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Inspection reference: 2021016 David Gilliam

Confidential Inspection Report
832 Barrington Place
Brentwood, TN 37027

March 16, 2021



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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Monday, March 15, 2021

Ms. Kathy Morrison
832 Barrington Place
Brentwood, TN 37027

Inspection Site



832 Barrington Place
Brentwood TN 37027

Dear Ms. Morrison:

At your request, a visual inspection of the above referenced property was conducted on Tuesday, March 16, 2021. 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.

SUMMARY OF POSITIVE OBSERVATIONS

SITE

Fences & Gates:

Fence Materials Condition:

Vinyl privacy fencing. Good - The materials used in the fencing are in as good or better condition than expected.

Gates and Latches:

Gated community The gates and latches are performing as intended.

HEATING, VENTILATION & AIR CONDITIONING

Heating Plant- Primary Unit:

Pump / Blower Fan:

General condition appears serviceable. Blower fan responded to commands from the thermostats.

Electronic Air Cleaner Installed:

Yes - There was an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

Ducts Condition:

The ductwork appeared to be properly installed and supported. The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. System appeared to have a Zone control system with air dampers built in for the two floors.

ELECTRICAL SYSTEMS

Other Electrical Circuitry:

Smoke Detectors:

There was an additional set of proprietary smoke detectors from the security / life safety system which was part of

a central monitoring system. While this system was beyond the scope of this inspection, this is certainly an additional layer of protection. Inquire with the owner and with the central alarm company for more information.

BEDROOMS

Bedroom #3:

Windows:

Windows are a better quality which matches the overall quality of the home. The windows and associated hardware were all functional at the time of the inspection.

OTHER LIVING SPACES

Front Entry & Main Hallway:

Main Staircase:

The main staircase is appropriately installed. There is a handrail installed.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: 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.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

SITE

Site:

Bushes and Shrubs Condition:

Attention Needed - The climbing vines need to be trimmed or removed to keep them away from the window screens.

Porch - Deck:

Slab Condition:

Attention Needed - The slab needs repair in order to prevent further deterioration. Seal cracks.

STRUCTURAL

Structural:

Window Condition:

The window framing and glass are functional. **Attention Needed** - Some of the window screens were damaged and need to be replaced.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning- Primary Unit:

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. Replacing this insulation is an inexpensive repair.

Heating Plant- Primary Unit:

Approximate Age:

The attic unit may be original to the house or about 15 years old. The typical service life for a forced air natural

gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

Flues, Vents, Plenum:
The flue pipe is metal.

ELECTRICAL SYSTEMS

Electrical Distribution Panels:

Panel Accessibility:

Remove vines from electrical equipment and foundation.

Light Switch:

Study/Den:

Light fixture appeared to missing the globe.

KITCHEN

Kitchen Plumbing:

Sink and Drain Lines:

Attention Needed - There was evidence of a prior leak at the sink or drain connection.

Caulking Water Contact Areas:

Limited visibility: I could not see if caulking was in place. **Attention Needed** - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.

Kitchen Appliances:

Range/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.

BEDROOMS

Master Bedroom:

Windows:

Attention Needed - The screen for this window needs repair.

Smoke Detector:

Older Model Detector was noted. The expected service life of this type was 7 to 10 years with the batteries needing annual replacement. It may fail to work reliably in a fire. Replace this with the Newer type with built-in Carbon Monoxide (CO) detection and a 10-year battery. This is an inexpensive upgrade.

Bedroom #2:

Windows:

Attention Needed - The screen for this window needs repair.

OTHER LIVING SPACES

Study/Den:

Windows:

Attention Needed - The screen for this window needs repair.

ROOF & ATTIC

Roofing:

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. **Action Necessary** - The splash blocks appear to need repair or replacement.

KITCHEN

Kitchen Plumbing:

Sink and Drain Lines:

Action Necessary - There is evidence of deterioration or leakage in the P-trap or waste line. Replacement of the affected parts is recommended.

ROOF & ATTIC

Attic & Ventilation:

Method of Inspection:

Lower attic access wall hole cover was made of thin materials. The new owner might want to upgrade in the future.

ELECTRICAL SYSTEMS

Other Electrical Circuitry:

Smoke Detectors:

Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. The plastic changes color after 7-10 years to indicate replacement is due. We recommend replacing these units with the newer 10 year battery life types.

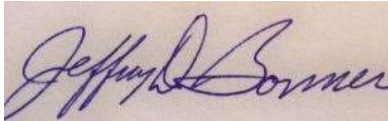
Communications or Low Voltage Panel:

Communications system panel was located in the garage wall but is beyond the scope of this inspection.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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,



Jeffrey D. Bonner, CPI
Complete Tennessee Inspections, LLC
Tennessee License No. 1230

GENERAL INFORMATION

Client & Site Information:

Jeffrey Bonner, CPI
Complete Tennessee Inspections, LLC
3554 Mahlon Moore Road
Spring Hill, TN 37174

Inspection Date:

3/16/2021 12:00 PM.
Completed in preparation for
the upcoming auction.

