

**Mr. Inspector**  
PO Box 5421  
Sacramento CA 95817  
916-709-1517  
mike@mrinspector916.com www.mrinspector916.com

**Inspection reference: 021720MG1**

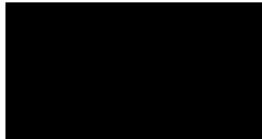
# Confidential Inspection Report



**February 17, 2020**



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.**

## Inspection Contents

Summary	3
REPORT DEFINITIONS & SCOPE	6
INSPECTION INFORMATION	8
FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS	13
EXTERIOR	14
ROOF COVERINGS	16
ATTIC AND ROOF FRAMING	18
PLUMBING	19
ELECTRICAL	24
HEATING AND COOLING SYSTEMS	27
FIREPLACES & CHIMNEYS	29
BUILDING INTERIOR	30



Inspection: 021720MG1 Address: [REDACTED]

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent.

Monday, February 17, 2020

Dear [REDACTED]

At your request, a visual inspection of the above referenced property was conducted on Monday, February 17, 2020. 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 three (3) times the amount of 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 ACTION ITEMS**

**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.

It is strongly recommended that you have qualified, licensed professional 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 **SAFETY CONCERN ITEMS** that need immediate further evaluation and/or corrections to be repaired or replaced by qualified, licensed professionals in the appropriate trade. Item numbers denote the comments location in the report.

**KITCHEN APPLIANCE & COMPONENT CONDITION**

951 MICROWAVE(S)

- 1. [SC] The door/handle is damaged/missing.

**GARAGE COMPONENT & EQUIPMENT CONDITION**

9005 VENTILATION

- 2. [SC] The combustion air vents are missing, there is no ventilation in the garage except for unsealed gaps around vehicle door. These vents provide combustion air for the fuel-burning appliances located in the garage and remove possible contaminated air from exhaust fumes.

Here is a list of **FURTHER EVALUATION ITEMS** that need further evaluation and/or maintenance, repair or replacement by qualified, licensed professionals in the appropriate trade. Item numbers denote the comments location in the report.

**ROOF COVERINGS**

309 CONCRETE TILES

- 1. [FE] There are a number of cracked, broken and displaced tiles on the roof. These conditions are conducive to roof leaks.

**ROOF ADDITIONAL INFORMATION**

327 COMMENTS

2. [FE] Given the condition(s) present; we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional roofing contractor (C39).

**WATER SUPPLY PIPING**

507 WATER PIPING

3. [FE] KITEC, NIBCO or ZURN brand water supply fittings and piping observed in the attic. This brand of piping and fittings has been subject to a class-action lawsuit due to its failure rate. While no visible leakage was observed at the time of the inspection, pipe/fitting failure can occur without any visual evidence to suggest it is about to fail. Recommend a qualified, licensed, professional plumbing contractor provide cost estimates to replace the water supply piping in the home before the end of your inspection period. For settlement purposes only, the Settling Parties have agreed to the Courts' certification of the following classes of Persons in regard to claims regarding the Kitec System (which may consist of components, individual parts, or as a system, PEX-AL-PEX, PE-AL-PE, PERT-AL-PERT, PEX pipe, valves, fittings, and/or components, manufactured by or on behalf of IPEX whether sold under the names Kitec, PlumbBetter, IPEX AQUA, WarmRite, Kitec XPA, AmbioComfort, XPA, KERR Controls, Plomberie Améliorée or otherwise). More information can be found at [www.kitecsettlement.com](http://www.kitecsettlement.com).

**FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE**

545 FUNCTIONAL DRAINAGE

4. [FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.

**OUTSIDE THE SCOPE OF THE INSPECTION**

554 FIRE SPRINKLER(S)

5. [FE] These systems are outside the scope of the inspection and are not inspected. These systems require regular inspections and testing every 5 years. There are a number of different fire sprinkler heads in use today that are known to be defective. We recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners as well as consulting with a qualified, licensed professional fire protection contractor (C16) to learn more about the defective makes and models, inspection and testing.

**GROUNDING AND BONDING**

611 GROUNDING

6. [FE] The grounding connection(s) not observed/located.

612 BONDING

7. [FE] The bonding connection(s) not observed/located.

**SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]**

625 SWITCHES

8. [FE] We are unable to determine the switch(s) function at various locations, we recommend inquiring about the condition.

**ELECTRICAL ADDITIONAL INFORMATION**

641 COMMENTS

9. [FE] Given the condition(s) present; we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional electrical contractor (C10).

**COOLING EQUIPMENT AND OPERATION**

725 SYSTEM CONDITION(S)

10. [FE] The outside air temperature is below 65 degrees. Operating the system under these conditions could damage the condensing unit compressor. We recommend having the system checked by a qualified, licensed HVAC professional when the outside air temperature has been above 65 degrees for a period of time.

**HVAC ADDITIONAL INFORMATION**

747 COMMENTS

11. [FE] Given the condition(s) present; we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional warm-air heating, ventilation and air-conditioning contractor (C20). Failure to heed an inspectors recommendation to have (further) inspection by a qualified, licensed HVAC professional prior to the close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to you Home Warranty representative for further information.



Inspection: 021720MG1 Address: 2894 Brighton Beach Way

PLEASE NOTE: Carefully read the Heating and Cooling Systems sections of this report. Failure to heed an inspectors recommendation to have (further) by a qualified, licensed HVAC professional prior to the close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to your Home Warranty representative for further information.

### **WALLS, CEILINGS AND FLOORS**

907 WALL(S)/CEILING(S)

12. [FE] Moisture stains and damage observed on the baseboard in the hall bathroom. We recommend locating and correcting the source and any damaged materials.

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 home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Michael Gill  
Mr. Inspector  
916-709-1517

## REPORT DEFINITIONS & SCOPE

Thank you for selecting **Mr.Inspector** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. Our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, shutters and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, behind paneling, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit [www.creia.org](http://www.creia.org).

