

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

Inspection reference: 1237

Confidential Inspection Report

**8341 Nowhere Dr.
Sacramento CA 95817**

September 5, 2019



Prepared for:
Sam P. Sample
1507 Los Places Wy.
Sacramento CA 95817

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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REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** 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.

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 Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino 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.

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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 the appropriate professional in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by the appropriate 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 the appropriate professionals in the appropriate trades.

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.

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 should be done by an appropriate 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.

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.

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."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

CLIENT & SITE INFORMATION

CLIENT NAME	Sam P. Sample.
LOCATION	8341 Nowhere Dr. Sacramento CA 95817.
BUYER'S AGENT	Sarah Mood.
WEATHER/SOIL	Weather conditions during the inspection: partly cloudy, 90-100 degrees and the ground is dry.

BUILDING CHARACTERISTICS

MAIN ENTRY	Faces: Southeast.
DESCRIPTION	Reportedly built 1962, over 50 years old, reportedly 1821 square Ft.
FOUNDATION	Foundation types: raised foundation.

UTILITIES

ELECTRICITY	Public Utility.
GAS	Public Utility.
WATER	Public Utility.
SEWER	Private/Septic.
UTILITIES	All utilities on.

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OTHER INFORMATION*PEOPLE PRESENT*

People present: client, buyer's agent.

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], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 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.

[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 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.

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

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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 "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

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 discovered be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

- 101 FOUNDATION TYPE(S) Foundation types: Raised foundation with a concrete perimeter and interior wood beams supported by concrete piers and concrete slab on grade at addition.
- 102 EXTERIOR The observed exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
- 104 FOUNDATION [FE] The foundation is not observable/accessible to examine.
- [FE] The foundation is not observable/accessible to examine.

UNDER-FLOOR VENTILATION

- 114 VENTILATION The crawl space ventilation appeared functional. Proper ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

UNDER-FLOOR ACCESS OPENING(S)

- 115 ACCESSIBILITY Located from the exterior at the left side of the building and the back side of the building. The crawl space was viewed from the access opening only, this is a limited inspection. [CR] Crawl space is too low to fully enter and inspect.



Garage side access blocked by framing.



Rear house access is too small.

DRAINAGE SYSTEM(S) OR SUMP PUMP(S)

- 116 DRAINAGE SYSTEM [FE] The adequacy of drainage and/or de-watering systems are not determined. These systems are outside of the scope of the inspection.

WOOD SEPARATION FROM SOIL

119 SEPARATION

[FE] The wood framing lacked adequate separation from the soil at multiple locations.

INSULATION

120 INSULATION

[RU] There is no observable floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

ADDITIONAL INFORMATION

COMMENTS

[FE] Given the condition(s) present, we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades. Recommend creating a new access opening with a minimum size of 22 inches x 30 inches'

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, enclosures, 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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201 SITE GRADING	Flat site.
202 DRIVEWAY(S)	Materials: concrete.
204 WALKWAY(S)	Materials: concrete.
205 STEP(S)/STAIR(S)	Materials: concrete.
206 MAIN ENTRY	Materials: concrete.
207 PATIO(S)	Materials: concrete.
208 PATIO COVER(S)	Materials: metal posts and roof.
209 SITE DRAINAGE	Surface drainage.
210 SIDING/CLADDING(S)	Materials: stucco, brick, manufactured vinyl siding.
212 EXTERIOR TRIM	Materials: wood.
213 DOOR(S)	Materials: wood and sliding glass door(s)
214 WINDOW(S)	Materials: vinyl/plastic.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING	The grading at the foundation and appeared to be adequate to drain excess surface water away from the building, except where otherwise documented in this report.
217 DRIVEWAY(S)	The driveway appeared functional with cracks.
219 WALKWAY(S)	[CR] There are cracks in the walkways.
220 STEP(S)/STAIR(S)	The steps are functional.
223 MAIN ENTRY	The entry/porch appeared functional.
224 PATIO(S)	The patio appeared functional.
225 PATIO COVER(S)	[FE] Damage/deterioration observed on the patio cover at the following locations: shade boards.