Client:

Ms. Kathy Morrison
832 Barrington Place
Brentwood, TN 37027.

Inspection Site:

832 Barrington Place
Brentwood TN 37027.

People Present:

No one.



Building Characteristics:

Estimated Age:

15 years old, built in 2006.

Building Style & Type:

1 family, Townhouse.

Stories:

2

Space Below Grade:

Ground floor living area.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Main Entry Faces:

South.

Climatic Conditions:

Weather:

Rain.

Soil Conditions:

Very wet.

Outside Temperature (F):

60-70.

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. 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; 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 tradespeople 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:

The front of the house faces South.

Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding. There is a swale installed to help divert surface water away from the house.



Bushes and Shrubs Condition:

Functional - The shrubs and/or bushes have a good appearance.

Attention Needed - The climbing vines need to be trimmed or removed to keep them away from the window screens.



Trees Condition:

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



Mailbox Noted:

There is a mailbox located in a common area within the development.



Paving Condition:

Driveway Paving Material:

Concrete.



Driveway Condition:

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



Walkways and Stoop Materials:

Concrete.



Walkway Condition:

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



Entryway Stairs or Stoop:

The entryway stoop was in functional condition in.



Porch - Deck:

Patio Slab Materials:

Concrete.



Slab Condition:

Functional - The slab is in useable condition.

Attention Needed - The slab needs repair in order to prevent further deterioration. Seal cracks.



Patio Lighted:
Yes exterior lights noted.



Patio or Porch Cover Condition:
The patio cover was functional.

Attention Needed - The patio cover needs minor adjustment or repair to function properly.



Fences & Gates:

Fencing Materials:

Wire or barbed wire is used for fencing. Not inspected. Fences gates and outdoor structures are not part of this home inspection.



Fence Materials Condition:

Vinyl privacy fencing. Good - The materials used in the fencing are in as good or better condition than expected.



Gates and Latches:

Gated community The gates and latches are performing as intended.



Retaining Walls:

Location of Retaining Wall:

Right Side of house.



Materials Used:

The retaining wall is made of concrete.

Condition of Wall and Materials Used:

Good - The retaining wall is in good or near new condition.



Water Drainage:

The water above the retaining wall is correctly directed away from the wall.



Retaining Wall Anchoring:

Undetermined. I could not see if any anchoring was underground or behind the wall.



Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.

Electric Service:

Underground.



Cable Television Service:
Satellite Receiver.



Telephone Service:
Underground.



Cable Television, Telephone Grounding Wire Verified:
Yes - The cable television and/or the telephone service lines appeared to be grounded.



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



Underground Fuel Tanks Noted:

No - There was no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace.

There is also a gas starter in the fireplace or a gas log fireplace.



Location of Meter:

Right side of the house.



Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?:

None installed in the garage area.

Gas Line Primary Piping Material:

Black Iron Pipe.



Secondary Supply Piping:

The connector is an AGA approved material and is so tagged.



Piping Installation - Routing - Shutoffs - Hangers - Supports:

Gas supply piping as installed appeared adequate.

Gas supply piping and supports as installed appeared adequate.



Gas Odors Noted:

No. Pipe connections appeared correct.



Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.



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:

Type of Foundation:

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



Foundation Materials:

Poured in place concrete, 8 inches or more thick.



Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 10% to 25% of the foundation was visible.



Visible Foundation Wall Cracks at Exterior:

Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.



Evidence of Recent Movement:

No - There is no evidence of any recent movement.



Perimeter Foundation Drainage Surface:



Footer Drain Tile Noted:

Yes - At least one end of the footer drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there appears to be one present.



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:

Type Roof:
Gable.



Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the attic vent from the underside.



Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



Slope:

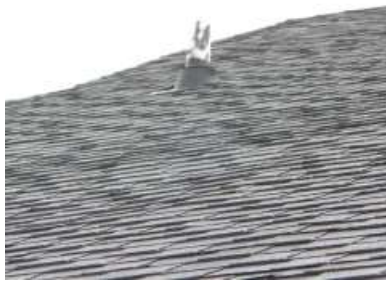
Combination of: High slope is considered to be 7 in 12, or higher. Medium slope is considered to be between 4 in 12 and 6 in 12.



Flashing:

Hidden Flashing is typically under the shingles and on the wall behind siding or J-channels and cannot be observed directly.

The flashings around openings in the roof covering appear to be watertight and caulked as needed. Apron flashing was noted at the wall joints.



Means of Roof Inspection:

Binoculars and/or telephoto lenses were used to view the roof covering. The inspection was completed from the ground level due to rain and roof height.

Ridges:

The ridge covering material appears to be in functional condition.



Fascias Trim & Roof Framing- Exterior Notes:

Extended roof framing appeared to be in usable condition.



Evidence of Leakage:

Not seen at time of inspection.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. **Action Necessary** - The splash blocks appear to need repair or replacement.

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



Attic & Ventilation:

Attic Access Location:

- Bedroom closet ceiling.
- Bedroom closet wall.



Attic Accessibility:

There is a pull down ladder installed.



Method of Inspection:

The upper attic cavity was inspected by entering the area. Attic not completely walked due to no walk boards, electrical wires or other conditions not favorable to the inspector.