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

**We** serve Sacramento, Yolo, Solano, San Joaquin, Amador, El Dorado, Placer, Yuba, and Sutter Counties.

### This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general conditions of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the *Inspector*, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the primary building and its associated primary parking structure.

A *real estate inspection* includes the readily accessible systems and components or a representative number of multiple or similar components listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

**REPORT DEFINITIONS**

*SAFETY CONCERNS*

**[SC] Safety Concerns:** Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant IMMEDIATE further evaluation and corrections by a qualified, licensed professional in the appropriate trade.

*FURTHER EVALUATION*

**[FE] Further Evaluation:** Conditions evident that warrant further evaluation and/or corrections by a qualified, licensed professional in the appropriate trade.

*BUDGET TO REPLACE*

**[BR] Budget to Replace:** Conditions evident that systems and/or components that are at or near the end of their expected life span. These may be currently functioning but could expire or cease to function correctly at any time. We recommend that all corrections be made by a qualified, licensed professional in the appropriate trade.

*C O R R E C T I O N S  
RECOMMENDED*

**[CR] Corrections Recommended:** Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by a qualified, licensed professional in the appropriate trade.

*RECOMMENDED UPGRADE*

**[RU] Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact. We recommend that all corrections be made by a qualified, licensed professional in the appropriate trade.

*SB442*

**[SB442] Items Specific to Drowning Prevention per SB442:** Conditions evident that may pose a hazard to humans in regards to drowning safety. These conditions are detailed in California Senate Bill SB442 - Pool Safety Act (instituted January 2018).



## INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon 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, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation 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.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells ( water quality and quantity); zoning ordinances; building set-backs, property lines, 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. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

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, repairs, replacements, modifications 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 as set forth in the Inspection Agreement, 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 replacements 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.

All repairs, safety issues or upgrades should be completed by an appropriate qualified and licensed professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion. The prospective buyer is specifically cautioned to obtain any further evaluations, information, price quotes, et cetera pertaining to the recommendations made in this report prior to the removal of transaction inspection contingencies. These licensed and/or qualified specialists may well identify additional defects and/or recommend additional upgrades, the scope and price of which could effect your valuation of the property. An overview of this inspection is provided at the front of this report where I list the recommendations that I believe may be important to the client. These recommendations should not be considered the only significant finding or issues. The reader must establish their own priorities after thoroughly studying this report, reviewing all the information and recommendations in this report and consulting with other experts and/or specialists as they deem necessary.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.





Inspection: 021720MG1 Address: [REDACTED]

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

**NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102.** This means we are not responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

**NOTICE TO THIRD PARTIES: This report is a work product and is copyrighted as of the date of this report. The inspection report is for the sole benefit and reliance of the Client named in this report and is non transferable. No other intended users are identified. the report is a summary of the inspection and all consultation between Inspector and Client. The report is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation and/or use of this report. Third parties are encouraged to obtain a property inspection from a qualified inspector of their choice.**

Unauthorized duplication and/or distribution of, use of, or reliance on this report by any party other than the named has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the Inspector, the Inspection Company, their successors and assigns from any third party claims arising out of unauthorized distribution of the inspection report. Any use or reliance, whether authorized or unauthorized, of the information contained herein, constitutes your ascent to the terms of use and scope of work governing this document and to the scope and limitations of the inspection as described in the terms of use, the written agreement and in the CREIA Standards of Practice.

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database [www.consumerenergycenter.org](http://www.consumerenergycenter.org) California Department of Consumer Affairs: [www.dca.ca.gov](http://www.dca.ca.gov) Local Utility companies (partial list): PG&E 800-743-5000, SMUD 888-742-7683.

**CLIENT & SITE INFORMATION**

DATE/TIME

Date: 2/17/2020 Time: 9:00 AM.

CLIENT NAME

LOCATION

BUYER'S AGENT

LISTING AGENT

WEATHER/SOIL

Weather conditions during the inspection: clear, 50-60 degrees and the ground is dry.

**BUILDING CHARACTERISTICS**

MAIN ENTRY

Faces: Southeast.

DESCRIPTION

Year built: 2006 , 2 story, reportedly:1241 sq/ft., Condominium.

FOUNDATION

Foundation types: concrete slab on grade.

## UTILITIES

*ELECTRICITY*

Municipal electric supply indicated.

*GAS*

Municipal gas supply indicated.

*WATER*

Municipal water supply indicated.

*SEWER*

It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

*UTILITIES*

All utilities on.

## OTHER INFORMATION

*PEOPLE PRESENT*

People present: buyer's agent, buyer, and home inspector.

*BUILDING OCCUPIED*

The building was not occupied during the inspection.

*INSPECTED BY*

Michael Gill.

*COMMENTS*

Where evident, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. **[SC]**, **[FE]**, **[BR]**, **[CR]**, **[RU]**, and **[SB442]**. Each code is defined in the end of the "Report Definitions and Scope" section of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

## INTRODUCTORY NOTES

*IMPORTANT INFORMATION*

**[NOTE]** Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance.

**[NOTE]** Line item numbers within report are for reference and identification purposes only.

**[NOTE]** We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

**[NOTE]** We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

**[NOTE]** Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. All photographs and/or video taken during the inspection remains the property of Mr.Inspector.

**[NOTE]** Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

**[NOTE]** We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters.

**[NOTE]** Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

**[NOTE]** Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance

Inspection: 021720MG1 Address: [REDACTED]

comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

**[NOTE] CONDO/TOWNHOME SPECIFIC** - The residential dwelling unit appears to be part of a complex that is managed and maintained by a Homeowners Association. The exterior inspection will be a visual evaluation of the systems and components of this condo/townhome limited to the balconies, decks, front door, windows and features directly related to the subject unit only.

The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only and should be addressed to the Homeowners Association or their representative.