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227 SITE DRAINAGE

[RU] There is no observable underground drainage system for this property. We recommend a drainage system be added to collect and divert surface water and roof runoff to an appropriate location.

CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

238 STUCCO CLADDING

The stucco siding appeared functional, with common cracks

[CR] There are cracks in the stucco siding. These conditions are conducive to moisture intrusion/deterioration.

[FE] The stucco siding has been painted. We cannot determine the presence or extent of any past cracks. Consult with the owner to determine what if any repairs were carried out prior to painting.

[FE] Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from or are buried in the ground. These conditions are conducive to moisture intrusion/deterioration.



241 MANUFACTURED SIDING

The manufactured siding appeared functional, with exceptions. [CR] There are cracks/holes in the manufactured siding. These conditions are conducive to moisture intrusion/deterioration.

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Cracks in vinyl at garage/addition.

243 BRICK WALL(S)

The brick walls appeared functional, [CR] There are planter(s) or enclosure(s) adjacent to the siding. This condition is conducive to moisture intrusion, damage and deterioration.

247 FLASHING(S)

The observed areas of the flashings appeared functional.

248 EXTERIOR TRIM

[FE] There are damaged/deteriorated trim materials.



Threshold for front door is damaged.

249 EAVE(S)/SOFFIT(S)

The observed eave and soffit materials appeared functional with exceptions.

[FE] There are damaged/deteriorated eave and soffit materials.

**Damage at eave.**

250 FASCIA(S)

The observed fascia materials appeared functional, with exceptions. [FE] There are damaged/deteriorated fascia materials.

**Fasica at left of garage/addition.**

EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

The doors viewed from the exterior appeared functional.

254 WINDOW(S)

The windows viewed from the exterior appeared functional.

OUTSIDE THE SCOPE OF THE INSPECTION

257 FENCING/GATE(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

258 BARBECUE(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only. Our inspection looks at the gas, plumbing and electrical connections only.

262 STORAGE SHED(S)

[FE] These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade. Any comments made are as a courtesy only.

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

301 INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.

302 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles.

303 ROOF LAYER(S)

There are an undetermined number of layers.



2 visible layers at front porch.



Add. layer at front of house and ridge.

304 ROOF DRAINAGE

Materials: metal rain gutters.

ROOF COVERINGS

306 COMP. SHINGLES

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

- a. [FE] The roof shingle head lap (overlap of the shingle above to the shingle below) is less than the manufacturer's installation guidelines.



Signs of wear and overlap.

ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

The observed areas of the roof drainage system appeared functional with exceptions.

- [CR] The gutters are rusting in areas.

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[CR] The rain gutters are loose from the building.



Rust at gutter over entry.



Loose gutter at valley.

318 DOWNSPOUT(S)

[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.

FLASHINGS

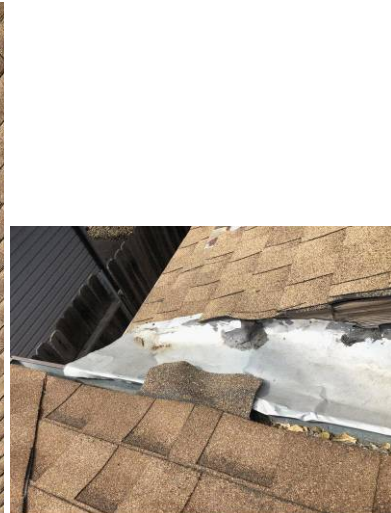
320 FLASHING(S)

[CR] There are substandard, damaged or missing flashings at the valley(s)

[CR] There are substandard, damaged or missing flashings between the main house and laundry shed, we recommend correcting the condition(s) noted.



Valley not interwoven.



Previous repair betewwn roofs.

PENETRATIONS

322 PENETRATION(S)

[CR] The roof penetrations are not sealed at several locations. We recommend correcting the condition(s) using approved methods.

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No seal at vent.

323 FLUE PIPE(S)

[CR] There are rusted-out/damaged/deteriorated flue pipe cap(s).



Rusted flue pipe.