The lower attic cavity was inspected from the attic access with only head and shoulders in the attic. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Lower attic cover was made of thin materials. The new owner might want to upgrade in the future.



Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.
Upper attic had a service platform for the HVAC unit.



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 rafters or truss system appears to be in functional condition. The rafter spacing is 24 inch on center.



Roof Framing Condition:

The roof framing appears to be in functional condition.



Roof Bracing:

The roof framing as installed appeared adequate.



Roof Decking:

The roof decking material is oriented strand board sheathing.

The roof decking material is 1/2" plywood sheathing on the lower roof. I could not see if Ply clips were in place.



Evidence of Leaks on Interior of Attic:

There was no evidence of current water leaks into the accessible attic spaces at the time of inspection.



Ventilation Hi/Low:

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed. There are soffit vents installed.



Vapor Barrier Installed:

No vapor barrier was visible in the attic cavity. Inspectors may not move or disturb insulation to look for such.

Insulation Clear of Sheathing:

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



Insulation Noted:

The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place. There is an average of at least 6" of insulation installed.



Attic Lights, wiring or ventilation fan:

Attic Light(s) only were installed.



Whole House Ventilation System:

None installed.

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:

Type of Construction:

Frame.



Exterior Siding Materials:

Siding materials consist of brick and stone.



Siding Condition:

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.



Trim Condition:

The trim was intact and functional.



Soffit/Eaves:

The soffit/eaves appeared to be adequate and showed only signs of normal wear.



Fascia & Rake Boards:

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



Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional.



Outside Entry Doors:

The noted door(s) is located at the front of the building, Steel door, The outside entry door(s) was functional as noted from the exterior. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

The noted door(s) is located at the rear of the building, Good - The outside entry door is of insulated glass. The outside entry door(s) was functional as noted from the exterior. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.



Windows Type:

Single Hung Vertical sliders.



Window Condition:

Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction. The window framing and glass are functional. **Attention Needed** - Some of the window screens were damaged and need to be replaced.



Window Flashing:

The installed window flashing above the windows appears to be adequate.
The installed window flashing above the windows appears to be adequate.



Structural Caulking:

Attention Needed - Several spots around the structure were noted that need to be caulked. Original caulking had shrunken or cracked in some areas.



Framing Type:

Platform framing was the chosen style of framing.



Wall Covering Material:

The wall covering material is primarily sheetrock. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

Ceiling Covering Material:

The ceiling covering material is primarily sheetrock.. Minor cracks in the ceilings, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

Deck, Porch or Balcony:

Structure Type:

Elevated Deck.



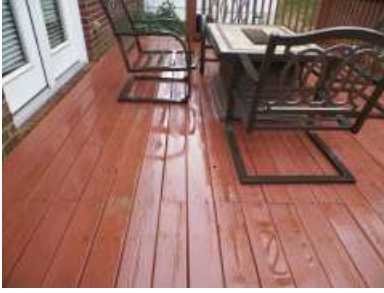
Deck/Porch/Balcony Materials:

It appears that C.C.A. treated wood materials were used in the deck construction. This type of treated wood is usually warranted for a 25 to 30 year period against wood rot and insect deterioration.



Condition of Wood Materials:

The wood materials are in functional condition considering their age.



Framing of Deck/Porch:

The framing of the deck or porch was done in an acceptable manner.

The deck girder frame is bolted to the posts of the structure.



Deck, Porch, or Balcony Flooring Material:

The decking materials appear to be functional. The flooring material is open slat wood. It is designed for the rain to run off in between the deck boards..



Supporting Posts:

The supporting posts appear to be fully functional. Posts 6" X 6"



The Foundation Materials:

The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.



Stairs Condition:

The steps appeared to be in useable condition.



Deck or Porch Railings:

The railings as installed are functional. The spacing between balusters is 6". New construction allows only 4" spacing. This was instituted as a safety issue to prevent small children from getting caught between the balusters.



Fireplace:

Location of Fireplace:

Kitchen-Breakfast Nook.



Type of Fireplace:

Metal Firebox - There is a masonry fireplace installed with a metal formed firebox. 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.



Fireplace Fuel:

Gas - The fireplace is designed to use gas fuel only. There is a log set installed.

Gas was ignited with the wall switch.



Firebox Condition:

The firebox appears to be sound and useable in its current condition. There is a glass shield installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.



Evidence of Drafting Problems:

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



Heat Circulator:

The installed circulation system was not inspected or tested.

**Hearth Condition:**

The hearth is fully functional. The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.

**Mantle:**

Yes - There is a mantle installed, but it does not meet the 12" minimum clearance above the firebox. If the mantle protrudes over 1 1/2 inches, it may overheat during normal use.



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:

Model/ Serial Number/ Size:

System is Size 3.5 Tons. Nearly new, manufactured in June, 2020.

System is Guardian The parent company is York.



Type and Location:

Refrigerator/Split System. Electricity-powered.



Unit Tested:

Yes. The unit was tested using the normal thermostat controls only and observing output temperatures. No disassembly or other invasive measures were used.



