sink to operate the pump. Also, the pump itself can range in price from a few hundred dollars to over $600. Quality of pump is very important. This is not an area where you want to skimp on quality, and end up with a leak under your sink, or having to replace the pump entirely in three years. The average re-circulation pump should run around $1,200 for proper installation and quality equipment. Addition costs to consider are energy use. The average pump will use about 219kWh per year, costing around $52 (based on a .24¢/kWh rate). Savings: Current water rates for Paso Robles, CA are $4.10 per unit2 (a unit being 100 cubic feet, or 748 gallons). The average water bill for a single-family Paso Robles home is $720, based on annual water use of 131,000 gallons. Reducing water use by 11,461 gallons saves $66. Over a 10-year period, the circulation pump will save 120,000 gallons of water (the equivalent of 10 in-ground swimming pools) and $930 in water costs. Based on the savings, the benefits of a re-circulation pump are not entirely financially motivated, as the cost is a near break even after 10-years. The true value of a recirculation pump is the conservation value. More importantly for some is the comfort value in turning on the shower and stepping right in to hot water without waiting? Summary: Being that we are in a part of the country that often deals with drought, with 2013 being the driest year on record in California, water conservation is more than top-of-mind. A water re-circulation pump provides the homeowner with an easy to implement improvement that doesn't cost a lot of money. Homeowners who are on a septic system avoid dumping an additional 12,000 gallons of water per year into the system, extending its lifespan. Homeowners on a well system save energy by reducing the time needed for the well to pump 12,000 gallons per year into a holding tank, and from there, to the home, and extending the life of the well pump. Installing a water re-circulation system just about pays for itself, with the added benefits of saving water, saving time, increasing comfort, and the satisfaction of knowing you are making a difference.

PRESSURE REGULATOR: Picture of Pressure Regulator

Picture of water pressure regulator. Adjustments to your water pressure can be made here. Recommend water pressure for residential properties is 40-80 PSI.





GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks): CSST Lines

CSST gas lines were observed at one or more areas. This type of material has specific installation requirements that we are unable to fully verify due to framing members, insulation, wall/floor coverings, and/or other obstructions. Recommend inquiring with sellers for work receipts to verify if the work was done in accordance with today's plumbing standards by a licensed plumbing contractor.

Example Noted at Attic

Limitations

PLUMBING GENERAL

PLUMBING INSPECTION LIMITATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during a drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or for repair issues as it relates to the comments in this inspection report.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: private wells; septic systems; determining if a home is on public or a private sewer system; water filter/softeners; bidets; determining if fixtures are low-flow, or have been converted for use with propane; hot water recirculating pumps; solar water heaters; sump and sewer ejection pumps; steam showers; back-flow prevention valves. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

GENERAL PLUMBING LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

FIXTURES AND CONNECTED DEVICES

LOW FLOW AT FIXTURES - NOT DETERMINED

Please be advised that determining if a plumbing fixtures flow is low/inadequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

FIXTURES AND CONNECTED DEVICES

TOILET CAULKED TO FLOOR

One or more toilets was noted fully caulked or grouted to the floor. This condition prevents early detection of failed wax rings and leaks at the base. Caulking the base of the toilet is cosmetic only. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.


Example Noted at Half Bathroom


Example Noted at Master Bathroom

TUB/SHOWER FIXTURES

DRAIN OVERFLOW - LIMITED REVIEW

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if latent defects exist.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

PUBLIC OR PRIVATE SEWER

Determining if a home is on public or a private sewer system is outside the scope of this inspection. Recommend asking the sellers, checking city/county records and/or have this further evaluated by a licensed plumbing contractor.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

DRAIN LINE SCOPE RECOMMENDED

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

SEPTIC - NOT INSPECTED

This inspection does not access or inspect any septic tanks, or determine their location. For a detailed inspection, you should contact a septic pumping company or a licensed plumbing contractor and have the tank inspected.

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

MAIN GAS SHUT OFF VALVE (Describe Location)

CONDO/TOWNHOME LIMITATION - GAS SHUT-OFF

The main gas shut-off valve appears to be located in the common area. Unable to verify. Recommend inquiring with the Home Owners' Association (HOA) or the seller.

Findings

3.3.1 FIXTURES AND CONNECTED DEVICES

Observation Items

SINK STOPS - SERVICE NEEDED

One or more sink stopper(s) did not appear to be functional, was not installed properly or was missing components at the time of the inspection at the sink(s). We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

Example Noted at Master Bathroom

3.4.1 TUB/SHOWER FIXTURES

Observation Items

SHOWER HEAD - LOOSE BACKING PLATE

Loose backing plate observed at one or more shower heads. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.


Example Noted at Master Bathroom

3.4.2 TUB/SHOWER FIXTURES

Observation Items

SHOWER HEAD - LEAK

One or more shower heads leaked at the fitting or other areas while in use. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.


Example Noted at Shared Bathroom

3.5.1 CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)

Attention Items

HOT WATER OFF OR INOPERABLE TO FIXTURE

Hot water appeared to be off or inoperable to one or more fixtures at the time of the inspection. Determining the cause is outside the scope of a standard home inspection. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.


Example Noted at Master Bathroom

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Observation Items

FLEX DRAIN LINE

Unconventional plumbing materials noted in use. These flexible drain lines are more prone to blockages due to their design and are typically not used by licensed plumbing contractors. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.


Example Noted at Master Bathroom

3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Attention Items

ACTIVE LEAK - SINK DRAIN

Active leak noted at the drain line below one or more sinks. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.


