



Empire Home Inspection

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Report: [Sample]

Confidential Inspection Report

Alpine, CA 91901

August 25, 2014



Prepared for:

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GENERAL INSPECTION CONDITIONS

Client & Site Information:

1.1 Inspection Requested By:

1.2 Inspection Date:

August 2014.

1.3 Client:

1.4 Inspection Site:

1.5 House Occupied?

No.

1.6 People Present:

Purchaser Purchasers children. Buyers Agent.

Building Characteristics:

1.7 Main Entry Faces:

Northeast.

1.8 Estimated Age:

24 years.

1.9 Building Style & Type:

Contemporary Wood Frame.

1.10 Stories:

Two.

1.11 Space Below Grade:

Slab on grade.

Climatic Conditions:

1.12 Weather:

Partly Cloudy.

1.13 Soil Conditions:

Dry.

1.14 Outside Temperature (F):

80-90.

Utility Services:

1.15 Water Source:

Public.

1.16 Sewage Disposal:

Public.

1.17 Utilities Status:

All utilities on.

Payment Information:

1.18 Total Fee:

360.00.

1.19 Paid By:

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was

inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Underground sewer lines, storm drains and other concealed plumbing and electrical defects are not covered and are outside the scope of a general home inspection. Deviation in color or texture of finishes will not be included in the report. DHI is not responsible for manufacturers equipment recalls. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; Fire suppression systems, condition of piping or emitter heads or covers, pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

2.1 Approximate Lot Size:

City Lot.

2.2 Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding. House sits up on lot providing drainage away from structure.

2.3 Bushes and Shrubs Condition:

Functional - The shrubs and/or bushes need maintenance and scheduled watering.



2.4 Trees Condition:

Functional - The trees on the site all appear to be alive and in acceptable condition.



Paving Condition:

2.5 Driveway Paving Material:

Concrete.



2.6 Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted. Stress relief cracks noted.



2.7 Walkways and Stoop Materials:

Concrete.



2.8 Walkway Condition:

The walkway surface material is in functional condition with only normal deterioration noted.



2.9 Entryway Stoop:

The entryway stoop is in functional condition.



Patio:

2.10 Patio Slab Materials:

Concrete.



2.11 Slab Condition:

Stress relief cracking is noted.



2.12 Electrical Service:

The outlet is Ground Fault Circuit Interrupt protected.



2.13 Patio Lighted:

Yes minimal light provide by flood fixtures at rear doors.



2.14 Patio Cover Condition:

The patio cover is functional. Pressure wash and repaint.



Patio cover and deck need to be cleared of growth. Post and beams are structurally acceptable.



Fences & Gates:

2.15 Fencing Materials:

Wood materials and chain link are used for fencing.



2.16 Fence Materials Condition:

Wood fencing is aged and worn. Repairs will need to be made often.



Chain link is in acceptable condition.



2.17 Gates and Latches:

The gates and latches are performing as intended.

**Retaining Walls:****2.18 Location of Retaining Wall:**

Left Side of house.

**2.19 Materials Used:**

The retaining wall is made of concrete masonry units.

2.20 Condition of Wall and Materials Used:

The retaining wall is in functional condition.

**2.21 Water Drainage:**

Attention Needed - bank needs to be planted to keep dirt from washing over wall.

2.22 Retaining Wall Anchoring:

Unknown.

Utility Services:**2.23 Water Source:**

City or Water District.

2.24 Water Meter Location:

Front yard several feet in from the street.

**2.25 Electric Service:**

Underground.

2.26 Electric Service Condition:

The underground service appears adequate.

2.27 Fuel Source:

Natural gas is provided by a regulated service company or utility.

2.28 Sewage Disposal System:

Sewers.

Gas Services:

2.29 Gas-fired Equipment Installed:

Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.

2.30 Location of Meter:

Left side of the house.



Service shut off

2.31 Type of Gas Supply:

Natural Gas.

2.32 Gas Appliances in Garage Area?:

Yes - A WATER HEATER and FURNACE is present.

2.33 Gas Line Primary Piping Material:

Black Iron Pipe.

2.34 Secondary Supply Piping:

Black Iron Pipe.

2.35 Gas Odors Noted:

No.





FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

3.1 Type of Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

3.2 Foundation Materials:

Poured in place concrete, 18 inches or more thick footings.

3.3 Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. The exposed portions of the perimeter foundation walls appear to be adequate.



3.4 Visible Foundation Wall Cracks at Exterior:

No visible cracking in the vertical foundation walls was noted during the exterior examination. Plaster brush coat is worn by irrigation. Irrigation over spray should be controlled not wetting structure.



3.5 Location of Wall Cracks and Description:

None.



3.6 Evidence of Recent Movement:

No - There is no evidence of any recent movement.

3.7 Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

4.1 Type Roof:

Combination of Hip, Gable, and shed styles.

4.2 Roof Covering Materials:

Tile Roofing. Tiles are manufactured from concrete. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt underlayment.



4.3 Cover Layers:

The roof covering on the main structure appears to be the first covering.

4.4 Underlayment Noted:

Yes, 30 lb roofing felt will last approximately 30 years.

4.5 Condition of Roof Covering Material:

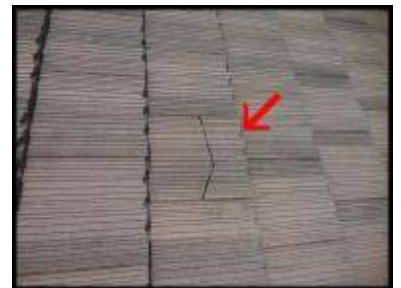
The roof covering material is in a condition that is consistent with its age and method of installation .



Broken roof tiles were observed and underlayment is deteriorated so that sheathing is exposed. Have licensed roofing contractor make necessary repairs to rotted starter board and sheathing before water intrudes into living area.