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. Replacing this insulation is an inexpensive repair.



Condenser Clear of Obstruction:

Looks good, fully functional.



Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

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

Service Disconnect:

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



Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.



Temperature at Return Registers:

62 F.

62 F.



Temperature at Supply Registers:

52 F on brief cooling test.

88 F on gas heat.



Temperature Differential:

Cooling Not extensively Tested - Ambient temperature too Cold.

Evidence of Maintenance:

Yes. For optimum performance, have the air conditioning system serviced annually prior to the cooling season. Change the filter(s) or clean intake area every 30 to 45 days for best performance.



Heating Plant- Primary Unit:

Heating System Type:

A forced air furnace is installed as the primary source of heat.



Heating System Location:

Attic.



Fuel Source:
Natural Gas.



Equipment Description:
System is Goodman Manufacturing brand.



Capacity & Efficiency:
Heat Capacity in British Thermal Units (BTUs) per hour: Estimated at least 100,000 BTUs input and 80,000 + BTUs output to the home.

Approximate Age:
The unit may be original to the house or about 15 years old. The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.



Flues, Vents, Plenum:

The flue pipe is metal.

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



General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appeared serviceable.



Heat Pump Backup Heat Source:

A gas furnace is installed as a main heat source.

Burners / Heat Exchangers:

Closed System - I was unable to inspect inside as this was limited to a general visual inspection of the exterior. Dismantling cabinets to inspect heat exchangers should only be done by a specialist, a licensed Heating and Air technician.



Pump / Blower Fan:

General condition appears serviceable. Blower fan responded to commands from the thermostats.

**Carbon Monoxide Tested:**

No Carbon Monoxide Tester was seen in the home. This is an inexpensive purchase for family safety. No comment is made as to its ability to safely monitor current carbon monoxide levels or the carbon monoxide level present that will set off the alarm when the unit is functional. We routinely recommend that a carbon monoxide (CO) detector be installed in each room that has gas appliances and in the bedroom(s). This is the homeowner's responsibility.

Secondary Air Adequacy:

Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue. Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Filter Type/Size:

Disposable filters should be replaced every 30 - 45 days for optimal performance.

**Air Filters:**

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

**Electronic Air Cleaner Installed:**

Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning. Replace filter on schedule as per the directions from the dealer or installer.



Ducts Condition:

The ductwork appears to be properly installed and supported. The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. System appeared to have a Zone control system with air dampers built in for the two floors.

Box duct appeared to have the correct type of sealant.



Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems. Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.



Does each habitable room have a heat source?

Yes.



Adequate Returns or Undercut Doors:

Yes.

Normal Controls:

Thermostat is located in the Hallway(s) Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden. System heat was tested.

System cooling was tested.



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:

Type & Condition:

Underground, 120/240 Volt, Circuit breakers. Appeared serviceable.



Main Service Ground Verified:

Grounding provided by a driven rod. Yes - The main service ground wire was located by the inspector.



Electrical Distribution Panels:

Main Panel Location:

Exterior of house.
Laundry - Utility Area.



Panel Accessibility:

Remove vines from electrical equipment and foundation.
Indoor panel was accessible.



Panel Cover Removed:
Yes.



Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion. EQUIPMENT BRAND, Square D.



Entrance Cable Size:

2/0 Copper.



Disconnect:

Located at the exterior of building.



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.



Breaker/Fuse to Wire Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.



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.



Main Panel Observations:

Circuit and wire sizing correct so far as visible, The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Grounding system is present.

Panel cover returned. Breakers with GFCI capability also noted here.



Subpanels:

Subpanels are located at the air conditioner and heating system. Subpanels are described in more detail below.

Subpanels- Air Conditioner:

Appears serviceable.



Subpanels- Heating System:
Appeared Serviceable.



Conductors:

Feeder and Circuit Wiring:

Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances. Appears serviceable.

Wire Protection/Routing:

Visible wiring generally appeared to be installed in an acceptable manner.

Switches & Fixtures:

General:

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

Electrical Outlets:

General:

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



Ground Fault Protected Outlets:

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. Ground fault protection is provided using breakers in the main panel. When the circuit is interrupted, resetting must be done at the main panel. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel.

Laundry:

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



Master Bathroom:
Also protected by GFCI.



Master Bedroom:
Functional - The outlets tested in this room were correctly wired and grounded.



Bedroom #2:
Functional - The outlets tested in this room were correctly wired and grounded.



Bedroom #3:
Functional - The outlets tested in this room were correctly wired and grounded.



Living Room:

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



Dining Room:

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



Study/Den:

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

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



Other Electrical Circuitry:

Smoke Detectors:

Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. The plastic changes color after 7-10 years to indicate replacement is due. We recommend replacing these units with the newer 10 year battery life types.

There was an additional set of proprietary smoke detectors from the security / life safety system which was part of a central monitoring system. While this system was beyond the scope of this inspection, this is certainly an additional layer of protection. Inquire with the owner and with the central alarm company for more information.