Example Noted at Master Bathroom


Example Noted at Kitchen

3.7.1 WATER HEATERS, CONTROLS, FLUES AND VENTS

Safety Concerns

TEMPERATURE TOO HIGH

The water temperature appeared to be too high. Having the temperature set above 120 degrees is considered a scalding hazard. This is typically easily adjusted at the water heater. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

Example Noted at Kitchen

3.7.2 WATER HEATERS, CONTROLS, FLUES AND VENTS

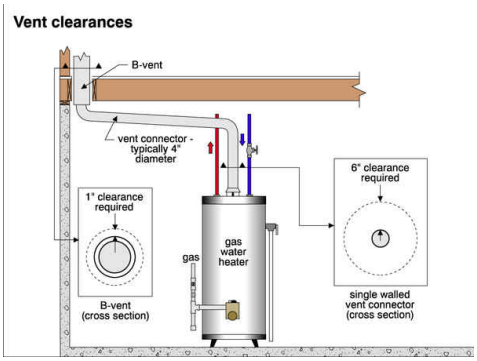
Attention Items

FLUE - INADEQUATE CLEARANCE

There appeared to be inadequate clearance between the water heater flue pipe and combustible materials at one or more areas. This condition can prove to be a safety concern. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Water Heater

3.7.3 WATER HEATERS, CONTROLS, FLUES AND VENTS

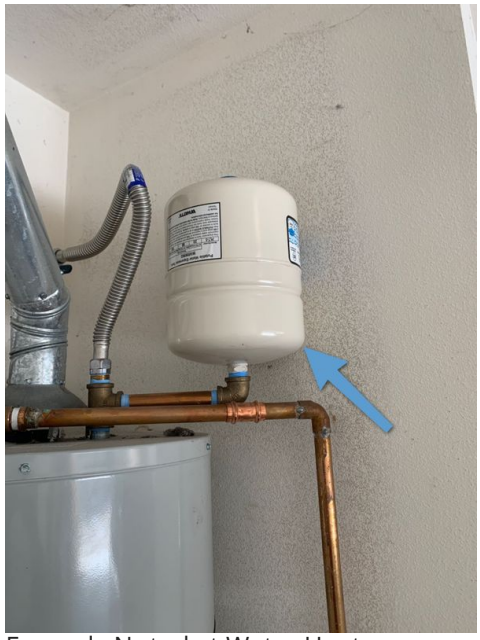
Observation Items

EXPANSION TANK - IMPROPER SUPPORT

The expansion tank at the water heater appeared to be improperly supported/installed. This condition can put strain on the supply lines and promote leaks. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Water Heater

3.7.4 WATER HEATERS, CONTROLS, FLUES AND VENTS

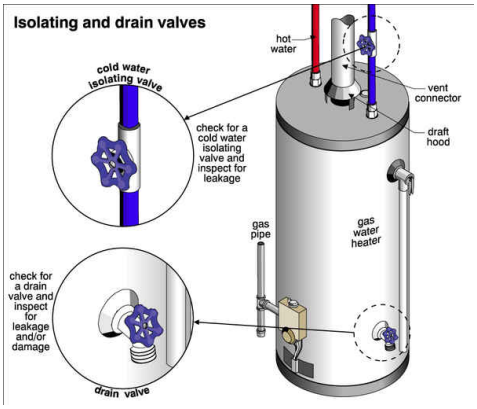
Attention Items

PLUMBING - SHUT-OFF CORROSION

The cold water shut-off valve to the water heater appeared to be rusted and/or corroded. Hard water build-up or calcification was also noted. This is typically indicative of leaks that have sealed themselves. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.




Example Noted at Water Heater

3.7.5 WATER HEATERS, CONTROLS, FLUES AND VENTS

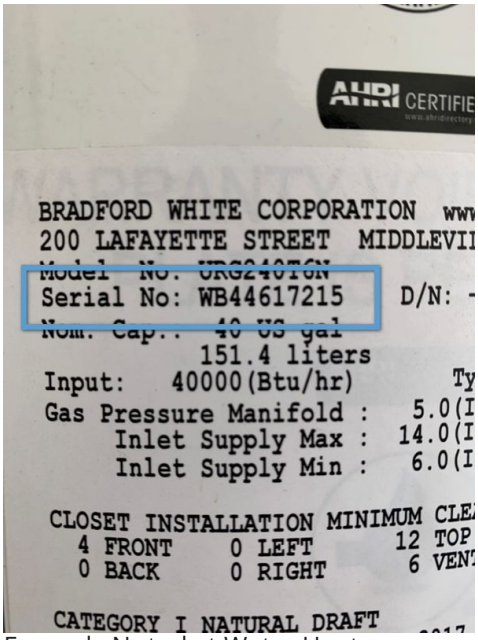
Observation Items

WATER HEATER - REPLACED

The water heater installed in this home does not appear to be original. Recommend asking the seller for documentation showing that this unit was installed by a licensed plumbing contractor per the manufacturers installation requirements. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



Example Noted at Water Heater

3.7.6 WATER HEATERS, CONTROLS, FLUES AND VENTS

Attention Items

LEAK PAN - MISSING

Missing leak pan and drain line noted under the water heater. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.


Example Noted at Water Heater

3.7.7 WATER HEATERS, CONTROLS, FLUES AND VENTS

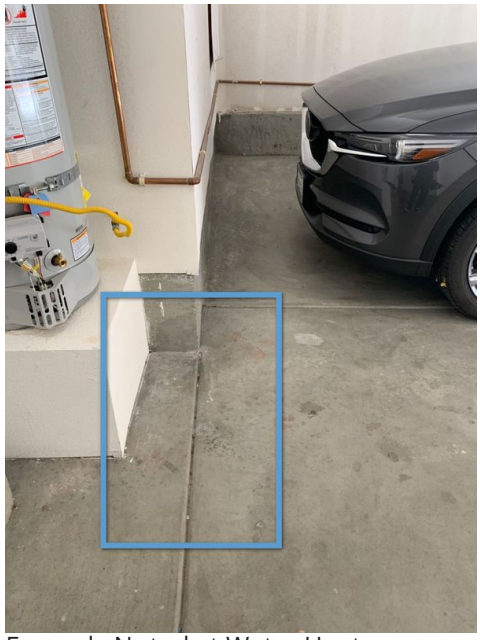
Observation Items

VEHICLE BOLLARD - MISSING

Vehicle bollard noted missing at the water heater in the garage. This may have been standard at the time of original construction, however, vehicle bollards are now typically required when a water heater is installed in a garage. We recommend further evaluation by licensed qualified professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified professional.