Broken roof tile was observed and repairs are needed.



Sub-standard roof repair is seen and needs to be addressed.



4.6 Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.

4.7 Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

4.8 Flashing:

Flashings are mudded in and jacks are not visible. Storm collars are installed on vent pipes.



Regular maintenance of roof jacks, flashings and slipping tiles annually will prevent water infiltration problems.



4.9 Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

4.10 Valleys:

The valleys appear to be functional.



4.11 Ridges:

The ridge covering material appears to be in functional condition.



4.12 Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.



4.13 Garage Roof

Functional - The garage roof covering material is in similar condition to that of the main structure.



4.14 Garage Roof

Tile slip needs to be addressed at roof to wall location.



Attic & Ventilation:

4.15 Attic Access Location:

Hallway ceiling.

4.16 Attic Accessibility:

Ceiling scuttle hole.



4.17 Method of Inspection:

The attic cavity was inspected by entering the area.

4.18 Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.



4.19 Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center. The rafters or truss system appears to be in functional condition.



4.20 Roof Framing Condition:

The roof framing appears to be in functional condition.

4.21 Roof Bracing:

The roof framing as installed seems adequate. Truss web stiffeners are in place.

4.22 Roof Decking:

The roof decking material is oriented strand board sheeting.



4.23 Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

4.24 Ventilation Hi/Low:

Dormer roof vent. There are gable end vents installed that allow ventilation and eave block venting.

4.25 Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.



4.26 Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.



4.27 Insulation Noted:

The attic insulation appears to be adequate and properly installed.



4.28 Attic ventilation fan:

None installed.

4.29 Whole House Ventilation System:

None installed.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

5.1 Type & Condition:

Underground, 120/240 Volt, Circuit breakers.

5.2 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. UFER and copper pipe grounding.



Electrical Distribution Panels:

5.3 Main Panel Location:

Exterior of house.



5.4 Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

5.5 Panel Cover Removed:

Yes.

5.6 Main Circuit Rating:

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system. EQUIPMENT BRAND, Cutler-Hammer.

5.7 Entrance Cable Size:

3/0 Copper.

5.8 Disconnect:

Bottom of panel.



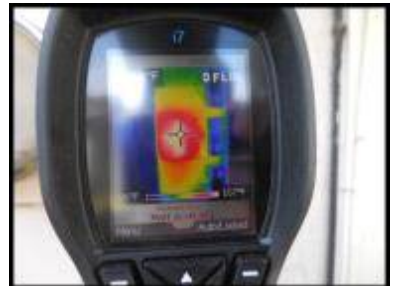
Service shut off

5.9 Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.



No elevated temperatures were recorded at main panel with equipment under load.



5.10 Breaker/Fuse to Wire Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge. No Double Tap breaker loading was discovered.



5.11 Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.



5.12 Main Panel Observations:

Voltage to main breaker.



Voltage to breaker bus bars, no resistance. Main breaker is functioning properly.



Conductors:

5.13 Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.



5.14 Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner. Wire protection bushings are installed correctly.

Switches & Fixtures:

5.15 General:

A representative sampling of switches was tested. As a whole, switches throughout the residence are in serviceable condition.

Electrical Outlets:

5.16 General:

A representative sampling of outlets was tested. As a whole, outlets throughout the residence are in serviceable condition.

5.17 Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Other Electrical Circuitry:

5.18 Smoke Detectors:

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

5.19 Doorbell :

Yes - At least one exterior door has a working doorbell.

5.20 CO monitors

Recommend hardwired combination CO/ smoke detection monitors be installed in hallway on each floor of the living space with combustible gas appliances.

5.21 Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.



All exterior lighting fixtures are to be sealed to prevent water intrusion.



STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

6.1 Type of Construction:

Wood Frame.

6.2 Exterior Siding Materials:

Siding materials consist of horizontal strip fiberboard siding and stucco.



6.3 Siding Condition:

Lower pieces of the exterior siding is in a deteriorated condition that requires repair or replacement.

Have strip siding and trim checked for integrity and replaced as needed.



The stucco is in serviceable condition. Staining of finish coat can be restored to original color with fog coat from original manufacture Expo Stucco.



6.4 Trim Condition:

Pot shelf is deteriorated to the point that it needs repair or replacement.



Water damage is noted at wood members.





6.5 Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.



6.6 Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.





6.7 Condition of Painted Surfaces:

Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Peeling paint is noted. Delay will cause further deterioration of the siding material. Regular painting maintenance will provide exposed wood protection from sun and elements.



6.8 Outside Entry Doors:

Garage man door is aged and worn. Delamination has started and replacement is recommended.



Aluminum sliding glass door is aged but functional.



Vinyl slider is newer and in good condition.



6.9 Windows Type:

Aluminum Horizontal Sliding and Single Hung.



6.10 Window Condition:

Aluminum windows are aged and worn consistent with age of structure. Window screens are in need of re-screen at most locations windows and doors.

**6.11 Earth-to-Wood Clearance:**

There appears to be adequate clearance between the earth and the wood.

6.12 Framing Type:

Platform framing was the chosen style of framing.

6.13 Wall Covering Material:

The wall covering material is primarily sheetrock.

6.14 Ceiling Covering Material:

The ceiling covering material is primarily sheetrock..

Deck, Porch or Balcony:**6.15 Structure Type:**

Elevated Deck attached to structure.

**6.16 Deck/Porch/Balcony Materials:**

Douglas Fir. Lag bolting is recommended to attach ledger to structure.



6.17 Condition of Wood Materials:

Attention Needed - The wood materials used in the deck need some repair or replacement. Have deck sheathing and railing checked for integrity and replace as needed.



6.18 Framing of Deck/Porch:

The framing of the deck or porch was done in an acceptable manner. Have all joist hangers completely nailed at attachments.