Carbon Monoxide Detector:

No separate carbon monoxide detector was seen. For safety considerations, you should consider installation of a battery operated or hardwired carbon monoxide detector in areas with gas appliances and bedroom(s) and the garage. It is not known if the newer smoke alarms have the CO detection capability built in. Inquire with the seller or with the central alarm company for information.

Doorbell :

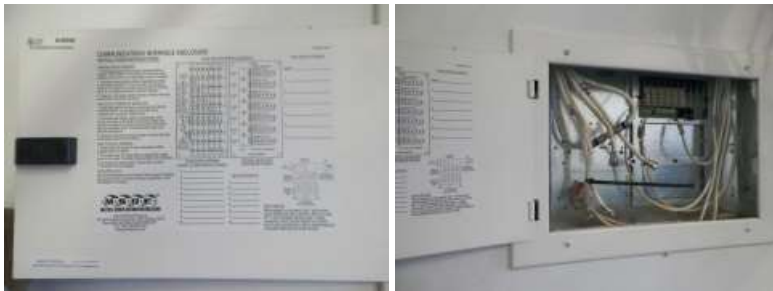
Yes - At least one exterior door has a working doorbell.



Communications or Low Voltage Panel:

Located in Garage.

Communications systems are beyond the scope of this inspection.



Exterior Lighting:

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

Electrical Service:

Porch - Deck:

Yes an exterior outlet was seen. The outlet is Ground Fault Circuit Interrupt protected.



Garage:

The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Do not use a Ground Fault Protected outlet for either a food freezer or a refrigerator. Should the outlet cut the power to the appliance, you may not be aware that the unit is off and possibly ruin the contents. Dedicated circuits are installed for a specific appliance and should not have anything else plugged into them. Examples might be an outlet for a food freezer or an outlet in the ceiling for an overhead door opener.

Lights and switches were functional at the time of inspection.



Electric Service Condition:

Utility Services:

The underground service appears adequate.



Fixtures & Switches:

Kitchen Interior

The ceiling lights in the kitchen were functional.

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



Lighting:

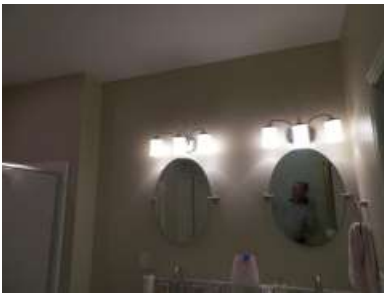
Laundry:

Lighting in the laundry appeared to be adequate. The new owner might desire to add lighting if necessary.



Master Bathroom:

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



Bathroom #2:

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



Bathroom #3:

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



Ground Fault Interrupt Outlets:

Master Bathroom:

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



Bathroom #2:

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



Bathroom #3:

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



Light Switch:

Master Bathroom:

The light switch is functional.



Bathroom #2:

The light switch is functional.



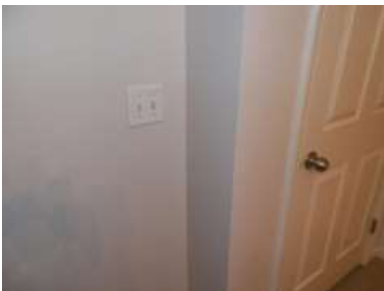
Bathroom #3:

The light switch is functional.



Master Bedroom:

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



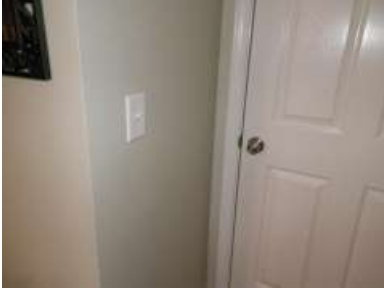
Bedroom #2:

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



Bedroom #3:

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



Living Room:

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



Dining Room:

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



Study/Den:

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

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

Light fixture appeared to missing the globe.



PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal. The source of the water supply was determined by the.

The source of the water supply was determined by the presence of a water meter on the property and no other source of water supply noted.

**Plumbing Service Piping Size to Structure:**

3/4" water service line from the meter to the main cutoff.

**Public Service Piping Material:**

The main service line to the structure appeared to be copper.

Main Water Line Cutoff Location:

Garage wall at the bottom. Water was turned on for testing and turned off at the conclusion.



Visible Mineral Deposits or Encrustations:
No.



Interior Supply Piping Size:
The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.



Interior Supply Piping Material:
The interior supply piping in the structure is predominantly copper at the water heater and PEX plastic piping at the fixtures.



Water Pressure:

Water pressure was checked at an exterior hose bib noted water was off. Then water was turned on. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.



Exterior Hose Bibs Functional:

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



Functional Supply:

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

Leaks in the Supply Piping Noted:

No leaks were seen at the time of the inspection. Not all pipes were visible.



Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is plastic.



Waste Piping Condition:

Limited View of pipes as much is buried in the slab foundation.



Vent Piping Material

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



Vent Piping Condition:

The visible plumbing vent piping appears functional.



Supply/Waste Piping Supports:

The tie straps and hangers supporting supply and waste piping appear adequate.



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.



Objectionable Odors Noted:

No.