We could not confirm or rule out the presence of proper fire-rated walls between the units, the original plans and specifications might be available for review to verify that such protection was originally intended. You can consult with the Homeowners Association to determine whether adequate firewalls are in place. We also recommend that you ask a representative of the Homeowners Association for information regarding the location and operation of the utility shutoffs for the various systems in your unit.

It is suggested that the Homeowners Association's Proforma Operating Budget, including a "Reserve Study" as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The "Reserve Study" should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C.& R's" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation.

#### *ENVIRONMENTAL CONCERNS*

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "California Disclosures: Guide to Earthquake Safety & Environmental Hazards" pamphlet.

Conditions associated with all forms of microbial growth may or may not be present at this property. CREIA Standards of Practice require reporting visible conditions resulting from moisture intrusion and/or the resulting damage/deterioration. The evaluation of microbial growths/molds/mildews is outside the scope of this inspection. All such issues are SPECIFICALLY DISCLAIMED. If conditions related to possible moisture intrusion

Inspection: 021720MG1 Address: [REDACTED]

and/or damage are noted within the report, it is recommended that further evaluation/testing/remediation be conducted by a qualified specialist such as an industrial hygienist. Any necessary repair/correction of moisture damage and/or mold remediation should follow generally accepted standards such as IIRC S500 for Water Damage Restoration or IIRC S520 for Mold Remediation. Failure to follow generally accepted guidelines or standards can result in reoccurrence of such issues and the need for additional remediation or corrective measures.

New product recalls and product safety alerts are added daily to the thousands of existing notices. Should the reader be concerned about recall/safety alerts for the appliances/systems installed in the dwelling, it is suggested that the information at the U.S. Consumer Safety Commission (CPSC) web site [www.cpsc.gov](http://www.cpsc.gov) or [www.recalls.com](http://www.recalls.com) be reviewed. In accordance with CREIA standards of practice, this report does not include the identification or research as to which appliances/systems may be subject to recalls, safety bulletins and/or may appear on the CPSC lists. The Inspector make note of certain systems that they have personal knowledge of in the course of an inspection. Any such notations are made for the convenience of the client and should never be considered exhaustive. Interested parties should independently research all installed systems should this be an area of personal concern.

WDO/Termite Inspection Performed: I understand that the property has or will undergo a WDO/Structural Pest Control inspection. Issues related to the presence of WDO/Structural Pests, etc are specifically disclaimed from the scope of this inspection. Any comments made are for the convenience of the client and are not a substitute for an inspection by a qualified specialist. Interested parties should refer to the WDO/Structural Pest specialists report for further information and any specific service recommendations.

# FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

## SECTION 1

### A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

**We recommend that all material defects documented be fully evaluated and/or corrected by a qualified, licensed professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

### FOUNDATION AND SUPPORT COMPONENTS

- |                        |  |
|------------------------|--|
| 101 FOUNDATION TYPE(S) | Foundation types: Concrete slab on grade.  |
| 102 EXTERIOR           | The observed exterior areas of the concrete foundation showed no sign of unusual cracking or movement. |
| 103 INTERIOR           | Unable to observe the interior areas of the concrete slab due to installed floor covering(s).          |
| 104 FOUNDATION         | Not applicable to this structure.  |
| 107 FRAMING            | Not applicable to this structure.  |
| 110 FLOOR JOIST(S)     | Not applicable to this structure.  |

### UNDER-FLOOR VENTILATION

- |                 |                                   |
|-----------------|-----------------------------------|
| 114 VENTILATION | Not applicable to this structure. |
|-----------------|-----------------------------------|

### UNDER-FLOOR ACCESS OPENING(S)

- |                   |                                   |
|-------------------|-----------------------------------|
| 115 ACCESSIBILITY | Not applicable to this structure. |
|-------------------|-----------------------------------|

### FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

- |                         |   |
|-------------------------|---|
| 117 ANCHORING & BRACING | A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade) |
| 118 CRIPPLE WALL(S)     | Not applicable to this structure.   |

### WOOD SEPARATION FROM SOIL

- |                |  |
|----------------|--|
| 119 SEPARATION | The wood framing appeared to have adequate separation from the soil. |
|----------------|--|

### INSULATION

- |                |                                   |
|----------------|-----------------------------------|
| 120 INSULATION | Not applicable to this structure. |
|----------------|-----------------------------------|

## SECTION 1

### B. The Inspector is not required to:

1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. Determine the composition or energy rating of insulation materials.

## EXTERIOR

### SECTION 2

#### A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

**We recommend that all *material defects* documented be fully evaluated and/or corrected by a qualified, licensed professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

#### EXTERIOR INFORMATION

201 SITE GRADING	Flat site.
202 DRIVEWAY(S)	Materials: concrete.
205 WALKWAY(S)	Materials: concrete.
206 STEP(S)	Materials: concrete.
207 STAIR(S)	Not applicable to this structure.
208 MAIN ENTRY	Materials: concrete.
209 PATIO(S)	Materials:
210 PATIO COVER(S)	Materials:
212 SIDING/CLADDING(S)	Materials: manufactured.
213 VENEER(S)	Materials: brick.
214 EXTERIOR TRIM	Materials: wood.
215 DOOR(S)	Materials: wood/metal.
216 WINDOW(S)	Materials: vinyl/plastic.

#### SURFACE GRADE, HARDSCAPING AND DRAINAGE

217 ASSOCIATIONS	[NOTE] Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report.
218 SITE GRADING	The grading at the foundation appeared to be adequate to drain excess surface water away from the building.
219 DRIVEWAY(S)	There are cracks in the driveway. No action is needed at this time.
220 WALKWAY(S)	The walkways appeared functional.
221 STEP(S)	The steps are functional.
222 HANDRAIL(S)	Not applicable to this structure.
223 GUARDRAIL(S)	Not applicable to this structure.
224 MAIN ENTRY	There are common cracks in the entry/porch. No action is needed at this time.
227 SITE DRAINAGE	[NOTE] An underground drainage system is installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be evaluated during adverse weather. We recommend all drains be cleaned on a regular basis.