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

- | | |
|---------------------|---|
| 401 ATTIC ACCESS(S) | Access: 1 Location: hall Type: hatch in the ceiling. |
| 402 ROOF FRAMING | Framing types: conventional framing. |
| 403 ROOF SHEATHING | Materials: plywood over skipped sheathing (spaced boards) |
| 404 INSULATION | Materials: cellulose, and, fiberglass batts. |
| 405 VENTILATION | Vent types: roof. |

FRAMING AND SHEATHING

- | | |
|----------------------|---|
| 406 ROOF FRAMING | The original framing is in functional condition. Although the framing does not conform to present standards, no adverse conditions exists and no action is necessary. The framing appeared to be painted. this can be done to cover up pre existing issues. We recommend inquiring about condition(s) to determine if a permit was obtained and inspections were performed. |
| 407 ROOF RAFTER(S) | The observed areas of the rafter framing appeared functional. |
| 410 COLLAR TIE(S) | The observed collar ties appeared functional. |
| 411 CEILING JOIST(S) | The observed areas of the ceiling joists appeared functional. |
| 412 ROOF SHEATHING | The observed areas of the roof sheathing appeared functional, with exceptions.
a. [FE] Moisture stains and damage observed on the sheathing, currently dry. |



Signs of previous moisture damage.

413 COMMENTS

[FE] There are indications of rodent activity in the attic. Recommend further review by a Branch II pest control.

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ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)

The attic space is restricted by framing, ducting, insulation, equipment and/or vaulted ceilings. The attic examination is limited to the accessible areas.

VENTILATION

416 VENTILATION

[RU] The attic has minimal ventilation. This condition is conducive to moisture build-up in the winter and excess heat build-up in the summer.

Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.

INSULATION

418 INSULATION

The observed attic insulation appeared functional with exceptions.

[CR] Attic hatch not insulated. [RU] The attic space has minimal insulation installed by today's standards. We recommend installing additional insulation for energy efficiency as an upgrade.



Inconsistent insulation levels.

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

END OF SECTION

COMMENTS

[FE] Given the condition(s) above we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades.

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

Materials: galvanized steel piping observed.

502 WATER SHUTOFF

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



Main water shut off.

503 WATER PIPING

Materials: galvanized steel piping observed.

504 WASTE LINES

Materials: ABS black plastic piping observed where visible.

505 GAS SHUTOFF

The gas meter and shutoff valve are located at the right side of the building.



Main gas shut off.

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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.

DRAIN, WASTE AND VENT PIPING

508 DRAINS

The observed drain pipes are functional. [CR] The sink drain(s) at bathrooms are slow or blocked. [CR] Active leaks observed at the waste pipes.

[FE] Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend to have a video camera test be performed on the drainage system prior to close of the transaction.



Active leak under kitchen sink.

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. [CR] Several sink angle stops are missing handles.



Missing handle at angle stop.

513 HOSE FAUCET(S)

[CR] The front hose faucet leaked at the handle when operated.

[RU] There are no vacuum breakers (anti-siphon device) installed on the hose faucet(s).

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Hose bib handle leaking.

514 SINK(S)

The observed and accessible sinks appeared functional.

515 TOILET(S)

The toilets functioned with exceptions.

[CR] The toilet is loose on the floor at both master bathroom and addition bathroom.

518 TUB(S)/SHOWER(S)

The tub/shower appeared functional.

520 SHOWER(S)

The shower appeared functional, with exceptions.

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



Cracks in grout at master shower.

FUEL GAS PIPING

523 GAS SHUTOFF

The supply shutoff appeared functional, we do not operate these devices.

[RU] There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies. Some jurisdictions require the installation of an automatic shut off valve upon resale. We do not know if this jurisdiction requires such a mandate.

524 GAS PIPING

The observed areas of the gas piping appeared functional with exceptions.

[SC] Rear exterior gas line is not capped at the shutoff valve/connector.

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Missing cap at gas line to fireplace.

WATER HEATER INFORMATION

527 LOCATION(S)

The water heater is located in the laundry area.

528 BRAND NAME(S)

Unknown, The unit is covered with an insulating blanket.

529 MANUFACTURE DATE

Unknown, the ID tag is covered with an insulating blanket.

530 SIZE / GALLONS

Unknown, the ID tag is covered with an insulating blanket.

531 ENERGY TYPE(S)

Natural gas.