Example Noted at Water Heater

4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	ELECTRICAL GENERAL	X			
4.2	OVERHEAD SERVICE ENTRANCE CONDUCTORS		X		
4.3	MAIN AND DISTRIBUTION PANELS	X			
4.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
4.5	SYSTEM GROUNDING AND GROUNDING EQUIPMENT	X			
4.6	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
4.7	BRANCH CIRCUIT CONDUCTORS	X			
4.8	FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
4.9	EXTERIOR LIGHTING	X			
4.10	POLARITY AND GROUNDING OF RECEPTACLES	X			
4.11	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES	X			
4.12	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)	X			
4.13	SMOKE DETECTORS				X
4.14	CARBON MONOXIDE DETECTORS (Describe number and location)	X			
4.15	CABLE AND TELEPHONE ENTRANCE		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Electrical Panels
One

Panel Type
Sub Panel(s)

Panel Manufacturer
SQUARE D

Overcurrent Protection Type
Circuit Breakers

Panel Capacity
100 AMP

Service Conductors
Below Ground

Branch Wire 15 and 20 Amp
Copper

Wiring Methods
Romex, Partially Visible

Exterior Lighting Control
Undetermined

LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location
Common Area

LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location
Garage

ELECTRICAL GENERAL: InterNACHI Standards Of Practice

3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

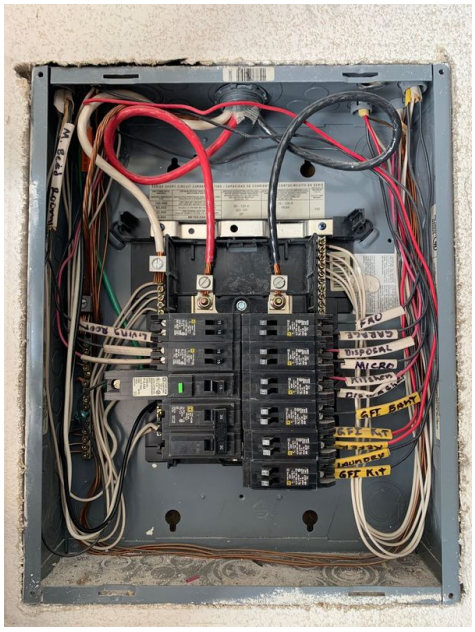
1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

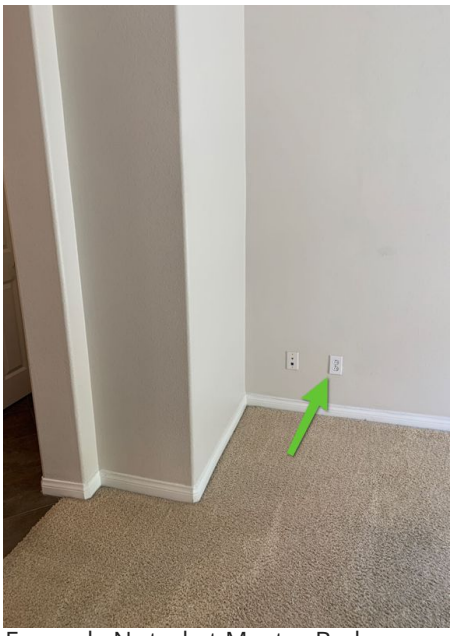
MAIN AND DISTRIBUTION PANELS: Pictures of Electrical Panel(s)

Pictures of electrical panel(s).

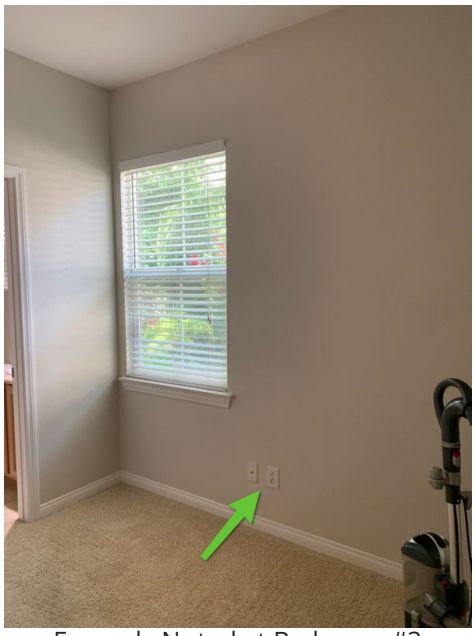



FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Split Circuit/Half Hot Noted

For your convenience, we have noted the location of the split circuit/half hot used for lighting in one or more rooms.


Example Noted at Master Bedroom


Example Noted at Bedroom #2


Example Noted at Bedroom #3

SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home if necessary. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National FIre Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

Limitations

ELECTRICAL GENERAL

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: solar panels and ancillary equipment; intercoms; security systems; generators and back up power systems; cable, television, and data systems; buried/not visible service entry wires; sensor lights; inaccessible systems and components; determining the age of equipment; code compliance. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

OVERHEAD SERVICE ENTRANCE CONDUCTORS

BURIED SERVICE ENTRANCE WIRES

The service entrance wires are buried underground and/or within the building (common for condos) and not visible. This prevented our company from inspecting the condition of these wires. You may wish to have this further explored by a licensed electrical contractor.

LOCATION OF MAIN AND DISTRIBUTION PANELS

MAIN PANEL - CONDO

The main electrical service entrance and main breaker is located in the common area and was not inspected by our company.

BRANCH CIRCUIT CONDUCTORS

ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING

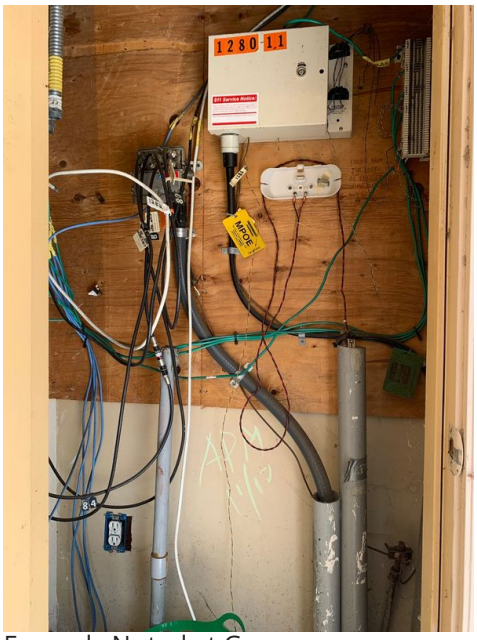
SENSOR LIGHTS - NOT TESTED

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary at this time, to ensure proper function.