#### ATTACHED DECKS, PORCHES, BALCONIES, STAIRS, WALKWAYS, GUARDRAILS AND HANDRAILS

230 BALCONY(S)	[NOTE] Balcony decks are usually constructed to have a top coating which provides both a walking and a waterproof surface. The waterproofing materials require periodic maintenance and/or recoating to maintain their integrity.
----------------	---

235 GUARDRAIL(S) The balcony/deck coating appeared functional  
The exterior guardrails appeared functional.

### CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS, RAFTER TAILS

237 ASSOCIATIONS **[NOTE]** Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report.

241 MANUFACTURED SIDING The manufactured siding appeared functional.

246 VENEER The veneer appeared functional.

247 FLASHING(S) The observed areas of the flashings appeared functional.

248 EXTERIOR TRIM The observed exterior trim materials appeared functional.

249 EAVE(S)/SOFFIT(S) The observed eave and soffit materials appeared functional.

250 FASCIA(S) The observed fascia materials appeared functional.

251 RAFTER TAIL(S) The observed rafter tails appeared functional.

252 LANDSCAPING The vegetation and landscaping appeared maintained.

### DOORS AND WINDOWS (From Exterior)

254 DOOR(S) The doors viewed from the exterior appeared functional.

255 WINDOW(S) **[NOTE]** Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to document in the report the presence of observed condensation, fogging and/or moisture staining observed during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. The windows viewed from the exterior appeared functional, with exceptions.  
**[CR] There are damaged window screens at bedroom. We recommend they be repaired or replaced as needed.**

#### SECTION 2

#### B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect* systems or components



## ROOF COVERINGS

### SECTION 3

#### A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

**We recommend that all material defects documented be fully evaluated and/or corrected by a qualified, licensed professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

#### ROOF INFORMATION

301 INSPECTION METHOD

Tile roofs are not walked on, but are viewed from the eaves, windows and the ground when possible. These precautions are taken to prevent damage to the roof tiles and for inspector safety. This is a limited visual inspection.

302 ROOF COVERING(S)

Materials: concrete tile.

303 ROOF LAYER(S)

1 layer observed.

304 ROOF DRAINAGE

Materials: metal rain gutters.

#### ROOF COVERINGS

305 ASSOCIATIONS

**[NOTE]** Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report.

309 CONCRETE TILES

The observed areas of the roof surface appeared functional. Periodic inspection and maintenance is recommended, with exceptions.

**[FE] There are a number of cracked, broken and displaced tiles on the roof. These conditions are conducive to roof leaks.**



#### ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

The observed areas of the roof drainage system appeared functional.

318 DOWNSPOUT(S)

The observed downspouts appeared functional.

#### FLASHINGS

320 FLASHING(S)

The roof flashings are not observable.

#### PENETRATIONS

322 PENETRATION(S)

The roof penetrations are not observable.

323 FLUE PIPE(S)

The exhaust flue pipes and weather caps are not observable.



Inspection: 021720MG1 Address: [REDACTED]

**SKYLIGHTS**

325 SKYLIGHT(S) Not applicable to this structure.

**ROOF ADDITIONAL INFORMATION**

327 COMMENTS [FE] Given the condition(s) present; we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional roofing contractor (C39).

**SECTION 3**

**B. The Inspector is not required to:**

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

## ATTIC AND ROOF FRAMING

### SECTION 4

#### A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

**We recommend that all *material defects* documented be fully evaluated and/or corrected by a qualified, licensed professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

#### ATTIC/FRAMING INFORMATION

- |                     |   |
|---------------------|---|
| 401 ATTIC ACCESS(S) | Access: 1 Location: master bedroom closet Type: hatch in the ceiling. |
| 402 ROOF FRAMING    | Framing types: factory-built trusses.                                 |
| 403 ROOF SHEATHING  | Materials: oriented strand board (OSB)/(wafer board)                  |
| 404 INSULATION      | Materials: blown-in.  |
| 405 VENTILATION     | Vent types: roof.   |

#### FRAMING AND SHEATHING

- |                    |   |
|--------------------|---|
| 406 ROOF FRAMING   | The observed areas of the roof framing appeared functional.   |
| 408 ROOF TRUSS(S)  | The observed areas of the roof trusses appeared functional.   |
| 412 ROOF SHEATHING | The observed areas of the roof sheathing appeared functional. |

#### ACCESS OPENING(S) AND ACCESSIBILITY

- |                     |   |
|---------------------|---|
| 414 ATTIC ACCESS(S) | The attic examination is conducted from the opening only due to limited access due to insulation. |
|---------------------|---|

#### VENTILATION

- |                 |   |
|-----------------|---|
| 416 VENTILATION | The observed attic ventilation appeared adequate. |
|-----------------|---|

#### INSULATION

- |                |  |
|----------------|--|
| 418 INSULATION | The observed attic insulation appeared functional, with exceptions.<br>[CR] Attic hatch not gasketed or insulated. |
|----------------|--|

### SECTION 4

#### B. The Inspector is not required to:

1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

# PLUMBING

## SECTION 5

### A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

**We recommend that all material defects documented be fully evaluated and/or corrected by a qualified, licensed professional plumbing contractor using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

### PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

Materials: copper piping observed.

502 WATER SHUTOFF

The main water shutoff valve is located at the right side of the building.



**Main water shutoff**

503 WATER PIPING

Materials: copper piping observed and cross-linked polyethylene pipe (PEX-AL-PEX)

504 WASTE LINES

Materials: ABS black plastic piping observed.

505 GAS SHUTOFF

**A main gas shut off was not locatable.**

[NOTE] Please read the residential dwelling unit statement "Condo/Townhome" in the "Introductory Notes" section on the "Inspection Information" page of the report.

### WATER SUPPLY PIPING

506 WATER SHUTOFF

The main water shutoff valves are outside the scope of the inspection and are not tested.

