

March 24, 2009

Dear Richard and Anjali Hanley,

We enclose the report for the home inspection we conducted for you on March 24, 2009 at

**909 BERKELEY AVENUE
MENLO PARK, CA**



Our report is designed to be clear, easy to understand and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,
Frank Leidt

Leidt Inspection Service
185 Amity Way
Boulder Creek CA 95006
831-320-3978

CONFIDENTIAL INSPECTION REPORT

LOCATED AT:

**909 BERKELEY AVENUE
MENLO PARK, CA**

PREPARED EXCLUSIVELY
FOR

Richard and Anjali Hanley

INSPECTED ON:

March 24, 2009

Realtor:

Surinder Batra, Anthem Realty

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors®. A copy of these standards is available upon request. The following report is an overview of the conditions observed.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A). Conditions identified as significant non-performance, in need of further inspection and safety issues, are the highest priority.

(B). Next are conditions that need repair, but have not yet affected function. Typically these are deferred maintenance items. We also suggest upgrades. Upgrades enhance the property. When we recommend repair or replacement, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair.

Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report.

INTRODUCTORY NOTES

• NOTES

The dwelling was reported to be one year old.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We suggest any interested party or their agent review all appropriate public records.

This structure is recently built and, after a "break in" period, conditions may develop which are not apparent at this time. Our inspection cannot identify latent defects and/or conditions that may require correction in the future.

The soil in this area may be considered "expansive" because it may expand and contract with variations in moisture content. This may, in turn, cause movement in the support structure. We saw no conditions requiring immediate attention.

However, movement could cause cosmetic cracking, sticking doors, etc. Maintaining good drainage is the most cost effective way to minimize this movement. If desired, information regarding expansive soil could be obtained from a soils engineer.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

ROOFING

A roof system consists of the surface, connections and penetrations and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections and penetration and drainage for damage and deterioration. If we find conditions suggesting damage or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

TILE ROOF

• BASIC INFORMATION

Location: Covers whole building except the flat section at top.

Roof slope: Medium pitch

Material: Tiles

Layers: Single layer

The roof appears to be less than two years old (age of the home).

Connections and penetrations: Sealed with metal flashing

Roof drainage system: Gutters and downspouts

• INSPECTION METHOD

Our inspection of the roof was conducted from ground level, the upstairs balcony and windows, and the flat roof. The comments herein are based solely upon a limited visual inspection from a distance.

• SURFACE

The tile roof system appears to have been properly installed and is in good condition.

• FLASHINGS: OVERALL

Metal flashing was used to seal the connections and penetrations.

The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. The connections and penetrations should be periodically examined for signs of leakage, and repairs performed if necessary.

• CHIMNEY AT ROOF

The chimneys appear to be properly installed and in serviceable condition.

A visual observation of the flue, within the scope of a standard home inspection, may not detect defects far down the chimney or where soot has accumulated. Other more thorough inspection methods can be employed by specialists in this field.

The interior of the tall chimney(s) could not be inspected from the top. Climbing tall chimneys is not within the scope of our inspection. If desired, evaluation by a specialist with proper equipment is possible.

For older chimneys or those which may be suspect for any reason, it would be prudent to retain a specialist from time to time to clean and reexamine the interior of the chimney(s).

• GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

The gutters are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

• DOWNSPOUTS

The downspouts terminate in subsurface drain lines. See comments under "Drainage".

• **SKYLIGHTS**

The skylights appear to be properly installed and do not show evidence of past leakage.

BUILT-UP ROOFING

• **BASIC INFORMATION**

Roof slope: Flat or very minimal pitch

Material: Cap sheet built-up

The roof appears to less than two years old (age of the home).

• **INSPECTION METHOD**

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

• **SURFACE**

The roof surface was properly installed and in acceptable condition.

• **GENERAL COMMENT**

This is a newer roof, and with routine maintenance should remain serviceable for a number of years.

There are tree branches overhanging the roof in some areas. We recommend they be kept trimmed back to reduce the chance of damage to the roofing.