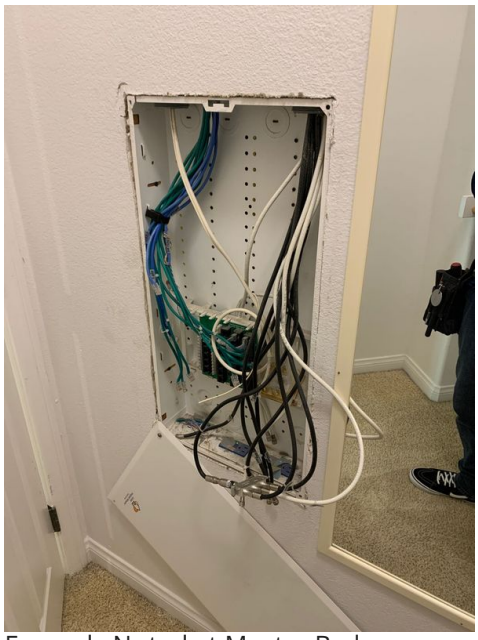
CABLE AND TELEPHONE ENTRANCE

CABLE TELEVISION DATA WIRES - NOT INSPECTED

We do not evaluate cable, television, or data wires as part of this inspection as doing so is outside the scope of a standard home inspection. Recommend contacting the service provider for further evaluation and any necessary corrections.



Example Noted at Garage


Example Noted at Master Bedroom

Findings

4.8.1 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

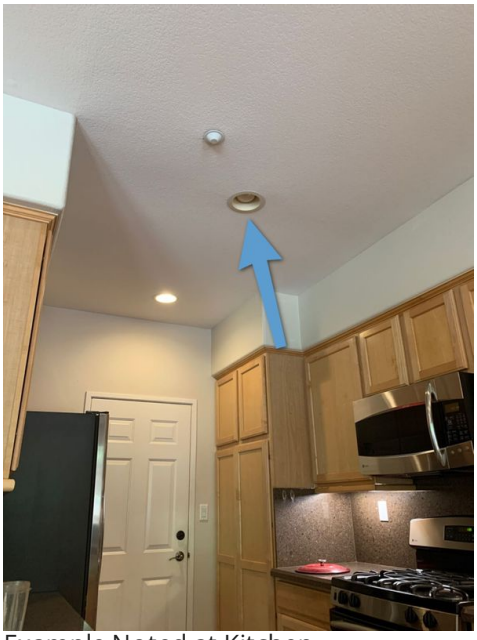
Observation Items

LIGHTS - INOPERABLE

One or more lights appear to be inoperable at the time of the inspection (possibly due to bulb). Recommend replacing bulb(s) and checking the operation of the fixture(s). If light(s) fail to work, we recommend further evaluation by licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified electrical contractor.


Example Noted at Kitchen


Example Noted at coat closet

4.8.2 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Safety Concerns

WEATHERPROOF COVER - MISSING/INADEQUATE

One or more exterior outlets/light switches noted missing an adequate weather cover. Recommend installing in–use covers as necessary at this time for safety.

Recommendation

Contact a handyman or DIY project


Example Noted at front door


Example Noted at Balcony

4.13.1 SMOKE DETECTORS

Attention Items

LOOSE DETECTOR

Smoke detector(s) noted loose or not secured at one or more locations. We recommend installing/replacing additional smoke detectors to comply with current fire and safety standards and regulations prior to occupying the home.

Recommendation

Contact a handyman or DIY project

Example Noted at Family Room

5: INTERIORS

		IN	NI	NP	D
5.1	INTERIOR GENERAL	X			
5.2	CEILINGS	X			
5.3	WALLS	X			
5.4	FLOOR COVERINGS				X
5.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
5.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
5.7	TUB/SHOWER ENCLOSURES	X			
5.8	DOORS (REPRESENTATIVE NUMBER)				X
5.9	WINDOWS (REPRESENTATIVE NUMBER)				X
5.10	FIREWALLS		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Ceiling Materials
Sheetrock

Wall Materials
Sheetrock

Floor Coverings
Tile, Carpet, Wood

Interior Doors
Hollow Core

Cabinetry
Wood

Kitchen Countertop
Granite

Windows
Vinyl, Double Pane

INTERIOR GENERAL: InterNACHI Standards Of Practice

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Limitations

INTERIOR GENERAL

INTERIOR INSPECTION LIMITATIONS

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: elevators; chair lifts. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

WINDOWS (REPRESENTATIVE NUMBER)

DOUBLE PANE WINDOW INSPECTION LIMITATION

Please Note: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances the inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather), lighting or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

WINDOWS (REPRESENTATIVE NUMBER)

WINDOW COVERING NOT INSPECTED

Window coverings are not inspected. This is outside the scope of this home inspection. Recommend a qualified professional to further evaluate.

FIREWALLS

FIREWALL - CONDO LIMITATION

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium, to include, but not limited to: firewalls, the structure, exterior and common plumbing lines, and garage are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the item(s).

Findings

5.4.1 FLOOR COVERINGS

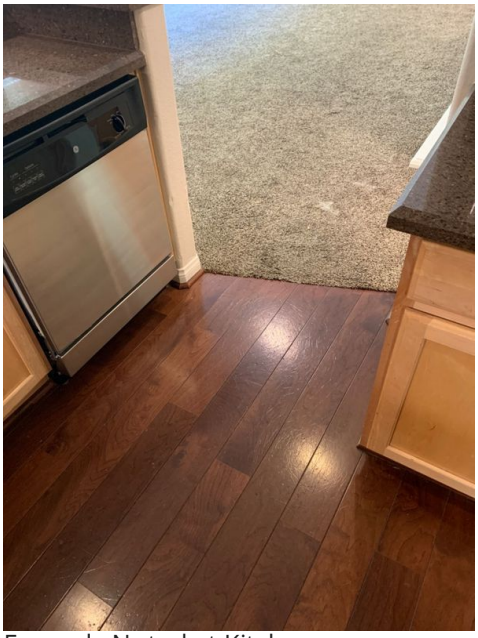
Observation Items

AGED FLOORING

The floor coverings show signs of age/use. If you are concerned with the condition of the flooring, a licensed flooring contractor should be contacted to give estimates on cost of replacement.