Location of Waste Line Cleanouts:

Exterior Slab or Wall and exterior front.



Fire Sprinkler Installed:

No.

Water Heater:

Location:

Garage, Utility Closet.



Model/ Serial Number/ Size:

System is A O Smith.



Tank Capacity:

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



Fuel Source for Water Heater:

The water heater is electrically heated.

Electric Service to Water Heater:

The electric service to the water heater appears to be installed in an acceptable manner for the time and place of installation.



Exposed Water Heater Condition:

It shows some age, but it appears sound.



Water Piping Condition:

The incoming and output piping is installed correctly.



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.



Temperature Controls:

Electric thermostat and temperature controls were behind these metal plates and were not visible. They appeared to function normally as observed from water temperatures. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.



Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.



Temperature & Pressure Relief Valve:

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



Safety Overflow Pipe:

The overflow pipe is correctly installed.



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.



KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:



Sink and Drain Lines:

Water tested.

Attention Needed - There was evidence of a prior leak at the sink or drain connection.

Attention Needed - There was evidence of a prior leak at the sink or drain connection.

Action Necessary - There is evidence of deterioration or leakage in the P-trap or waste line. Replacement of the affected parts is recommended.



Caulking Water Contact Areas:

Limited visibility: I could not see if caulking was in place. **Attention Needed** - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.



Kitchen Appliances:

Food Waste Disposal:

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.



Dishwasher:

System is General Electric brand.



Range Hood:

The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen. The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.



Range/Oven Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.



Range/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.



Microwave Oven:

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. The unit was tested by heating a cup of water. The unit functioned as intended.



Refrigerator:

System is General Electric brand.

Holding temperatures.

Freezer.



Water For Refrigerator:

I could not move the appliance to check for the valve.



Kitchen Interior

Location:

Main level rear of house.



Outside Entry Door:

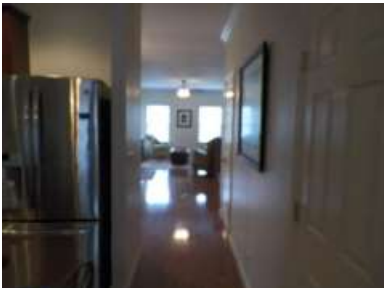
The outside entry door to the kitchen is functional. There is an operational deadbolt installed on the entry door. This is a recommended safety feature.



Interior Entry Door:

Open to other rooms.

Entry from master bedroom.



Windows:

The windows and associated hardware in the kitchen are functional.



Walls:

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



Countertops:

The countertops in the kitchen are functional.



Cabinets, Drawers, and Doors:

Good - The cabinets in this kitchen are of a better quality than expected.

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

Island.

Good - The cabinets in this kitchen are of a better quality than expected.



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:

Location:

Utility Area.



Entry Door:

The entry door to the laundry room is functional.

The entry door to the laundry room is functional.



Walls:

The walls in the laundry room appear to be functional.



Ceilings:

The ceiling was functional.



Floor:

The floor coverings are functional. The floor covering material is vinyl.

The floor in the laundry room has a washer and dryer installed limiting the view. Look at the floor after the appliances are removed. I assume no liability for the condition of the portions of the floor I cannot see.



Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.



Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



Washer Pan:

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

Dryer Hookup:

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.



Dryer Ventilation:

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.



Area Ventilation:

The area ventilation appeared to be adequate.



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:

Vanity Cabinet:

The vanity cabinet and top in this bathroom were generally functional.



Basin and Drain Fixture:

The basin and drainage fixture appeared to be fully functional.

The basin and drainage fixture appeared to be fully functional.

The basin and drainage fixture appeared to be fully functional.

The basin and drainage fixture appeared to be fully functional.

Basins fully water tested.





Faucet and Supply Lines:

Faucets and supply lines appear functional.

There are shutoffs installed for both hot and cold water pipes under the basin.

There are shutoffs installed for both hot and cold water pipes under the basin.

Faucets running full throttle water test.

No leaks.

No leaks at time of inspection.



Toilet Condition

The toilet appeared to be functional.



Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves were operational.



Shower Pan:

The fiberglass shower pan did not appear to leak at this time. Weight tested.



Tub & Shower Walls:

The walls appear to be in functional condition.



Tub/Shower Drain:

Functional - The tub/shower drained at an acceptable rate.



Glass Tub/Shower Door:

Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.



Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.



Heat Source:

Functional - There is a heat source in this room.

Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.



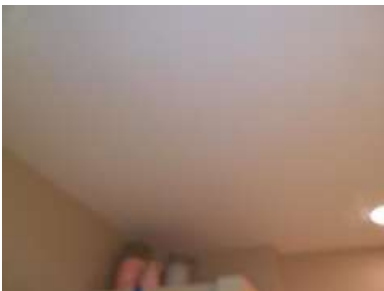
Walls:

The walls in this bathroom are functional.



Ceiling:

The ceiling in this bathroom is functional.



Floor:

The flooring in this bathroom is functional. The floor covering material is The floor covering material is ceramic or glazed tile. Visibility was limited due to rug or fixtures.



Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.



Bathroom #2:

Vanity Cabinet:

Pedestal sink.