WATER HEATER CONDITIONS

533 VENTING SYSTEM(S)

[SC] There was no collar/bucket to separate the flue vent pipe from the sheetrock ceiling. The collar/bucket is needed to provide adequate clearance to minimize heat transfer to combustible materials. [SC] Transite (Asbestos) vent piping.



Vent pipe not secured to ceiling.

534 SUPPLY PIPING

[CR] The shutoff valve and observed water supply connectors appeared functional, they are not insulated. We recommend insulating the exposed water piping to minimize heat loss. The operation of water shutoff valves is outside the scope of the inspection and are not operated.

535 "T & P" VALVE(S)

[SC] The temperature & pressure relief valve's discharge line is missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.

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TPRV missing discharge line.

536 TANK(S)

[NOTE] The water heater is wrapped with an insulating blanket and is not fully observable to examine.

537 SEISMIC BRACING

The water heater is double strapped and stabilized/blocked to resist movement.

538 COMBUSTION AIR

[CR] The combustion air supply to the water heater appeared inadequate. This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed.

540 CONTROL(S)

The temperature control is set in the "normal range" and the water at the faucets is warm/hot.

541 ELEVATION(S)

[CR] The water heater is installed outside directly on grade. The water heater should be installed on an approved platform a minimum of 3 inches above grade.

543 COMMENTS

The water heater is an older functioning unit.

[RU] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.

[FE] Given the condition(s) documented above. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

544 FUNCTIONAL FLOW

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

545 FUNCTIONAL DRAINAGE

[CR] The waste pipes drained slow.

CROSS-CONNECTIONS

547 CROSS-CONNECTIONS

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

ADDITIONAL INFORMATION

COMMENTS

[FE] Given the condition(s) documented above we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades.

OUTSIDE THE SCOPE OF THE INSPECTION

551 SEPTIC SYSTEM(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only. [FE] Signs of recent servicing observed. We recommend inquiring about the condition.

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

- | | |
|--------------------|---|
| 601 SERVICE TYPE | Overhead. |
| 602 MAIN PANEL | Located at the rear of the building. |
| 603 SERVICE RATING | 120/240 volt system, rated at 100 Amperes. |
| 604 SERVICE WIRING | Materials: copper observed in the main panel. |



- | | |
|---------------------|--|
| 605 CIRCUIT WIRING | Materials: copper and aluminum observed in the main panel. |
| 606 DISCONNECT TYPE | Circuit breakers. |

SERVICE EQUIPMENT

- | | |
|--------------------|--|
| 607 SERVICE WIRING | The overhead service wires and weatherhead appeared to be functional, [CR] Tree branches are in contact with the overhead service entrance cables. |
|--------------------|--|

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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

The observed ground connections appeared functional. [FE] The grounding connection(s) not observed/located.

612 BONDING

Bonding observed at plumbing and lines.

DISTRIBUTION PANELS

613 MAIN PANEL

[FE] The buildings main electrical service panel was manufactured by Federal Pacific / Stab-Lok. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors.

[CR] A number of breakers are not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

[SC] The panel cover screws are the improper/pointed type. The sharp pointed screws can penetrate the wiring posing a safety hazard.

614 WORKMANSHIP

The wiring within the panel appeared functional with exceptions.

[FE] Single strand aluminum branch wiring observed in the main panel. This wire type, when used for general lighting circuits, can be hazardous due to its tendency to oxidize and its incompatibility with fittings designed for other metals used in the electrical system. Improper connections can cause electrical resistance, which may in turn cause overheating and fires. These single strand aluminum wires, used in many houses built between 1961 and 1978, are not necessarily dangerous however. As long as proper connections are used, and the connections are made without damaging the wire, aluminum wiring is considered safe. The main factor in determining whether a system is safe is the type of receptacles and switches to which the aluminum wire is connected and the workmanship of the installation. Receptacles and switches which are designated CO/ALR are considered appropriate for use with aluminum wire. These markings are located at the top or bottom of fixture mounting tabs, behind the plastic wall plates. Where indications are such that this is not the case, a licensed electrical contractor should be called in to make a further evaluation of the system and corrections or modifications to the aluminum wiring to insure future safety. Warning signs of unsafe aluminum wiring include: unusually warm or warped receptacle and switch cover plates,

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smoke or sparks coming from receptacles or switches, strange odors in the area of receptacles and switches, periodic flickering of luminaries [lights], or untraceable problems with plug-in lights and appliances. If any of the above are ever encountered, a licensed electrical contractor should be called in to further evaluate the condition(s) and make corrections as needed. The use of antioxidant paste on all exposed portions of aluminum wiring is also recommended as a precaution.