Recommendation

Contact a qualified flooring contractor



Example Noted at Kitchen

5.6.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Attention Items

CABINET - MOISTURE DAMAGE BELOW SINK

Moisture damage noted at the floor of the cabinet below one or more sink(s). This is indicative of past plumbing leaks. Recommend further evaluation by a licensed plumbing contractor and/or restoration contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.

Example Noted at Master Bathroom

5.8.1 DOORS (REPRESENTATIVE NUMBER)

Attention Items

POCKET DOOR - OFF TRACK

One or more pocket door was noted as off the track and/or damage noted to the track hardware. The door is in operable at this time. We recommend further evaluation by a licensed door contractor to determine what repairs are needed at this time and to determine if any latent defects exist before the removal of contingencies.

Recommendation

Contact a qualified door repair/installation contractor.


Example Noted at Bedroom #2

5.9.1 WINDOWS (REPRESENTATIVE NUMBER)

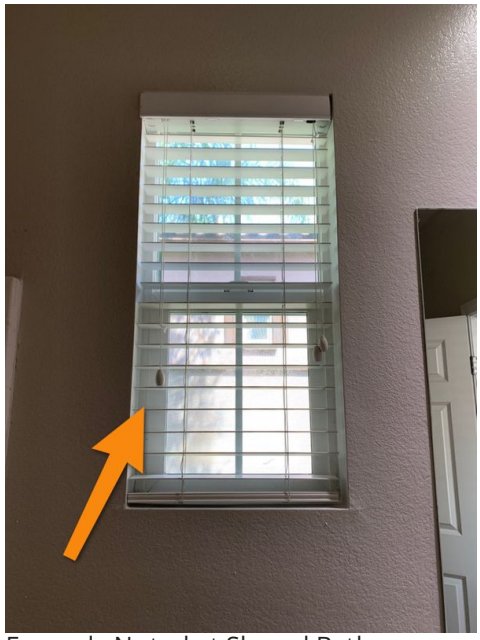
Attention Items

SLIPPED SASH SPRING

Slipped/damaged sash balance spring(s) noted. This prevents the window(s) from staying open when lifted. This condition can also prevent windows from closing properly. Recommend further evaluation and repair by a licensed window contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified window repair/installation contractor.


Example Noted at Shared Bathroom

5.9.2 WINDOWS (REPRESENTATIVE NUMBER)

Observation Items

TINT - FAILING

Several of the windows in the home appear to be equipped with a window tint or film. Aging, peeling or damaged tint/film noted in areas. This may be an indication of failing tint or of a possible issue with the window seal. You may wish to view this for yourself and/or have further evaluated and repaired by a licensed window contractor as necessary at this time.

Recommendation

Contact a qualified window repair/installation contractor.

Example Noted at Shared Bathroom

6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
6.1	ATTIC, INSULATION & VENTILATION GENERAL	X			
6.2	ATTICS				X
6.3	INSULATION IN ATTIC	X			
6.4	INSULATION UNDER FLOOR SYSTEM		X		
6.5	WALL INSULATION		X		
6.6	VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)		X		
6.7	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
6.8	VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)	X			
6.9	VENTILATION FANS AND THERMOSTATIC CONTROLS			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Attic Info
Partially Accessible, Light in Attic, No Storage

Method Used to Observe Attic
Crawled, Limited Access

Attic Insulation
Blown

Floor System Insulation
Unknown/Not Visible

Ventilation
Roof Vents

Exhaust Fans
Fan With Light

Dryer Power Source
Gas Connection

Dryer Vent
Metal

ATTIC, INSULATION & VENTILATION GENERAL: InterNACHI Standards Of Practice

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

ATTICS: Photos of Attic



Limitations

ATTIC, INSULATION & VENTILATION GENERAL

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information (styles and materials). While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ATTICS

ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected. We cannot report on systems and components within this space.

Findings

6.2.1 ATTICS

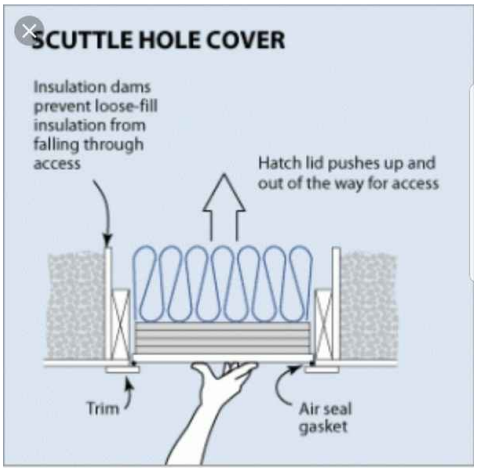
Observation Items

ATTIC ACCESS NOT INSULATED

Missing insulation noted at one or more attic access panels at the time of the inspection. This condition will lead to heat/cooling loss and wasted energy. We recommend further evaluation by a handyman/DIY before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a handyman or DIY project



Example Noted at Attic

7: ROOFING

		IN	NI	NP	D
7.1	ROOF GENERAL		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

ROOF GENERAL: InterNACHI Standards Of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Limitations

ROOF GENERAL

CONDO LIMITATION - ROOF

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

ROOF GENERAL

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8: GARAGE

		IN	NI	NP	D
8.1	GARAGE GENERAL	X			
8.2	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
8.3	GARAGE CEILINGS/ROOF FRAMING	X			
8.4	GARAGE WALLS (Including Firewall Separation)	X			
8.5	GARAGE FLOOR				X
8.6	GARAGE DOOR OPERATORS				X
8.7	GARAGE VEHICLE DOOR	X			
8.8	GARAGE VENTS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number Of Garage Doors
One

Garage Door Type
Two automatic

Garage Door Material
Fiberglass

Auto-Opener Manufacturer
LIFT-MASTER

GARAGE GENERAL: InterNACHI Standards Of Practice

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Limitations

GARAGE DOOR OPERATORS

GARAGE VEHICLE DOOR AUTO-REVERSE - NOT TESTED

The automatic reverse feature of the garage vehicle door opener(s) was not tested by our company. We elected to not test this feature to avoid causing any possible damage. Recommend contacting a licensed garage door contractor prior to the removal of contingencies to test this important safety feature to ensure the garage door openers reverse the travel of the door in the event the door comes into contact with an object or person.