6.19 Deck, Porch, or Balcony Flooring Material:

Decking is aged and worn, replacement of concealed and deteriorated pieces may be needed. Refinish wood to provide protection from elements.



6.20 Supporting Posts:

The supporting posts appear to be functional.



6.21 Deck or Porch Railings:

Railing is aged and worn, replacement is recommended with new balusters and top cap.



Fireplace:

6.22 Location of Fireplace:

Family Room.



6.23 Type of Fireplace:

Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

6.24 Fireplace Fuel:

The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.



6.25 Firebox Condition:

Rear refractory panel has crack replacement is recommended.



6.26 Damper Condition:

The flue damper appears to be functional and fully adjustable.



Open

There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.



Closed

6.27 Evidence of Drafting Problems:

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

6.28 Flue Condition from Firebox:

The visible portions of the chimney flue appear to be functional.

6.29 Flue Condition From Roof:

Flue cap obstructing view of flue.

**6.30 Exterior Stack Material:**

Stucco over wood frame.

**6.31 Exterior Stack Condition:**

The exterior stack appears functional. Paint is needed on wood band.

6.32 Flue Lined:

Yes - The fireplace flue appears to be lined with metal.

6.33 Chimney Cap or Crown:

Yes - There is a chimney cap. Chimney cap is made of metal.

6.34 Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

6.35 Spark Arrestor:

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

6.36 Chimney Height and Clearance:

Yes - The chimney installation appears to meet clearance requirements.

6.37 Flashing:

The installed flashing around the chimney stack appears to be functional.



Have flashing checked at fireplace. Staining is noted under overhang.



6.38 Source of Combustion Air:

Outside air is used for combustion. This is the most efficient system.



6.39 Hearth Condition:

The hearth is fully functional.



6.40 Mantle:

Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.



HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning- Primary Unit:

7.1 Model/ Serial Number/ Size:

System is Payne . Serial number is 2989E57824. MFG date July 1989. The typical service life for an AC unit is 12 - 15 years without major repairs.



7.2 Type and Location:

Refrigerator/Split System. Electricity-powered. Condenser unit Location- Rear of building.



7.3 Unit Tested:

Yes.

7.4 Insulation Wrap on the Suction Line:

Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.



7.5 Condenser Clear of Obstruction:

Condenser has clear supply of air flow.

7.6 Condenser Cabinet Level:

Cabinet is basically level.

7.7 Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

**7.8 Service Disconnect:**

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**7.9 Condensate Line:**

The condensate drain line appears to be adequately installed.



7.10 Temperature at Return Registers:
70 F.



7.11 Temperature at Supply Registers:
51 F.



7.12 Evaporative Coils
19 F air temperature drop over the coils. Good cooling.

7.13 Evidence of Maintenance:
No.

Heating Plant- Primary Unit:

7.14 Heating System Type:
A forced air furnace is installed as the primary source of heat.

7.15 Heating System Location:
Garage. Repairs are noted.



7.16 Fuel Source:
Natural Gas. Recommend hard pipe be plumbed where gas line enters cabinet.



7.17 Equipment Description:

System is Payne. Mid efficiency furnace. Serial number is 2689A18270.

**7.18 Capacity & Efficiency:**

80000 BTUs

7.19 Approximate Age:

This unit was manufactured in, 1989. The typical service life for a forced air natural gas furnace is 18 - 20 years.

7.20 Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is metal.

**7.21 General Operation & Cabinet:**

Unit was operational at the time of inspection.

7.22 Furnace Temperature Output:

44 F temperature rise. Good heating.



7.23 Burners / Heat Exchangers:

Burner Flame(s) appear typical.



7.24 Pump / Blower Fan:

General condition appears serviceable.

7.25 Carbon Monoxide Tested:

Yes. Action Necessary - Measurable amounts of carbon monoxide were noted. A hazardous condition may exist. Further testing and evaluation are needed. Have furnace flue checked for proper operation.



7.26 Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.



7.27 Filter Type/Size:

Disposable fiber filter with 30 to 45 day service life.

7.28 Air Filters:

Replace with Clean Air filter. 20 x 25 x 1.



7.29 Electronic Air Cleaner Installed:

No.

7.30 Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

7.31 Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems. Vapor barrier and internal insulation noted.



7.32 Does each habitable room have a heat source?

Yes.

7.33 Adequate Returns or Undercut Doors:

Yes.

7.34 Humidifier Installed:

No.

7.35 Normal Controls:

General condition appears serviceable, Thermostat is located in the Hallway.



KITCHEN

Kitchen Plumbing:

8.1 Faucet and Sink:

Sink appears functional with no leaks noted. **Faucet needs to be secured so as not to spin when spout is moved from sink to sink.**



8.2 Supply and Drain Lines:

The sink and drainage lines appear to be functional. There are shutoffs installed for both hot and cold water pipes under the basin.



8.3 Caulking Water Contact Areas:

The caulking in water contact areas appears to be adequate.

Kitchen Appliances:

8.4 Food Waste Disposal:

System is Whirlpool. The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. Air Gap is present and operational.



8.5 Dishwasher:

System is Frigidaire. The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.



8.6 Range Hood:

The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen.



The range hood, exhaust fan and light appeared to work correctly on one or both speeds. Unit shows wear.



There is a filter installed, and it will require periodic cleaning.



8.7 Cooktop:

Gas - There is a gas line installed for this cooktop. All Burners are functional set on high at the same time.

**8.8 Oven:**

System is General Electric brand.

**8.9 Oven:**

Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.



Oven is operational.

**8.10 Microwave Oven:**

None.

8.11 Refrigerator:

None.

8.12 Water For Refrigerator:

There is a water valve noted in the area of the refrigerator.

**8.13 Heat Source:**

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent.



Kitchen Interior**8.14 Location:**

Main level rear of house.