507 WATER PIPING

The observed water supply piping appeared functional with exceptions.

The water pressure at an exterior hose faucet tested at 50 PSI.

[FE] KITEC, NIBCO or ZURN brand water supply fittings and piping observed in the attic. This brand of piping and fittings has been subject to a class-action lawsuit due to its failure rate. While no visible leakage was observed at the time of the inspection, pipe/fitting failure can occur without any visual evidence to suggest it is about to fail. Recommend a qualified, licensed, professional plumbing contractor provide cost estimates to replace the water supply piping in the home before the end of your inspection period. For settlement purposes only, the Settling Parties have agreed to the Courts' certification of the following classes of Persons in regard to claims regarding the Kitec System (which may consist of components, individual parts, or as a system, PEX-AL-PEX, PE-AL-PE, PERT-AL-PERT, PEX pipe, valves, fittings, and/or components, manufactured by or on behalf of IPEX whether sold under the names Kitec, PlumbBetter, IPEX AQUA, WarmRite, Kitec XPA, AmbioComfort, XPA, KERR Controls, Plomberie Améliorée

Inspection: 021720MG1 Address: [REDACTED]

[or otherwise\). More information can be found at www.kitecsettlement.com.](http://www.kitecsettlement.com)



### DRAIN, WASTE AND VENT PIPING

508 DRAINS

The observed drain pipes are functional.

509 WASTE PIPING

The observed waste piping appeared functional.

510 VENT PIPING

The observed areas of the vent pipes appeared functional.

### FAUCETS AND FIXTURES

512 SINK FAUCET(S)

The faucets and piping appeared functional.

513 HOSE FAUCET(S)

The accessible hose faucets are functional, vacuum breakers are installed.

514 SINK(S)

The observed and accessible sinks appeared functional, with exceptions.

**[CR] The master bedroom sink is deteriorated.**



**Sink is deteriorated.**

515 TOILET(S)

The toilets functioned.

518 TUB(S)/SHOWER(S)

The tub and/or shower appeared functional, with exceptions.

**[CR] The grout and/or caulking is cracked and/or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.**

**[CR] The tub-to-shower diverter(s) failed to fully divert the water flow to the showerhead.**

**[CR] The tub spout in master bathroom is leaking.**



**Divertor leaking**

- 520 SHOWER(S)
- 521 ENCLOSURE(S)

The shower appeared functional.  
The enclosure(s) are functional.

**FUEL GAS PIPING**

- 523 GAS SHUTOFF
- 524 GAS PIPING

Not located.  
Not located.

**WATER HEATER INFORMATION**

- 527 LOCATION(S)
- 528 BRAND NAME(S)

The water heater is located in the garage.  
Rheem.



**Water heater ID tag**

- 529 MANUFACTURE DATE
- 530 SIZE / GALLONS
- 531 ENERGY TYPE(S)

2005 based on the ID tag information.  
50 gallon based on the ID tag information.  
Natural gas FVIR (Flammable Vapor Ignition Resistant)

**WATER HEATER CONDITIONS**

- 533 VENTING SYSTEM
- 534 SUPPLY PIPING

The observed areas of the flue vent piping are intact and secured at the connections.  
The water shutoff valve appeared functional, with exceptions.  
**[CR] The shutoff valve and observed water supply connectors are not insulated. The exposed water piping (hot and cold) within 5 feet of tank requires insulation to**

- 535 "T & P" VALVE A temperature & pressure relief valve and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.
- 536 TANK The water heater tank appeared functional.
- 537 SEISMIC BRACING The water heater is double strapped and stabilized/blocked to resist movement.
- 538 COMBUSTION AIR A combustion air supply for the water heater is present.
- 539 ENERGY SUPPLY The gas shutoff valve and flexible gas connector appeared functional.
- 540 CONTROLS The temperature control is set in the "normal range" and the water at the faucets is warm/hot.
- 541 LOCATION A vehicle impact barrier is present and appeared functional, with exceptions.  
**[RU] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior/approved location (not crawlspace). We recommend a pan and drain line be installed for water heaters located in interior spaces.**



### FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

544 FUNCTIONAL FLOW A number of fixtures were operated simultaneously with a functional water flow.

545 FUNCTIONAL DRAINAGE A number of drains were emptied simultaneously and appeared functional  
**[FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.**

### CROSS-CONNECTIONS

547 CROSS-CONNECTIONS There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

### OUTSIDE THE SCOPE OF THE INSPECTION

554 FIRE SPRINKLER(S) **[FE] These systems are outside the scope of the inspection and are not inspected. These systems require regular inspections and testing every 5 years. There are a number of different fire sprinkler heads in use today that are known to be defective. We recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners as well as consulting with a qualified, licensed professional fire protection contractor (C16) to learn more about the defective makes and models, inspection and testing.**  
**[CR] There are sprinkler head trim rings/covers missing and/or covered with tape for painting.**



Inspection: 021720MG1 Address: [REDACTED]



Sprinkler heads are taped up

#### SECTION 5

##### B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices* , waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

# ELECTRICAL

## SECTION 6

### A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting fixtures.

**We recommend that all material defects documented be fully evaluated and/or corrected by a qualified, licensed professional electrical contractor using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

### ELECTRICAL SERVICE INFORMATION

- 601 SERVICE TYPE                      Underground.
- 602 MAIN PANEL                         There is a common area panel, the panel is sealed and was not inspected.
- 603 SERVICE RATING                    **[NOTE]** Amperage rating is not determined, Main breaker was not observable.