Basin and Drain Fixture:

The basin and drainage fixture appeared to be fully functional.

The basin and drainage fixture appeared to be fully functional.



Faucet and Supply Lines:

Water tested. There are shutoffs installed for both hot and cold water pipes under the basin.



Toilet Condition

The toilet appeared to be functional.



Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.



Heat Source:

Functional - There is a heat source in this room.



Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional. **Attention Needed** - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time.



Ceiling:

The ceiling in this bathroom is functional.



Floor:

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



Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.



Bathroom #3:

Vanity Cabinet:

The vanity cabinet and top in this bathroom were generally functional.



Basin and Drain Fixture:

The basin and drainage fixture appeared to be fully functional.

The basin and drainage fixture appeared to be fully functional.



Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.



Toilet Condition

The toilet appeared to be functional.



Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged. Weight tested for strength and support.



Tub Mixing Valve & Stopper:

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



Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves were operational.



Tub & Shower Walls:

The walls appear to be in functional condition. Fiberglass Walls appear useable.



Tub/Shower Drain:

Functional - The tub/shower drained at an acceptable rate.

Water tested.



Glass Tub/Shower Door:

No, There is a shower curtain installed.



Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.



Heat Source:

Functional - There is a heat source in this room.



Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.



Walls:

The walls in this bathroom are functional.
Closet noted.



Ceiling:

The ceiling in this bathroom is functional.



Floor:

The flooring in this bathroom is functional. The floor covering material is vinyl. Visibility was limited due to rug or fixtures.



Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it 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:

Entry Door:

The entry door to this room was functional.



Closet:

In Master Bath.

The closet is functional and of average size.

The closet is lighted. The exposed bulb could be a fire hazard if stored items come in contact with the exposed bulb. An 18" clearance is recommended.

The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.



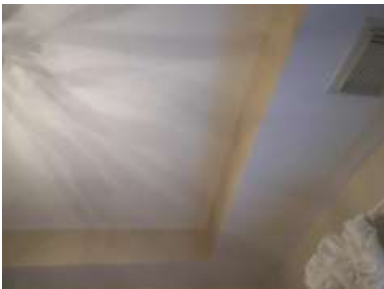
Walls:

The walls in the room appeared to be functional.



Ceiling:

The ceiling appeared to be functional.



Floor:

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



Windows:

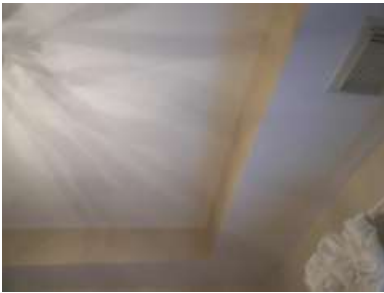
Windows are better quality.

Attention Needed - The screen for this window needs repair.



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.



Smoke Detector:

Older Model Detector was noted. The expected service life of this type was 7 to 10 years with the batteries needing annual replacement. It may fail to work reliably in a fire. Replace this with the Newer type with built-in Carbon Monoxide (CO) detection and a 10-year battery. This is an inexpensive upgrade.



Carbon Monoxide Detector:

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

Bedroom #2:

Entry Door:

The entry door to this room was functional.



Closet:

The closet is functional and of average size.



Walls:

The walls in the room appeared to be functional.

The walls in the room appeared to be functional. There was some minor cracking in the sheetrock. Most likely this was due to slight settlement or shrinkage.



Ceiling:

The ceiling appeared to be functional.



Floor:

The floors were in functional condition. The floor covering material is carpet. Limited Visibility - due to the carpet or covering.



Windows:

Windows are better quality. The windows and associated hardware in this room were all functional at the time of the inspection.

Attention Needed - The screen for this window needs repair.



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. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4 " to allow adequate ventilation in this room.



Smoke Detector:

Older Model Detector was noted. The expected service life of this type was 7 to 10 years with the batteries needing annual replacement. It may fail to work reliably in a fire. Replace this with the Newer type with built-in Carbon Monoxide (CO) detection and a 10-year battery. This is an inexpensive upgrade.



Bedroom #3:

Entry Door:

The entry door to this room was functional.



Closet:

The closet is functional and of average size.

Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.



Walls:

The walls in the room appeared to be functional. There was some minor cracking in the sheetrock. Most likely this was due to slight settlement or shrinkage.

The walls in the room appeared to be functional.



Ceiling:

The ceiling appeared to be functional.



Floor:

The floors were in functional condition. The floor covering material is carpet. Limited Visibility - due to furniture or stored items.



Windows:

Windows are better quality and that matches the overall quality of the home. The windows and associated hardware in this room were all functional at the time of the inspection.



Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.



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. There is no return air vent located in this room. The door is undercut by 1/2" - 3/4 " to allow adequate ventilation in this room.

Smoke Detector:

Older Model Detector was noted. The expected service life of this type was 7 to 10 years with the batteries needing annual replacement. It may fail to work reliably in a fire. Replace this with the Newer type with built-in Carbon Monoxide (CO) detection and a 10-year battery. This is an inexpensive upgrade.