8.15 Interior Entry Door:

Entrance to Kitchen is functional.



8.16 Windows:

The windows and associated hardware in the kitchen are functional.

**8.17 Walls:**

The walls in the kitchen appear to be without significant issues.



Plumbing repairs are seen at sink wall. No elevated moisture levels were recorded. Monitor concealed area under cabinets for signs of growth or smell. Drywall repairs are needed. Check disclosures for more information.

**8.18 Ceilings:**

General condition appears serviceable.

**8.19 Ceiling Fans:**

Kitchen Light fixtures were operable.

8.20 Floors:

The floor covering material is glazed ceramic tile. The floor in this room is in need of repair.

**8.21 Fixtures & Switches:**

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

8.22 Electrical Outlets:

There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink.

8.23 Countertops:

The countertops in the kitchen are functional. Tile.



8.24 Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are satisfactory in both appearance and function.



PLUMBING SYSTEM

Plumbing:

9.1 Water Source:

City/Municipal.

9.2 Plumbing Service Piping Size to Structure:

1" water service line from the meter to the main cutoff.

9.3 Public Service Piping Material:

The visible main service line to the structure is copper.

9.4 Main Water Line Cutoff Location:

Garage wall.



9.5 Visible Mineral Deposits or Encrustations:

No.

9.6 Interior Supply Piping Size:

The interior water supply piping is 1" in diameter then reduces to 3/4" and then steps down to 1/2" risers.

9.7 Interior Supply Piping Material:

The visible interior supply piping in the structure is predominantly copper.

9.8 Water Pressure:

Action Necessary - High water pressure can cause damage to fill valves in toilets, dishwasher, and clothes washer. Recorded pressure is over 110 psi. Repair of regulator is needed to provide over pressure protection before leaks develop.



9.9 Exterior Hose Bibs Functional:

The exterior hose bib(s) appeared to function normally.

9.10 Functional Supply:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

9.11 Leaks in the Supply Piping Noted:

Repair at kitchen sink wall is only noted leak at time of inspection.

9.12 Sewage Disposal Type:

Public Sewer System.

9.13 Waste Line Materials

The predominant waste line material is plastic. ABS-DWV.

9.14 Waste Piping Condition:

The visible plumbing waste piping appears functional.

9.15 Vent Piping Material

The vent material, as it passes through the roof, is plastic. ABS-DWV.

9.16 Vent Piping Condition:

The visible plumbing vent piping appears functional.

9.17 Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

9.18 Objectionable Odors Noted:

No.

9.19 Location of Waste Line Cleanouts:

There is a two way cleanout in the garage floor.



9.20 Lawn Sprinkler System:

Abandoned controller is noted. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.



Water Heater:

9.21 Location:

Garage.

9.22 Model/ Serial Number/ Size:

System is A O Smith. Serial number is 1110J008794. MFG Date 3/10/2011. The average service life for a water heater is 10 - 12 years.



9.23 Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.



9.24 Fuel Source for Water Heater:

The water heater is gas-fired. Approved Earthquake Strapping is present.



9.25 Exposed Water Heater Condition:

Good - Rust free and clean. Should provide years of service.

9.26 Drip Leg Installed for Natural Gas-Fired Unit:

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

9.27 Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.



9.28 Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed.



Clearance between vent pipe and combustible insulation is needed. Have condition repaired for safety.



9.29 Water Piping Condition:

The incoming and output piping is installed correctly.

9.30 Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.



9.31 Temperature Controls:

The thermostat and temperature controls appear to function normally.



9.32 Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater. Smitty overflow drip pan needs to be plumbed to floor.



9.33 Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

9.34 Safety Overflow Pipe:

The overflow pipe is correctly installed.

9.35 Water Heater Insulation Jacket:

No.

9.36 Insulated Hot Water Piping:

Action Necessary -There is no insulation installed on the exposed water piping in unheated areas. Not only is this inefficient, but there is the potential for freeze damage.

9.37 CO Measured:

No measurable amount of CO was detected at time of inspection.



LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

10.1 Location:

Garage.

10.2 Electrical Outlets:

The outlets tested in this room are correctly wired and grounded.

**10.3 Ground Fault Interrupt Outlets:**

None.

10.4 Washer Hookup:

Yes, drain and supply lines are present. Drywall repair to fire wall is needed behind washer location.

**10.5 Dryer Hookup:**

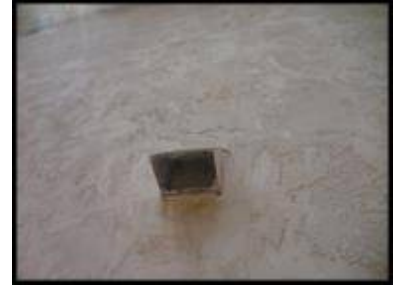
Yes - There is a gas line provided for a gas dryer.

**10.6 Dryer Ventilation:**

The dryer ventilation as installed appears adequate.



The vent hood outside appears functional.



10.7 Area Ventilation:

The area ventilation seems adequate.

10.8 Laundry Basin:

No.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bathroom:

11.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional. Door adjustments are needed.



11.2 Faucet and Basin Fixture:

The faucets and drainage fixtures appear to be functional.



Corroded aerators are noted.



11.3 Supply and Drain Lines:

Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin.



The lavatory drains slowly. There may be some blockage either in the fixtures or the drain lines.



11.4 Toilet Condition

The toilet operates as designed no leaks were detected. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



11.5 Tub:

-FG Tub/Shower Combo-OK The bathtub is a fiberglass reinforced plastic material. Bottom of tub has been compressed and repair of cracking is noted. Tub needs to be supported from below to stop this condition. Provide support for deck and have re-finish repairs made.



Cracking at corners is noted and repairs should be made by licensed fiberglass repair service.



11.6 Tub Mixing Valve

The tub mixing valve and the tub unit are in functional condition.