### SERVICE EQUIPMENT

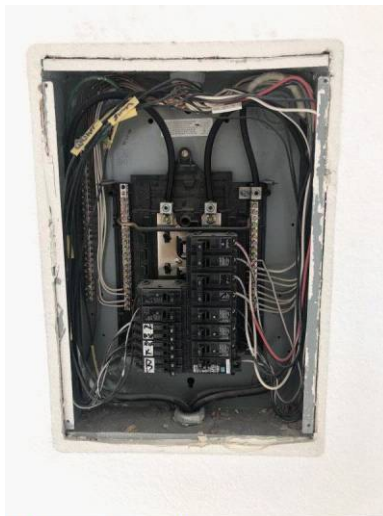
- 607 SERVICE WIRING                    The underground service lateral is not observable to inspect.
- 608 CAPACITY                             The electrical system capacity appeared adequate for the structure.

### GROUNDING AND BONDING

- 610 GROUND TYPE(S)                    The grounding connection not observed.
- 611 GROUNDING                         **[FE] The grounding connection(s) not observed/located.**
- 612 BONDING                              **[FE] The bonding connection(s) not observed/located.**

### SUBPANEL INFORMATION

- 615 LOCATION                            Located in bedroom #1.



**Main sub panel**

- 616 PANEL RATING                        120/240 volt, rated at 125 Amperes maximum, service rating is undetermined.
- 617 DISCONNECT TYPE                    Circuit breakers  
110V Circuits: 12  
220V Circuits: 02  
AFCI (Arc Fault Circuit Interrupter) Circuits: 01.

**SUBPANEL CONDITIONS**

618 ELECTRIC PANEL

The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified.

619 WORKMANSHIP

The wiring within the panel appeared serviceable.

**WIRING TYPES AND METHODS**

621 WIRING TYPE(S)

copper non-metallic sheathed cable and conduit observed.

622 CIRCUIT WIRING

The observed areas of the branch circuit wiring appeared functional.

**SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]**

624 DOOR BELL

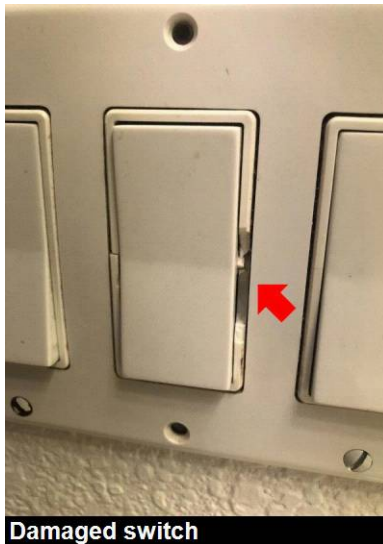
The door bell functions when the button is operated.

625 SWITCHES

The accessible switches are functional, with exceptions.

[FE] We are unable to determine the switch(s) function at various locations, we recommend inquiring about the condition.

[CR] Switch(s) are damaged at master bathroom.



627 RECEPTACLE(S)

GROUNDING

The accessible receptacles are functional, with exceptions.

[CR] There is no power at the receptacle(s) located at family room switched hot.



628 [LIGHT(S)/FIXTURE(S)]

LUMINARIES

The luminaries [lights] are functional, with exceptions.

[CR] Some of the luminaries [light(s)] failed to function (burnt bulb, missing bulb

Inspection: 021720MG1 Address: [REDACTED]

and/or failed fixture?)



Fixture in bedroom #1

629 PADDLE FAN(S) [CEILING FAN(S)] The luminaries [light(s)] and paddle fan(s) [ceiling fan(s)] are functional

630 GFCI DEVICE(S)

**[NOTE]** Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid 1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation.

GFCI protection devices are located in the following areas: exterior, garage, bathroom(s), kitchen.

631 AFCI DEVICE(S)

AFCI protection devices are located in the main electrical panel providing protection for the bedrooms.

## OUTSIDE THE SCOPE OF THE INSPECTION

633 ALARM SYSTEM

**[NOTE]** These system(s) are outside the scope of the inspection and are not inspected. We recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners as well as consulting with a qualified, licensed professional low voltage systems contractor (C7) specializing in alarm systems regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

## ELECTRICAL ADDITIONAL INFORMATION

641 COMMENTS

**[FE]** Given the condition(s) present; we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional electrical contractor (C10).

### SECTION 6

#### **B. The Inspector is not required to:**

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

# HEATING AND COOLING SYSTEMS

## SECTION 7

### A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems.

**We recommend that all material defects documented be fully evaluated and/or corrected by a qualified, licensed HVAC professional using approved methods, prior to the close of this transaction or contingencies. Failure to heed an inspectors recommendation to have further inspection by a qualified, licensed HVAC professional prior to close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to your Home Warranty representative for further information.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

### HEATING SYSTEM INFORMATION

701 LOCATION(S)	Not Located.
702 BRAND	Unknown, ID tag missing or illegible.
703 MANUFACTURE DATE	Unknown, ID tag missing or illegible.
704 TYPE & FUEL	Unknown.
705 APPROX. BTU(S)	Unknown, ID tag missing or illegible.
706 FILTER TYPE(S)	Disposable.

### HEATING EQUIPMENT AND OPERATION

708 HEATING UNIT(S)	The furnace functioned.
711 BLOWER / FILTER(S)	The blower and filter appeared functional.
715 THERMOSTAT(S)	The thermostat was operated and the system responded.

### COOLING EQUIPMENT INFORMATION

717 LOCATION(S)	The units for the building are located in two clusters on the opposite side of the larger building. The unit for the property is not labeled and therefore not identifiable.
-----------------	--



718 BRAND	Unknown, ID tag missing or illegible.
719 MANUFACTURE DATE	The unit appeared to be original equipment with the building.
720 SYSTEM TYPE(S)	"Split system" The condensing unit and evaporator coils are at different locations.
721 APPROX. SIZE(S)	Unknown, ID tag missing or illegible.

**COOLING EQUIPMENT AND OPERATION**

725 SYSTEM CONDITION(S) [FE] The outside air temperature is below 65 degrees. Operating the system under these conditions could damage the condensing unit compressor. We recommend having the system checked by a qualified, licensed HVAC professional when the outside air temperature has been above 65 degrees for a period of time.