[SC] There are 220 volt circuit breakers or multi branch circuit breakers that are missing their handle tie(s). These ties are required to trip both legs of the circuit in a fault condition.

[SC] There are disconnected wires in the panel, these should be traced to unsure they are not part of existing circuits that could be energized.



Disconnected wires in panel.

WIRING TYPES AND METHODS

621 WIRING TYPE(S)

Materials: copper and aluminum non-metallic sheathed cable and conduit observed in the main panel.

622 CIRCUIT WIRING

The observed areas of the branch circuit wiring appeared functional with exceptions.

[SC] Improper, exposed, unprotected wiring in the following locations: dining area

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

625 SWITCHES

The accessible switches are functional.

626 UNGROUNDED RECEPTACLE(S)

[FE] There are electrical receptacles in the interior rooms are the "two-prong type", which is common practice for structure of this age. We recommend a full evaluation of the electrical system by an appropriate professional in the appropriate trade prior to upgrading the receptacles to the "three prong type".

627 GROUNDED RECEPTACLE(S)

[SC] The accessible receptacles are found to have an open ground connections.

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

The luminaries [lights] are functional.

629 PADDLE FAN(S) [CEILING FAN(S)]

[FE] The proper wiring and mounting of paddle fans [ceiling fans] cannot be determined by visual observations or operational checks. Paddle fans [ceiling fans] are heavier than standard luminaire [light] fixtures and require special mounting. We recommend further evaluation and correction(s) if warranted by an appropriate professional in the appropriate trade.

630 GFCI DEVICE(S)

GFCI protection devices are located in the following areas: kitchen, bathroom(s), [SC] There is no GFCI protection provided at the exterior, where required today. We recommend providing GFCI protection at the appropriate locations.

631 AFCI DEVICE(S)

[RU] There is no AFCI protection provided at the areas where required today. We recommend providing AFCI protection to all bedroom circuits as an extra fire safety measure.

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S)	The unit is located in an interior closet.
702 BRAND	Trane.
703 MANUFACTURE DATE	2006 based on the ID tag information.
704 TYPE & FUEL	Forced air, Natural gas fired.
705 APPROX. BTU(S)	100,000 btu's based on the ID tag information.
706 FILTER TYPE(S)	Disposable.

HEATING EQUIPMENT AND OPERATION

708 HEATING UNIT(S)	[FE] The furnace functioned, the unit is dirty and in need of service. Recommend having the furnace and related components fully evaluated, cleaned and serviced by an appropriate professional in the appropriate trade.
709 BURNER(S)	The burner flame(s) appeared typical for this type of unit.
710 HEAT EXCHANGER(S)	[NOTE] The heat exchanger is not observable to inspect without dismantling the unit, which is beyond the scope of the inspection.
711 BLOWER / FILTER(S)	[CR] The filter is dirty which blocks the air flow. We recommend the filter be replaced.
712 RETURN PLENUM(S)	[CR] The return air plenum is dirty. We recommend cleaning this area of all dirt and/or debris. [FE] Indications of rodent activity in the return plenum.
713 COMBUSTION AIR	[SC] The combustion air supply to the furnace appeared inadequate, this condition restricts the flow of combustion/makeup air to the furnace and may cause the unit to not function as designed.
714 VENTING SYSTEM(S)	The observed areas of the flue vent piping are intact and secured at the connections.
715 THERMOSTAT(S)	The thermostat was operated and the system responded.

ADDITIONAL INFORMATION

COMMENTS	[FE] Given the condition(s) documented above we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades.
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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*.

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5. *Inspect electronic air filtering or humidity control systems or components.*

END OF SECTION*COMMENTS*

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.