Diverter valve doesn't seat to provide flow to shower head. Repair or replace.



11.7 Shower/Shower Head and Mixing Valves:

Minimal flow is noted.



11.8 Tub & Shower Walls:

The walls appear to be in functional condition.

11.9 Tub/Shower Drain:

Functional - The Shower appears to drain at an acceptable rate.

11.10 Glass Tub/Shower Door:

No, There is a shower curtain installed.

11.11 Heat Source:

Functional - There is a heat source in this room.

**11.12 Entry Door:**

Entrance to this room is functional.

**11.13 Walls:**

The walls in this bathroom are functional.

11.14 Windows:

The windows and associated hardware in the bathroom are all functional.

**11.15 Ceiling:**

The ceiling in this bathroom is functional.

11.16 Floor:

The floor covering material is vinyl and carpet.

**11.17 Lighting:**

Vanity Light OK - The lighting around the vanity mirror is functional.

**11.18 Ground Fault Interrupt Outlets:**

There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.

**11.19 Light Switch:**

The light switch is functional.

Bathroom #2:**11.20 Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional. Previous water stain is noted under sink.



Damage to pullman lower is noted from previous water leak, no elevated moisture levels were recorded at time of inspection.



11.21 Faucet and Basin Fixture:

Faucet is aged and worn. Supply lines are backwards so that a scald hazard exists, repairs are needed.



11.22 Supply and Drain Lines:

Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin. Sinks have slow flow condition, trap and drain cleaning is recommended.



11.23 Toilet Condition

The toilet operates as designed no leaks were detected. Seat is worn.



11.24 Tub:

-FG Tub/Shower Combo-OK The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition.



11.25 Tub Mixing Valve

The tub mixing valve and the tub unit are in functional condition.



11.26 Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.



11.27 Tub & Shower Walls:

Damage is noted in corner of surround to gel coat. Repairs are needed.



11.28 Tub/Shower Drain:

The tub/shower does not drain adequately. The services of a licensed qualified plumber or drain cleaning service company are needed.

11.29 Glass Tub/Shower Door:

No, There is a shower curtain installed.

11.30 Entry Door:

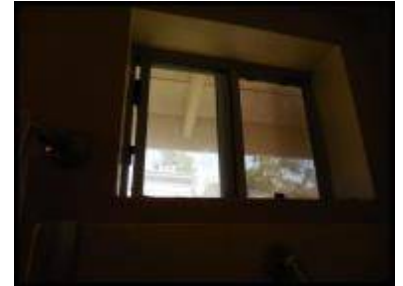
The entry door to the bathroom is functional.

11.31 Walls:

The walls in this bathroom are functional.

11.32 Windows:

The windows and associated hardware in the bathroom are all functional.



11.33 Ceiling:

The ceiling in this bathroom is functional.

11.34 Floor:

The floor covering material is vinyl.



The flooring in this bathroom is in need of attention to prevent further deterioration.



11.35 Lighting:

Vanity Light OK - The lighting around the vanity mirror is functional.



11.36 Ground Fault Interrupt Outlets:

There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.



11.37 Light Switch:

The light switch is functional.

Bathroom #3:

11.38 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.



11.39 Faucet and Basin Fixture:

The faucet and drainage fixture appear to be functional.



11.40 Supply and Drain Lines:

Faucets and supply lines are functional. No leaks were detected. There are shutoffs installed for both hot and cold water pipes under the basin.



11.41 Toilet Condition

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

**11.42 Entry Door:**

The entry door to the bathroom is functional.

**11.43 Walls:**

The walls in this bathroom are functional.

11.44 Windows:

The windows and associated hardware in the bathroom are all functional.

**11.45 Ceiling:**

The ceiling in this bathroom is functional.

11.46 Floor:

The flooring in this bathroom is functional. The floor covering material is hardwood.

**11.47 Lighting:**

The ceiling light and fixture in this bathroom are in functional condition.

**11.48 Ground Fault Interrupt Outlets:**

There is a functional Ground Fault Circuit Interrupt protected outlet installed in the area of the bathroom vanity.

**11.49 Light Switch:**

The light switch is functional.

BEDROOMS

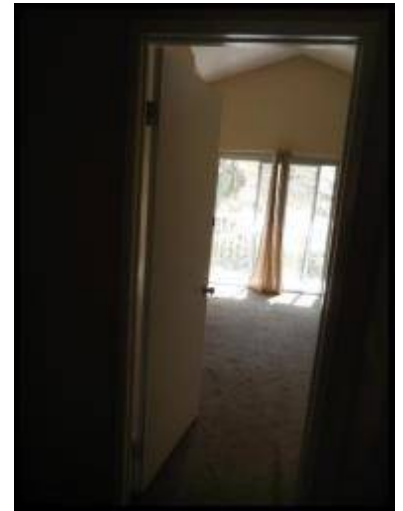
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

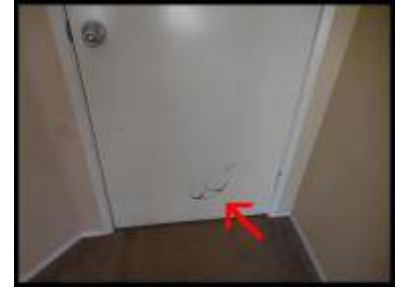
12.1 Entry Door:

The entry door to this room is damaged.

Skin has separated.



Because of impaction on inside of door.



12.2 Closet:

The closet is functional and of average size.



Door is broken and track needs to be replaced.



The main closet is functional and of average size.



Doors are functional.



12.3 Walls:

The walls in the room appear to be functional.

Cracks are noted at bedroom door wall and ceiling. Issues are non structural, drywall repairs are needed.



Uniform insulation noted in exterior walls.