**ENERGY SOURCE CONNECTIONS**

728 HEATING EQUIPMENT Not located.  
729 CENTRAL COOLING EQUIPMENT An electrical disconnect is present, in sight of and providing power to the condensing unit. The exact disconnect for the unit cannot be determined.

**CONDENSATE DRAINAGE**

731 CONDENSATE DRAIN(S) The observed areas of the condensate drain line(s) appeared functional.

**CONDITIONED AIR DISTRIBUTION SYSTEMS**

733 DUCT TYPE(S) [NOTE] The ducts are not observable to inspect or identify.  
734 DUCT CONDITIONS The ducts are not observable to inspect or identify due to their locations, in the walls or ceilings.  
735 REGISTER(S) & GRILL(S) There is air movement from the air register(s)/grill(s)

**HVAC ADDITIONAL INFORMATION**

747 COMMENTS [FE] Given the condition(s) present; we recommend further evaluation with written findings and costs to correct by a qualified, licensed professional warm-air heating, ventilation and air-conditioning contractor (C20). Failure to heed an inspectors recommendation to have (further) inspection by a qualified, licensed HVAC professional prior to the close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to you Home Warranty representative for further information.

PLEASE NOTE: Carefully read the Heating and Cooling Systems sections of this report. Failure to heed an inspectors recommendation to have (further) by a qualified, licensed HVAC professional prior to the close of escrow (may) cause a Home Warranty Company to void protection/coverage, due to "pre-existing" conditions. Speak to your Home Warranty representative for further information.

**SECTION 7**

**B. The Inspector is not required to:**

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal systems or components.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
5. *Inspect* electronic air filtering or humidity control systems or components.

## FIREPLACES & CHIMNEYS

### SECTION 8

#### A. Items to be inspected:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

**We recommend that all *material defects* documented be fully evaluated and/or corrected by a qualified, licensed professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

### FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

801 LOCATION(S)

Not applicable to this structure.

### SECTION 8

#### B. The Inspector is not required to:

1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals and gaskets.
3. *Operate* any fireplace or *determine* if the fireplace can be safely used



## BUILDING INTERIOR

### SECTION 9

#### A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste [disposers] disposals.
6. Absence of smoke alarms and carbon monoxide alarms.
7. Vehicle doors and openers.

**We recommend that all material defects documented be fully evaluated and/or corrected by a qualified, licensed professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [BR] Budget to Replace  
[CR] Corrections Recommended [RU] Recommended Upgrade

#### BUILDING INTERIOR INFORMATION

- 901 ROOMS INSPECTED All.  
902 WALL(S)/CEILING(S) Materials: drywall.  
903 FLOOR(S) Materials: carpet and tile.

#### WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S)

The observed areas of the walls and ceiling appeared functional, with exceptions.

**[FE] Moisture stains and damage observed on the baseboard in the hall bathroom. We recommend locating and correcting the source and any damaged materials.**



**Damage at baseboard**

908 CLOSET(S)

The closets are functional.

909 CARPET FLOORING

The observed areas of the carpet appeared functional, with exceptions.

**[CR] The carpet is loose from the floor at the master bedroom.**

**[CR] The carpet is stained at various locations.**



**Loose carpet**

910 TILE FLOORING

The observed areas of the tile floor appeared functional.

## DOORS AND WINDOWS

- 915 EXTERIOR DOOR(S) **[NOTE]** It is highly recommended to change out or re-key all locks in the residence upon completion of escrow for all doors/access points. The exterior doors are functional.
- 916 INTERIOR DOOR(S) The doors are functional, with exceptions.  
**[CR] The door lock at hall bath is difficult to operate/failed to function.**  
**[CR] The door lock at master bedroom is a keyed lock.**
- 917 WINDOW(S) The accessible windows are functional.
- 919 VENTILATION The ventilation components appeared functional.

## SAFETY GLAZING SUBJECT TO HUMAN IMPACT

- 921 SAFETY GLAZING Safety glass markings observed on the glass pane(s) at the locations subject to human impact.

## STAIRS, HANDRAILS AND GUARDRAILS

- 923 STAIRWELL(S) The stairs are functional.
- 924 HANDRAIL(S) The handrail(s) are functional.
- 925 GUARDRAIL(S) Not applicable to this structure.

## CABINET AND COUNTERTOP SURFACES

- 927 CABINET(S) The cabinet(s) are functional.
- 928 COUNTERTOP(S) The countertop(s) are functional.

## KITCHEN APPLIANCE & COMPONENT INFORMATION

- 930 COOKTOP(S) Not present.
- 931 RANGE(S) A gas range (cooktop & oven)
- 932 EXHAUST VENT(S) Up draft system.
- 933 WALL OVEN(S) Not present.
- 934 DISHWASHER(S) 1 present.
- 935 GARBAGE DISPOSAL(S) 1 present.
- 936 MICROWAVE(S) Present.
- 937 REFRIGERATOR(S) Present.

## KITCHEN APPLIANCE & COMPONENT CONDITION

- NOTES **[NOTE]** Features such as clocks, timers, and determining thermostat calibration, etc. of permanently installed appliances are outside the scope of the inspection and are not inspected; moving inappropriate stored items off of or from inside of an appliance are outside the scope of the inspection and the appliance may not be operated. We recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners regarding the operation and maintenance of this various permanently installed appliances in the home..
- 946 RANGE(S) The range burners and oven functioned.
- 947 EXHAUST VENT(S) The exhaust fan(s)/luminaire [light(s)] functioned.
- 949 DISHWASHER(S) The dishwasher(s) functioned through the "Normal Cycle", There is an air gap device present at the sink.
- 950 GARBAGE DISPOSAL(S) The garbage disposal(s) functioned.
- 951 MICROWAVE(S) The microwave oven functioned, with exceptions.  
**[SC] The door/handle is damaged/missing.**



**Microwave handle is damaged**

952 REFRIGERATOR(S)

The refrigerator functioned, The ice and water dispenser functioned when operated.