Carbon Monoxide Detector:

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

Main Hallway:

The main hallway walls and floor are without significant issues. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Main Staircase:

The main staircase is appropriately installed. There is a handrail installed.

Treads 11" appeared correct.

Risers at 7" within specs.

The main staircase is appropriately installed. The staircase is adequately lighted.

The staircase has a landing.





Upper Level Hallway:

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

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



Upper Level Smoke Detector:

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



Carbon Monoxide Detector:

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

Living Room:

Entry Door:

The entry door to this room was functional.

Open to other rooms.



Walls:

The walls in the room appeared to be functional. There was some minor cracking in the sheetrock. Most likely this was due to slight settlement or shrinkage.



Ceiling:

The ceiling appeared to be functional.



Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.



Floor:

The floors were in functional condition. The floor covering material is hardwood. Limited Visibility - due to the carpet or covering.



Windows:

Access blocked by furniture or stored items.

Windows are better quality. The windows and associated hardware in this room were all functional at the time of the inspection.

Access blocked by furniture or stored items.



Cable TV:

Yes.



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.

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.

There is an air return vent located in the room.



Dining Room:

Entry Door:

Open to other rooms.



Walls:

The walls in the room appeared to be functional.



Ceiling:

The ceiling appeared to be functional.



Floor:

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



Windows:

Windows are better quality, The windows and associated hardware in this room were all functional at the time of the inspection.



Study/Den:

Entry Door:

Open to hallway with door to storage room.

Entry door to large closet or storage room The entry door to this room was functional.



Closet:

Large storage room adjoins this room.



Walls:

The walls in the room appeared to be functional. There was some minor cracking in the sheetrock. Most likely this was due to slight settlement or shrinkage.

The walls in the room appeared to be functional.



Ceiling:

Storage room.

Study ceiling.



Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.



Floor:

The floors were in functional condition. The floor covering material is carpet. Limited Visibility - due to the carpet or covering.

The floors were in functional condition. The floor covering material is carpet. Limited Visibility - due to the carpet or covering.



Windows:

The windows and associated hardware in this room were all functional at the time of the inspection.

Attention Needed - The screen for this window needs repair.



Cable TV:

Not seen at time of inspection due to furniture and stored items.

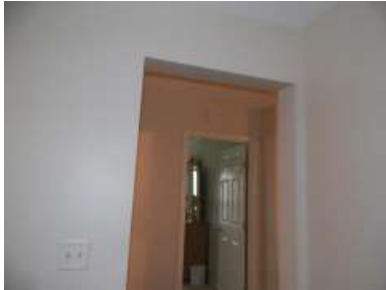
Heat Source Noted:

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.



Smoke Detector:

Not in this room. One was located in the upper hallway. There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.



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:

Garage Type

Built-In Under at the basement level.



Size of Garage:

One car garage.



Number of Overhead Doors

There is a single overhead door.



Overhead Door and Hardware Condition:

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



Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately. Testing the remote control for the automatic opener is not included as a part of this inspection.



Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch.



Floor Condition:

The garage floor is functional and has a satisfactory appearance. This crack had been sealed. It did not appear to be of structural concern at this time. Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.



Floor Drain:

No - There is no floor drain installed. A Step down was present to prevent water from running into the garage and to help drain water from the garage floor.



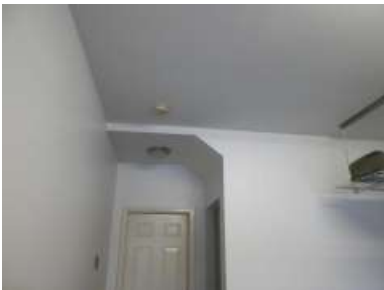
Garage Walls Condition:

I was unable to determine if the installed sheetrock is fire rated.
The wall covering and framing appears to be without significant issues.



Fire Rated Ceiling:

I was unable to determine if the installed sheetrock is fire rated.



Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.



Garage Foundation:

Not visible due to stored items at the time of inspection.

Garage Roof Condition:

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



Water Source Installed:

No.

HEATING - AIR CONDITIONING

Dehumidifier or Humidifier Installed:

Heating Plant- Primary Unit:

No.

Heat Source:

Kitchen Appliances:

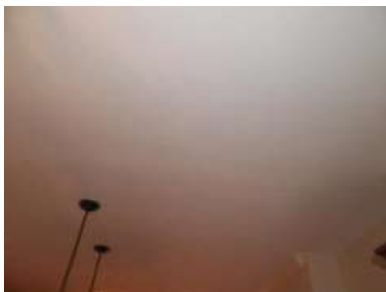
There was a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent.

INTERIOR ROOMS

Ceilings:

Kitchen Interior

General condition appears serviceable.



Floors:

Kitchen Interior

General condition appears serviceable, The floor covering material is hardwood.



Closets:

Kitchen Interior

Pantry.



Phone / Computer Access Or Jack:

Kitchen Interior

There is a telephone jack installed in this room. It may or may not be functional.

Cable connection over fireplace.



ELECTRICAL SYSTEM

Electrical Outlets:

Kitchen Interior

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. 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.