12.4 Ceiling:

The ceiling is functional. No staining is noted from water infiltration.

**12.5 Light Switch:**

The light and light switch were functional at the time of the inspection.

12.6 Floor:

The floors are in functional condition. The floor covering material is carpet.

**12.7 Windows:**

Glass Doors and hardware in this room are aged and worn but operable.

**12.8 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded. Suggest AFCI protected outlets be installed. This is a requirement in new construction but this safety upgrade is recommended for existing bedrooms. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

**12.9 Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

12.10 Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:**12.11 Entry Door:**

The entry door to this room is functional.



12.12 Closet:

The closet is functional and of average size.



Doors are functional.



12.13 Walls:

Uniform insulation noted in exterior walls.

The walls in the room appear to be functional.

12.14 Ceiling:

The ceiling is functional.

12.15 Light Switch:

The light and light switch were functional at the time of the inspection.

12.16 Floor:

The floors are in functional condition. The floor covering material is carpet.

12.17 Windows:

Aged and worn aluminum slider.

12.18 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded. Suggest AFCI protected outlets be installed. This is a requirement in new construction but this safety upgrade is recommended for existing bedrooms. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.



12.19 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.



12.20 Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3:

12.21 Entry Door:

The entry door to this room is functional.



12.22 Closet:

The closet is functional and of average size.



Doors are functional but worn.



12.23 Walls:

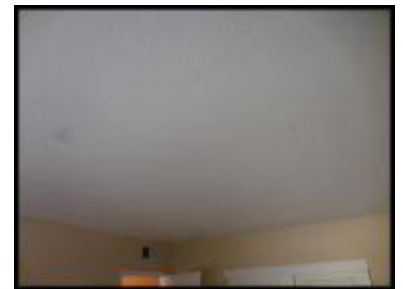
Uniform insulation noted in exterior walls.



The walls in the room appear to be functional.

**12.24 Ceiling:**

The ceiling is functional.

**12.25 Light Switch:**

The light and light switch were functional at the time of the inspection.

12.26 Floor:

The floor covering material is carpet. Carpeting is stained and worn.

**12.27 Windows:**

Aged and worn aluminum slider. The windows and associated hardware in this room are all functional.



12.28 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.

**12.29 Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**12.30 Smoke Detector:**

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:**13.1 The Main Entrance Faces:**

Northeast.

13.2 Front Entry Door:

The main entry door to the structure is in functional condition.



13.3 Entry Floor:

The entry floor material appearance is good and material is functional. The floor covering material is ceramic or glazed tile.



13.4 Main Hallway:

The main hallway walls and floor are without significant issues.

**13.5 Smoke Detector:**

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

**13.6 Guest Closet:**

The Hall closet is functional and of average size.

**13.7 Linen Closet:**

The split linen is functional, and it has shelving installed.



13.8 Main Staircase:

The main staircase is appropriately installed.



There is a handrail installed at proper height. The staircase is adequately lighted.



13.9 Upper Level Hallway:

The upper level hallway walls and floor are without significant issues.

13.10 Upper Level Smoke Detector:

Smoke & Carbon Monoxide Detectors are recommended in hallways at each floor..



Living Room:

13.11 Walls:

The walls in the room appear to be functional.



Uniform insulation noted in exterior walls.



13.12 Ceiling:

Cracking in drywall is noted off entry shear wall. Cracking is cosmetic.



Defect is concealed in attic space above and is not visible. Suggest to have a structural specialist review further at intersection of conventional rafters and truss roof system. Destructive investigation may be necessary. If no structural issues are found then install backing at split and screw each side, tape, texture and paint.



13.13 Light Switch:

The light and light switch were functional at the time of the inspection.

13.14 Floor:

The floors are in functional condition. The floor covering material is hardwood.



13.15 Windows:

The windows and associated hardware in this room are aged and worn but functional aluminum sliders.



Fixed windows above are acceptable.



13.16 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.



13.17 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:

13.18 Walls:

The walls in the room appear to be functional.

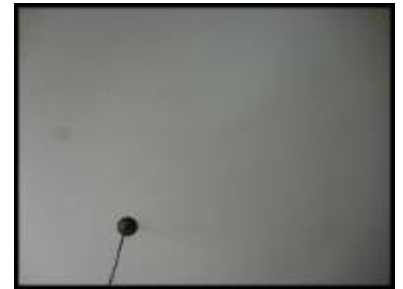


Consistent insulation noted in exterior walls.



13.19 Ceiling:

The ceiling is functional.



13.20 Light Switch:

The light and light switch were functional at the time of the inspection.

13.21 Light Fixture

There is a ceiling fan installed in this room. It appears to be functional.



13.22 Floor:

The floor covering material is hardwood. The floors are in functional condition.



13.23 Windows:

Glass Doors and hardware in this room are operable and in good condition.



The windows and associated hardware in this room are all functional.



13.24 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.



13.25 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Family Room:

13.26 Walls:

The walls in the room appear to be functional.



Uniform insulation noted in exterior walls.



13.27 Ceiling:

The ceiling is functional.

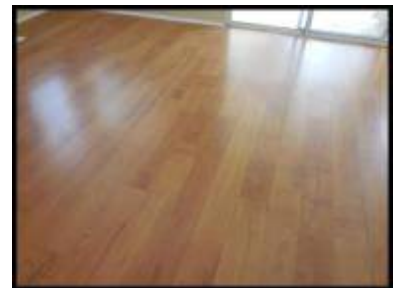


13.28 Light Switch:

The light and light switch were functional at the time of the inspection.

13.29 Floor:

The floors are in functional condition. The floor covering material is hardwood.



Repairs to wood flooring is needed in area of water leak. Have all damaged materials removed and replaced.



13.30 Windows:

The windows and associated hardware in this room are all functional.



13.31 Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.