## SMOKE DETECTORS

980 SMOKE DETECTOR(S)

The smoke detector(s) (when present) are inspected for location only. The latest standards require that smoke detectors be installed in all bedroom at the time of construction or if any significant remodeling is done, or (in some jurisdictions) when the residence is sold. Testing of smoke detectors is not included in this inspection.

For future reference, pushing the "test" button only verifies that the horn is working and that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

The two most commonly recognized smoke detection are **ionization** and **photoelectric** smoke detection.

**Ionization** smoke alarms are generally more responsive to flaming fires. How they work: Ionization-type smoke alarms have a small amount of radioactive material between two electrically charged plates, which ionizes the air and causes current to flow between the plates. When smoke enters the chamber, it disrupts the flow of ions, thus reducing the flow of current and activating the alarm. This ion disruption however, may take much longer before the detection is made and the alarm sounds.

**Photoelectric** smoke alarms are generally more responsive to fires that begin with a long period of smoldering (called "smoldering fires"). How they work: Photoelectric-type alarms aim a light source into a sensing chamber at an angle away from the sensor. Smoke enters the chamber, reflecting light onto the sensor, triggering the alarm. this detection process occurs much faster, allowing the alarm to sound sooner. Source: NFPA

For each type of smoke alarm, the advantage it provides may be critical to life safety in some fire situations. Home fatal fires, day or night, include a large number of smoldering fires and a large number of flaming fires. You can not predict the type of fire you have in the home or when it will occur. Any smoke alarm technology, to be acceptable, must perform for both types of fires in order to provide early warning of fire at all times of the day or night and whether you are asleep or awake.

For best protection, it is recommended both **ionization** and **Photoelectric** technologies be used in homes. In addition to individual alarms, combination alarms that include both

Inspection: 021720MG1 Address: [REDACTED]

technologies in a single device are available. Ask to see these alarms at your local hardware store

If smoke detectors appear to be old or "yellowed" in color, replacement should be considered (safety hazard). The age of a detector can often be determined by looking for a date on its back side. The National Fire Protection Agency recommends replacing smoke detectors every 10 years. If the age can not be determined, it is also recommended to replace the smoke detector. When replacing "wired" smoke alarms it's suggested they be of the same brand or it may be possible that the alarm won't sound. We advise replacing all smoke alarms at the same time.

Smoke detectors are at: upper and lower hallways, stairwell(s), hallways and bedrooms

981 CARBON MONOXIDE ALARM(S)/DETECTOR(S) Carbon monoxide alarm(s)/detector(s) are installed. Refer to manufacturers installation guidelines for proper installation locations.

**LAUNDRY COMPONENT & EQUIPMENT INFORMATION**

982 WASHER SERVICE Present.  
983 DRYER SERVICE The dryer hookup is provided for an electric unit only.  
984 DRYER VENT(S) Present.

**LAUNDRY COMPONENT & EQUIPMENT CONDITION**

985 WASHER SERVICE **[NOTE]** Clothes washing machine appliances are outside the scope of the inspection and are not inspected. If the appliance is included in the transfer of the home, we recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners regarding the operation and maintenance of this system.  
The laundry faucets appear functional, no leaks observed, a machine is connected. We do not operate the faucets.  
**[CR]** The leak pan/drain pan for the washing machine in the second story laundry area is damaged.



**Damaged drain pan**

986 DRYER SERVICE **[NOTE]** Clothes drying appliances are outside the scope of the inspection and are not inspected. If the appliance is included in the transfer of the home, we recommend requesting all available informational material (original documentation and warranty) for the system from the current homeowners regarding the operation and maintenance of this system.  
The dryer hookup is provided for an electric unit only.  
987 DRYER VENT(S) Dryer venting is provided, termination is not located.

**GARAGE COMPONENT & EQUIPMENT INFORMATION**

9001 TYPE & LOCATION(S) Garage, attached, one car.  
9002 VENTILATION There is no ventilation in the garage except for unsealed gaps around vehicle door.  
9003 GARAGE DOOR(S) Door types: metal sectional.  
9004 GARAGE DOOR OPENERS(S) Garage door opener types: automatic.

**GARAGE COMPONENT & EQUIPMENT CONDITION**

9005 VENTILATION

[SC] The combustion air vents are missing, there is no ventilation in the garage except for unsealed gaps around vehicle door. These vents provide combustion air for the fuel-burning appliances located in the garage and remove possible contaminated air from exhaust fumes.

9006 GARAGE FLOOR(S)

The observed areas of the garage floor appeared functional, with cracks present.

9007 GARAGE DOOR(S)

The garage door(s) were operated and appeared functional, with exceptions.

[CR] The garage door has small dents.



**Dents in garage door**

9008  
OPENER(S)

GARAGE DOOR

**[NOTE]** Industry standards recommend the testing of garage overhead door operators by placing a 2x4 board on the floor and running the door down onto it. According to those standards, if the operator stops and reverses it is deemed to be operating satisfactorily. This test will not tell you how much force is required to reverse the operator.

What we independently recommend is holding onto the door (while it is closing) with "reasonable" resistance to see if the operator will reverse - keeping in mind the idea of a small child being caught under the door. Since there is no standard for this approach, we do not attempt it in our inspections. Rather we check for door and operator mountings, the open/close function and the photo sensor's ability to reverse the operator. Older operators do not have the photo sensors present. If small children or animals will be present, having a new operator installed may be a prudent consideration. The automatic garage door opener(s) are operational. The secondary safety system (electric eyes) functioned.

9009  
WALL(S)

FIRE SEPARATION

The observed areas of the garage firewall/ceiling appeared functional.

9010  
DOOR(S)

FIRE SEPARATION

The door between the garage and living space appeared to be a fire-resistant door and is self-closing & latching.

**SECTION 9**

**B. The Inspector is not required to:**

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* test or determine the type of smoke or carbon monoxide alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.