Findings

8.5.1 GARAGE FLOOR

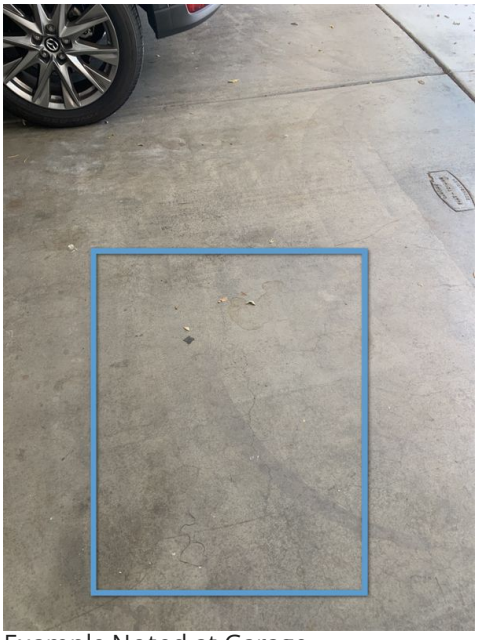
Observation Items

CRACKS AT FLOOR

Settlement cracks noted at the garage floor in one or more locations. This can be an indication of possible structural settlement/movement in the home. Recommend further evaluation by a licensed foundation contractor and monitor or repair as necessary at this time.

Recommendation

Contact a foundation contractor.



Example Noted at Garage

8.6.1 GARAGE DOOR OPERATORS

Observation Items

SERVICE DOOR AND OPENER

The garage vehicle door and door opener should be serviced periodically by a licensed garage door contractor to ensure proper function.

Recommendation

Contact a qualified garage door contractor.

Example Noted at Garage

9: EXTERIOR

		IN	NI	NP	D
9.1	EXTERIOR GENERAL INFORMATION	X			
9.2	WALL CLADDING, TRIM AND FLASHING		X		
9.3	WINDOWS (Exterior)		X		
9.4	DOORS (Exterior)				X
9.5	EAVES, SOFFITS AND FASCIAS		X		
9.6	VEGETATION		X		
9.7	DRAINAGE		X		
9.8	HARDSCAPE, WALKWAYS & GRADING		X		
9.9	RETAINING WALLS		X		
9.10	DECKS & BALCONIES				X
9.11	PATIO COVERS & OVERHANGS	X			
9.12	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS	X			
9.13	FENCING AND GATES				X

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

EXTERIOR GENERAL INFORMATION: InterNACHI Standards Of Practice

3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass Info

Tempered or toughened glass is a type of safety glass processed by controlled heat or chemical treatments to increase its strength compared with normal glass. Tempering puts the outer surfaces into compression and the interior into tension. Such stresses cause the glass, when broken, to shatter into small granular chunks instead of splintering into jagged shards as ordinary annealed glass does. The granular chunks are less likely to cause injury.

According to the IRC, all glass panels in fixed, sliding, swinging, operable, or bifold doors should have tempered glass or laminated glass installed. Any glass that is within 24 inches of a doorway must be made of tempered glass if the bottom edge of the glass is 60 inches or less above the walking surface. The rule does not apply if the glass is decorative of if the glass opening is smaller than 3 inches.

All glass in any bathroom or wet area such as showers, bathtubs, hot tubs, steam rooms, whirlpools, saunas, spa decks, and swimming pools should be made of tempered glass or safety glass if the bottom edge is less than 60 inches above the walkway or standing surface and within 60 inches of the water.

Any glass in walls adjacent to stairs, landings, and ramps should be made of tempered glass if the glass is within 5 feet of the top or bottom of the stairs and the bottom edge of the glass is 60 inches or less above the walking surface. Glass stair rails and baluster panels must be made of tempered glass.

Any fixed or movable window that is bigger than 9 square feet should be made of tempered glass. This applies if the bottom edge of the glass is less than 18 inches above the floor and the top edge is over 36 inches from the floor.

Limitations

EXTERIOR GENERAL INFORMATION

CONDO LIMITATION - EXTERIOR

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

EXTERIOR GENERAL INFORMATION

EXTERIOR LIMITATIONS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues, as it relates to the comments in this inspection report.

We do not inspect any additional or detached structures and/or buildings or sheds as part of this inspection. We only inspect the main structure/dwelling. Deficiencies may exist with these structures and/or building(s). Our company makes no representation to the condition of these structures or building(s).

We do not have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as a boundary, a structure(s) in the rear and/or side yard appears to encroach on what would be the standard 15 foot setback. Therefore we recommend verifying permits and the certificate of occupancy for this home. We do not endorse or approve of any structure built without a permit.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: outdoor kitchens; barbeques; fireplaces; ponds; waterfalls; fountains; irrigations systems; detached structures; outbuildings; sheds. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

FENCING AND GATES

FENCING - PARTIALLY VISIBLE

Portions of the fencing at the property were not adequately visible in one or more locations due to obstructions, landscaping and/or vegetation. Concealed damage is possible. If you are concerned about the general condition of the fencing, it is recommended that the property be further evaluated by a licensed fence contractor to determine if latent defects exist.