13.32 Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.33 Smoke Detector:

Smoke & Carbon Monoxide Detectors are required to be present in rooms with a fireplace.

13.34 Fireplace:

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.



GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

14.1 Garage Type

The garage is attached.

14.2 Size of Garage:

Two car garage.

14.3 Number of Overhead Doors

There is a single overhead door.



14.4 Overhead Door and Hardware Condition:

The overhead door is in satisfactory condition, and it is functional.



14.5 Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.



14.6 Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic pressure reverse safety switch. The safety reverse switch worked when it met resistance. There is no electronic beam safety reverse system installed.



14.7 Outside Entry Door:

The outside entry door to the garage needs to be replaced.

14.8 Floor Condition:

The garage floor is functional and has a satisfactory appearance.



14.9 Garage Walls Condition:

The wall covering appears to meet the minimum fire separation standards.



14.10 Fire Rated Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the adjacent living areas.



Repairs in ceiling are necessary to maintain fire separation.



14.11 Fire Rated Entry Door to Structure:

Yes - There is a solid core 20 minute door per code separating the garage from the living areas of the house.



14.12 Garage Foundation:

The visible portions of the foundation under the garage appear to be functional.

14.13 Beam Condition:

There is a post supporting an overhead beam in the garage. It appears to be adequately installed. Checking is seen in main support beam but is not no structural issues at time of inspection.

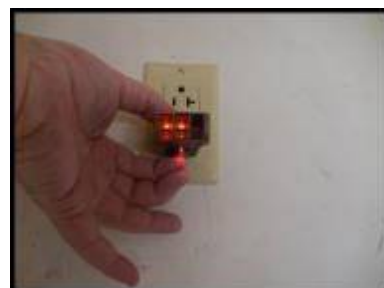


14.14 Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

14.15 Electrical Service:

The electrical outlets in the garage tested as correctly grounded. However the GFCI receptacle didn't trip when tested or other receptacle down stream. Repair or replace receptacles as needed.



August 2014

Dear:

At your request, a visual inspection of the above referenced property was conducted on August 25, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

Utility Point of Service Shut Off Locations

Listed below are the places to turn off water, power and gas services in case of emergency.

SITE

Gas Services:

2.30 Location of Meter:

1. Left side of the house.



Service shut off

ELECTRICAL SYSTEMS

Electrical Distribution Panels:

5.8 Disconnect:

2. Bottom of panel.



Service shut off

PLUMBING SYSTEM

Plumbing:

9.4 Main Water Line Cutoff Location:

3. Garage wall.



Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Empire Home Inspection

August 2014



Dear:

I've provided a Summary of Items that need your attention. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

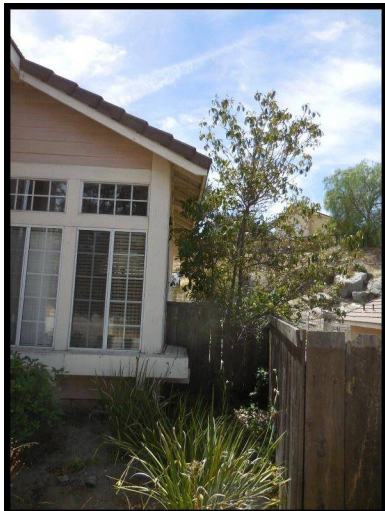
ITEMS NEEDING ATTENTION

SITE

Site:

2.3 Bushes and Shrubs Condition:

1. Functional - The shrubs and/or bushes need maintenance and scheduled watering.



ROOF & ATTIC

Roofing:

4.5 Condition of Roof Covering Material:

2. Broken roof tiles were observed and underlayment is deteriorated so that sheathing is exposed. Have licensed roofing contractor make necessary repairs to rotted starter board and sheathing before water intrudes into living area.



3. Broken roof tile was observed and repairs are needed.



4. Sub-standard roof repair is seen and needs to be addressed.



ELECTRICAL SYSTEMS

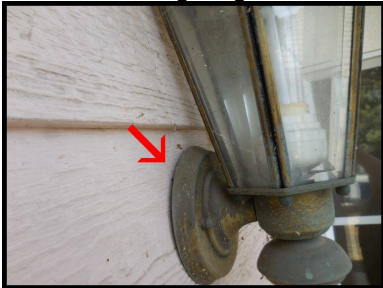
Other Electrical Circuitry:

5.20 CO monitors

5. Recommend hardwired combination CO/ smoke detection monitors be installed in hallway on each floor of the living space with combustible gas appliances.

5.21 Exterior Lighting:

6. All exterior lighting fixtures are to be sealed to prevent water intrusion.



STRUCTURAL

Structural:

6.3 Siding Condition:

7. Lower pieces of the exterior siding is in a deteriorated condition that requires repair or replacement.



Fireplace:

6.25 Firebox Condition:

8. Rear refractory panel has crack replacement is recommended.



6.26 Damper Condition:

9. There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.



Closed

6.37 Flashing:

10. Have flashing checked at fireplace. Staining is noted under overhang.



HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning- Primary Unit:

7.4 Insulation Wrap on the Suction Line:

11. Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.



Heating Plant- Primary Unit:

7.16 Fuel Source:

12. Recommend hard pipe be plumbed where gas line enters cabinet.



7.25 Carbon Monoxide Tested:

13. Yes. Action Necessary - Measurable amounts of carbon monoxide were noted. A hazardous condition may exist. Further testing and evaluation are needed. Have furnace flue checked for proper operation.



KITCHEN

Kitchen Plumbing:

8.1 Faucet and Sink:

14. Faucet needs to be secured so as not to spin when spout is moved from sink to sink.



Kitchen Appliances:

8.9 Oven:

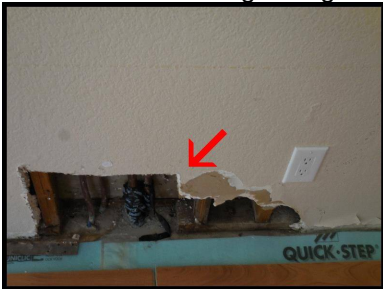
15. Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.