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

- | | |
|------------------|--|
| 801 LOCATION(S) | family room. |
| 802 UNIT TYPE(S) | Materials: masonry fireplace. |
| 803 FUEL TYPE(S) | wood only. |
| 804 CHIMNEY(S) | Materials: brick chimney with a tile flue. |

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

- | | |
|-----------------------|--|
| 805 CHIMNEY(S) | [FE] The chimney mortar cap is absent or improperly constructed. These conditions are conducive to moisture intrusion and deterioration. |
| 806 SPARK ARRESTOR(S) | There is a spark arrester installed. |
| 807 FIREBOX(S) | [SC] Improper log placement within firebox causing soot build up. |
| 808 DAMPERS/FLUE(S) | [SC] The observed areas of the flue is dirty. We recommend the flue and related components be cleaned by an appropriate professional in the appropriate trade. |

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 an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED	All.
902 WALL(S)/CEILING(S)	Materials: drywall.
903 FLOOR(S)	Materials: simulated wood and carpet.
905 SMOKE ALARM(S)	Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies 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. Smoke detectors are at; hallways and bedrooms.

WALLS, CEILINGS AND FLOORS

907 WALL(S)/CEILING(S)	The observed areas of the walls and ceiling appeared functional, [FE] Past repairs observed on the wall(s)/ceiling.
908 CLOSET(S)	The closets are functional.
909 CARPET FLOORING	The observed areas of the carpet appeared functional.
912 WOOD FLOORING	The observed areas of the simulated wood flooring functional [CR] Moisture stains and damage observed on the wood flooring.

DOORS AND WINDOWS

915 INTERIOR DOOR(S)	The door(s) are functional with exceptions. [CR] The doors rubbed at middle bedroom.
916 EXTERIOR DOOR(S)	The door(s) are functional with exceptions. [SC] The bedroom addition exterior door has a standard entry lock but does not have a deadbolt lock. We recommend correcting the condition for security reasons. [CR] The door did not close squarely or seal tightly, the door was also under the standard height of 80 inches.

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Bedroom exterior door.

917 WINDOW(S)

The accessible window(s) are functional with exceptions.

[SC] The window lock(s) in the living room are not latching/defective/missing. We recommend correcting the condition(s) for security reasons.

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.

CABINET AND COUNTERTOP SURFACES

927 CABINET(S)

The cabinet(s) are functional with exceptions.

[CR] The door(s)/drawer(s) did not operate smoothly or close properly.



Damaged hinge at refrigerator cabinet.

928 COUNTERTOP(S)

The countertop(s) are functional.

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KITCHEN APPLIANCE & COMPONENT INFORMATION

930	COOKTOP(S)	An electric cooktop/range.
931	EXHAUST VENT(S)	Up draft system.
932	OVEN(S)	Electric oven.
933	DISHWASHER(S)	1 present.
934	DISPOSAL(S)	1 present.
935	MICROWAVE(S)	Present.

KITCHEN APPLIANCE & COMPONENT CONDITION

944	COOKTOP(S)	The cooktop/range burners functioned.
		[SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer. This condition is a topple hazard.
945	EXHAUST VENT(S)	The exhaust fan(s)/ luminaire [light(s)] functioned.
946	OVEN(S)	The oven functioned.
947	DISHWASHER(S)	The dishwasher(s) functioned through the "Normal Cycle"
948	GARBAGE DISPOSAL(S)	The garbage disposal(s) functioned.
949	MICROWAVE(S)	The microwave oven functioned.

SMOKE DETECTORS

959	SMOKE DETECTOR(S)	Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies 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.
		We recommend installing to current building standards the photoelectric (not ionization) type smoke detectors Smoke detectors are at; hallways and bedrooms.
960	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

960	WASHER SERVICE	Present.
961	DRYER SERVICE	The dryer hookup is provided for an electric unit only.
962	DRYER VENT(S)	Present.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

963	WASHER SERVICE	The laundry faucets appeared functional, no leaks observed, no machine connected. We do not operate the faucets.
964	DRYER SERVICE	The dryer hookup is provided for an electric unit only.
965	DRYER VENT(S)	Dryer venting is provided and terminated at the exterior.

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.