Findings

9.4.1 DOORS (Exterior)

Observation Items

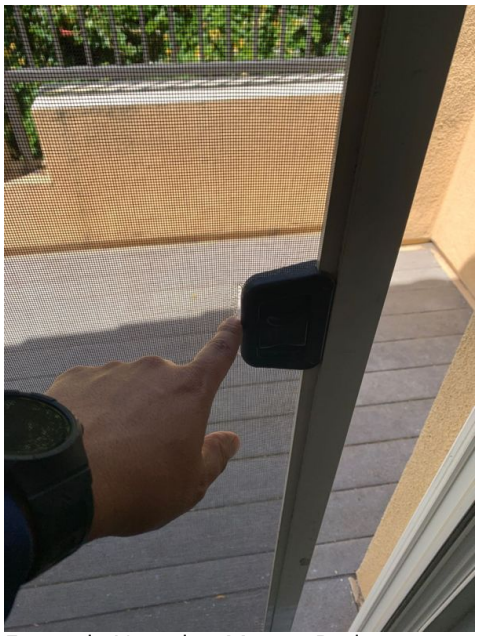
SCREEN DOOR - SERVICE NEEDED

The screen door(s) needs to be serviced or replaced. Recommend further evaluation and repair by a licensed door contractor as necessary at this time to ensure proper function.

Recommendation

Contact a handyman or DIY project

Example Noted at Patio



Example Noted at Master Bedroom

9.10.1 DECKS & BALCONIES

Attention Items

WOOD DESTROYING ORGANISMS

There was evidence that there is possible wood Destroying Organisms in one or more areas to the decking/balcony/Patio Cover. Recommend further evaluation and correction by a qualified person

Recommendation

Contact a qualified professional.

Example Noted at Balcony

9.13.1 FENCING AND GATES

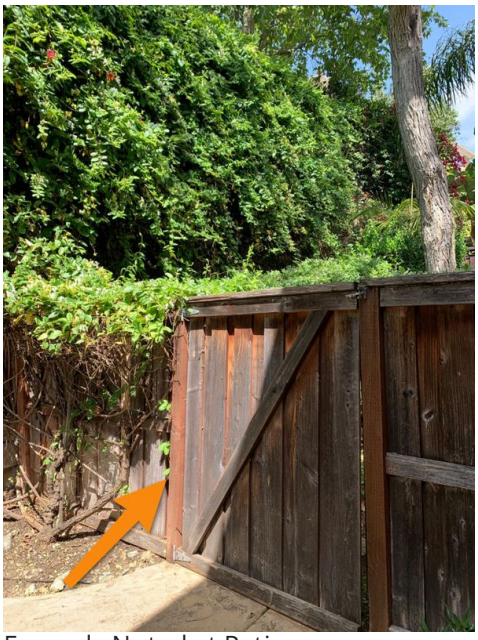
Attention Items

FENCING - LEANING/DAMAGED

The fencing was noted leaning and/or damaged in one or more locations. The fencing is likely in need of repair or possible replacement. Recommend consulting a licensed fence contractor for any repairs necessary at this time.

Recommendation

Contact a qualified fencing contractor



Example Noted at Patio

9.13.2 FENCING AND GATES

Attention Items

MOISTURE OR WDO DAMAGED WOOD

Evidence of moisture damage and/or wood destroying organism activity noted at the fencing in one or more locations. Due to the nature of wood destroying organisms, it is possible for them to be present in other areas of the home. We recommend consulting a licensed pest inspector and fence contractor to determine the scope of any repairs necessary at this time.

Recommendation

Contact a qualified fencing contractor

Example Noted at Patio

10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	STRUCTURAL GENERAL INFORMATION		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

STRUCTURAL GENERAL INFORMATION: InterNACHI Standards Of Practice

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Limitations

STRUCTURAL GENERAL INFORMATION

CONDO LIMITATION - STRUCTURE

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit and exterior private areas only. Any items that are located beyond the these areas of the condominium, to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the item(s).

STRUCTURAL GENERAL INFORMATION

STRUCTURAL INSPECTION LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11: HVAC

		IN	NI	NP	D
11.1	HVAC GENERAL	X			
11.2	HEATING EQUIPMENT				X
11.3	AUTOMATIC SAFETY CONTROLS	X			
11.4	FLUES FOR HEATING EQUIPMENT	X			
11.5	NORMAL OPERATING CONTROLS	X			
11.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
11.7	DISTRIBUTION SYSTEMS	X			
11.8	COOLING AND AIR HANDLER EQUIPMENT				X
11.9	NORMAL OPERATING CONTROLS	X			
11.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Heating Systems (Excluding Wood)
One

Heating Equipment Type
Forced Air

Heating Equipment Manufacturer
BRYANT

Heating Equipment Energy Source
Natural gas

Filter Type
Disposable

Ductwork
Insulated, Partially Visible

Number of Air Conditioning Systems
One

Cooling Equipment Type
Electric, Air Conditioner Unit

Cooling Equipment Manufacturer
American Standard

HEATING EQUIPMENT: Picture of Heater(s)

AUTOMATIC SAFETY CONTROLS: Type
Safety Switch

NORMAL OPERATING CONTROLS: Type
Thermostat, Digital, Programmable

NORMAL OPERATING CONTROLS: Thermostat Location(s)
Stairway Landing

PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type
Supply Register

COOLING AND AIR HANDLER EQUIPMENT: Picture of Condenser(s)

HVAC GENERAL: InterNACHI Standards Of Practice

3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

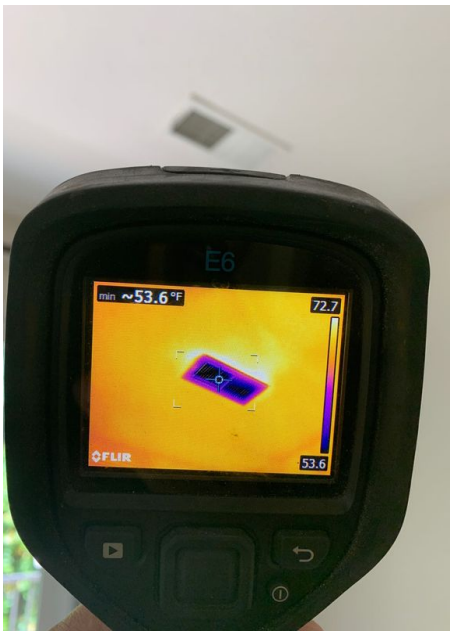
1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

HEATING EQUIPMENT: Thermal Image Showing Furnace Working

Infrared picture of the furnace(s) in operation. The unit(s) appeared to turn on and produce heat at time of inspection. For your reference, we have attached a thermal image to confirm operation. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. If you have any concerns, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

COOLING AND AIR HANDLER EQUIPMENT: Thermal Image Showing AC Working

Infrared picture of air conditioning unit(s) in operation. During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional. However, this is a limited review. If you have any concerns about the internal components or any latent defects, you should consider having the unit(s) further explored by a licensed HVAC contractor.