Kitchen Interior

8.17 Walls:

16. Plumbing repairs are seen at sink wall. No elevated moisture levels were recorded. Monitor concealed area under cabinets for signs of growth or smell. Drywall repairs are needed. Check disclosures for more information.



8.20 Floors:

17. The floor covering material is glazed ceramic tile. The floor in this room is in need of repair.

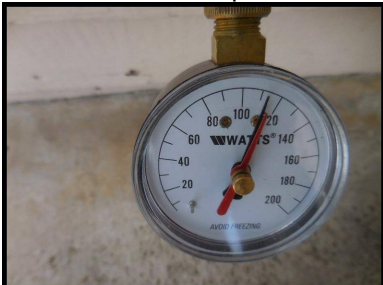


PLUMBING SYSTEM

Plumbing:

9.8 Water Pressure:

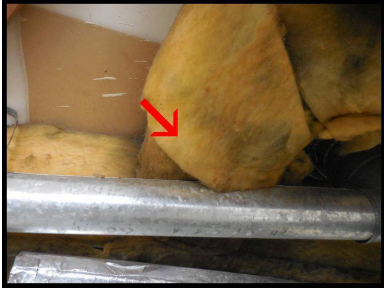
18. Action Necessary - High water pressure can cause damage to fill valves in toilets, dishwasher, and clothes washer. Recorded pressure is over 110 psi. Repair of regulator is needed to provide over pressure protection before leaks develop.



Water Heater:

9.28 Flue/Exhaust Pipe Condition:

19. Clearance between vent pipe and combustible insulation is needed. Have condition repaired for safety.



BATHROOMS

Master Bathroom:

11.4 Toilet Condition

20. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



11.5 Tub:

21. Bottom of tub has been compressed and repair of cracking is noted. Tub needs to be supported from below to stop this condition. Provide support for deck and have re-finish repairs made.



22. Cracking at corners is noted and repairs should be made by licensed fiberglass repair service.



11.6 Tub Mixing Valve

23. Diverter valve doesn't seat to provide flow to shower head. Repair or replace.



Bathroom #2:

11.21 Faucet and Basin Fixture:

24. Faucet is aged and worn. Supply lines are backwards so that a scald hazard exists, repairs are needed.



11.22 Supply and Drain Lines:

25. Sinks have slow flow condition, trap and drain cleaning is recommended.



11.27 Tub & Shower Walls:

26. Damage is noted in corner of surround to gel coat. Repairs are needed.



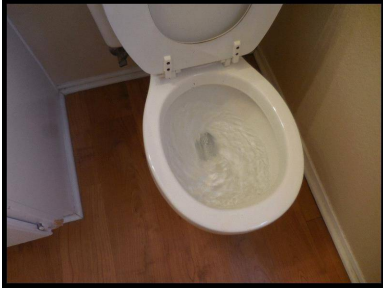
11.28 Tub/Shower Drain:

27. The tub/shower does not drain adequately. The services of a licensed qualified plumber or drain cleaning service company are needed.

Bathroom #3:

11.41 Toilet Condition

28. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



BEDROOMS

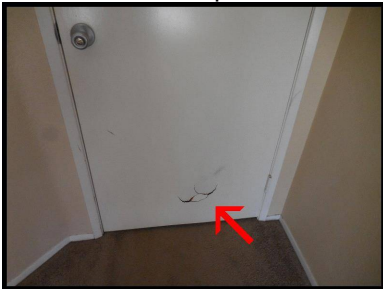
Master Bedroom:

12.1 Entry Door:

29. Skin has separated.



30. Because of impact on inside of door.



12.2 Closet:

31. Door is broken and track needs to be replaced.



12.3 Walls:

32. Cracks are noted at bedroom door wall and ceiling. Issues are non structural, drywall repairs are needed.



12.10 Smoke Detector:

33. There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:

12.20 Smoke Detector:

34. There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3:

12.30 Smoke Detector:

35. There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Living Room:

13.12 Ceiling:

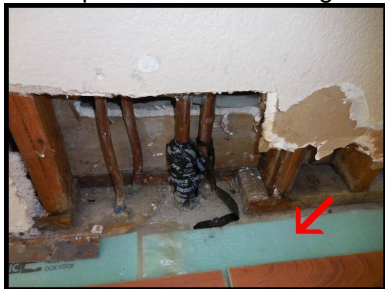
36. Defect is concealed in attic space above and is not visible. Suggest to have a structural specialist review further at intersection of conventional rafters and truss roof system. Destructive investigation may be necessary. If no structural issues are found then install backing at split and screw each side, tape, texture and paint.



Family Room:

13.29 Floor:

37. Repairs to wood flooring is needed in area of water leak. Have all damaged materials removed and replaced.



13.33 Smoke Detector:

38. Smoke & Carbon Monoxide Detectors are required to be present in rooms with a fireplace.

GARAGE

Garage:

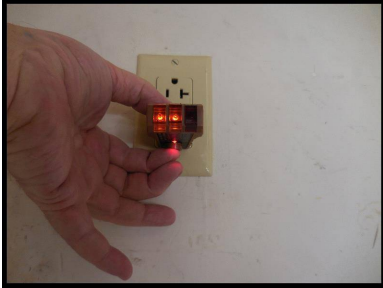
14.10 Fire Rated Ceiling:

39. Repairs in ceiling are necessary to maintain fire separation.



14.15 Electrical Service:

40. The electrical outlets in the garage tested as correctly grounded. However the GFCI receptacle didn't trip when tested or other receptacle down stream. Repair or replace receptacles as needed.



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