Limitations

HVAC GENERAL

HVAC INSPECTION LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heating and cooling contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: window mounted or portable air conditioning units; swamp coolers. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

HVAC GENERAL

HVAC DISTRIBUTION SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

DISTRIBUTION SYSTEMS

GENERAL HVAC DUCTING LIMITATIONS

Please note: Due to wall and/or floor coverings, insulation, roof framing and/or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the removal of contingencies to determine if any latent defects exist.

Heating and cooling ducts in an average California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The home you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit: www.energy.ca.gov/title24/changeout/

Findings

11.2.1 HEATING EQUIPMENT

Observation Items

SEDIMENT TRAP - MISSING

One or more furnace gas piping is not equipped with a sediment trap. Recommend installation by a licensed HVAC contractor or licensed plumbing contractor to comply with today's HVAC safety standards.

Recommendation

Contact a qualified heating and cooling contractor


Example Noted at Furnace

11.8.1 COOLING AND AIR HANDLER EQUIPMENT

Attention Items

CONDENSATE DRAIN - P-TRAP/VENT MISSING

The primary AC condensation drain line did not appear to be equipped with a P-trap and/or air vent as required. Recommend further evaluation by a licensed HVAC contractor to determine any corrections necessary at this time.

Recommendation

Contact a qualified heating and cooling contractor


Example Noted at Furnace

12: FIREPLACES

		IN	NI	NP	D
12.1	FIREPLACE GENERAL	X			
12.2	GAS FIREPLACES	X			
12.3	CHIMNEYS & FLUES		X		
12.4	SOLID FUEL HEATING DEVICES			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Number of Fireplaces
One

Location of Fireplaces
Family Room

Types of Fireplaces
Vented gas logs

Chimney (Exterior)
Unknown/Not Visible

Number of Woodstoves
None

FIREPLACE GENERAL: InterNACHI Standards Of Practice

3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

Limitations

FIREPLACE GENERAL

FIREPLACE SYSTEM LIMITATIONS

The fireplaces of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed fireplace contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

GAS FIREPLACES

GAS FIREPLACES NOT LIT

We do not light fireplaces as part of this inspection, per InterNACHI standards. Our evaluation of the fireplace operation is limited to opening and closing the gas valve to verify that gas is supplied.

CHIMNEYS & FLUES

CHIMNEY LINER - NOT INSPECTED

The liner was not fully inspected inspected by our company. Also, black powder dust is expected and should be cleaned from inner walls of the liner in order to properly inspect for cracks or loose sections. It is recommended to have a licensed chimney sweep clean and inspect for safety.

13: COMPLEMENTARY PICTURES

		IN	NI	NP	D
13.1	Interior	X			
13.2	Exterior		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Interior: Kitchen

Interior: Dining Room

Interior: Family Room

Interior: Half Bathroom

Interior: Shared Bathroom

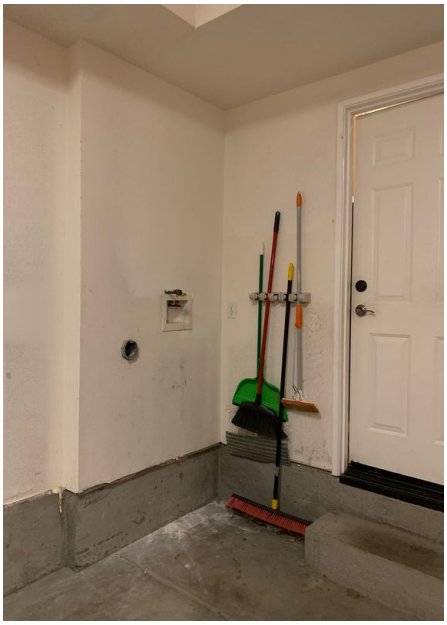
Interior: Master Bedroom

Interior: Master Bathroom

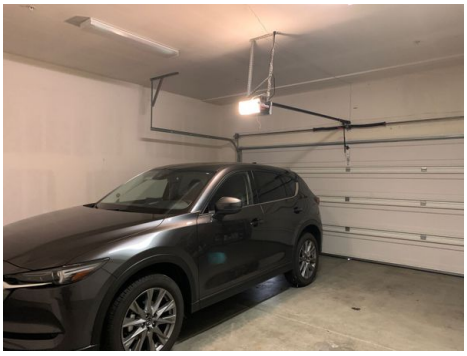
Interior: Bedroom #2

Interior: Bedroom #3

Interior: Laundry Room



Interior: Garage



Interior: Patio

Complimentary Photographs

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complimentary service and are for your information. Only a limited representative number of rooms or locations are included in this Complimentary Photographs section.

14: CLOSE OUT CHECKLIST

		IN	NI	NP	D
14.1	Prior to Leaving Checklist	X			
14.2	Persons present when we left	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Discovery

Information

Prior to Leaving Checklist:

Checklist

Range/Stove turned off, Dishwasher drained & turned off, Faucets off/sinks drained, Thermostat turned off, Lights turned off, GFCI outlets reset, Windows locked/blinds adjusted, Rear and side doors locked, Attic access closed, Gates closed, Fireplace turned off

Persons present when we left:

Present

Home Inspector(s)

Close Out Note

We realize that we are guests in your home and conducted ourselves with the utmost respect for your property. We also wear shoe covers when inspecting the interior, and make every effort to leave your property in the same condition we find it.

Limitations

Persons present when we left

CHANGES BY OTHERS

While we make every effort to leave your property in the same condition we find it in, we cannot guarantee that changes were not made by parties present when we left. In the event that you find an item out of place or in a condition other than you left it, please reach out to the persons still present after our departure.

STANDARDS OF PRACTICE