Overhanging branches

STRUCTURE

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

• BASIC INFORMATION

Foundation type: Raised perimeter

Foundation material: Poured concrete

Mudsill: Bolted to foundation

Wall system: Wood framing

Floor system: Wooden floor joists supported on mudsills and/or beams.

Roof structure: Typical "site built" rafter system

• RAFTERS

ATTIC

Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

The roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition and have performed adequately since their installation.

• SHEATHING

ATTIC

The roof sheathing is the material directly supporting the roof covering.

The roof sheathing appears to be properly installed and in good condition.

• CEILING JOISTS

ATTIC

Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

The ceiling joists appear to be generally properly installed and in good condition.

• FOUNDATION

CRAWL SPACE

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure. No critical sags, cracks, or deterioration were visible.

• **MUDSILL**

CRAWL SPACE

The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill are in good condition.

• **FLOOR JOISTS**

CRAWL SPACE

In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

• **POSTS**

CRAWL SPACE

The floor system is supported by wooden posts set over concrete pier blocks.

The support posts have performed adequately over time and would be expected to continue to do so.

• **ANCHOR BOLTS**

CRAWL SPACE

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

Anchor bolts are in place and appear to be properly installed and in good condition.

• **GARAGE FRAMING**

GARAGE

The garage framing is not visible. The area around the garage door opening is generally the most vulnerable to movement but no adverse conditions were noted. The construction appears to be original and no action is indicated.

• **GENERAL COMMENT**

All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

ELECTRICAL SYSTEM

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

• **BASIC INFORMATION**

Service entry into building: Underground service lateral
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 200 amperes plus 100 amp sub-feed
System grounding source: Water supply piping
Branch circuit protection: Circuit breakers
Branch circuit conductor material: Copper wiring
Wiring type: Non-metallic sheathed cable or "romex"

• **SERVICE CAPACITY**

Our estimate of service capacity is based upon the labeled rating of the main electrical service disconnect.

• **SERVICE GROUNDING**

The system and equipment grounding appears to be correct.

• **SUBPANEL**

Additional distribution panels, or subpanels, were located in the garage and the upstairs laundry area.

The subpanels were opened and the inspected circuitry was found to be installed correctly.

• **BRANCH CIRCUITRY**

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

• **CONDUCTOR MATERIAL**

The accessible branch circuit wiring in this building is copper.

• **RECEPTACLES: OVERALL**

For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

• **SWITCHES: OVERALL**

We checked a representative number of switches and found they were operating and in serviceable condition.

• **LIGHTS: OVERALL**

The light fixtures in this building are generally in operating and serviceable condition.

• **GFCI PROTECTION**

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to deenergize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantially increased margin of safety.

GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

• **HVAC WIRING**

DOWNSTAIRS AIR CONDITIONING SYSTEM

All accessible wiring appears in good condition.

UPSTAIRS AIR CONDITIONING SYSTEM

All accessible wiring appears in good condition.

• **HVAC DISCONNECT**

DOWNSTAIRS AIR CONDITIONING SYSTEM

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.

UPSTAIRS AIR CONDITIONING SYSTEM

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.

• **OUTDOOR RECEPTACLES**

SITE and BUILDING EXTERIOR

The GFCI receptacle at the upstairs front balcony did not trip when tested. We recommend it be repaired or replaced.



Faulty GFCI

• **RECEPTACLES**

GROUND FLOOR REAR BATHROOM

There is one outlet in this bathroom which is properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GROUND FLOOR HALF BATHROOM

There is one outlet in this bathroom which is properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

UPSTAIRS LEFT REAR BATHROOM

There is one outlet in this bathroom which is properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

UPSTAIRS LEFT FRONT BATHROOM

There is one outlet in this bathroom which is properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

UPSTAIRS RIGHT FRONT BATHROOM

There is one outlet in this bathroom which is properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

MASTER BATHROOM

The receptacles in this bathroom are properly installed and were operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GROUND FLOOR GARAGE SIDE HALF BATHROOM

There is one outlet in this bathroom which is properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

• INTERIOR RECEPTACLES

GROUND FLOOR BEDROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

UPSTAIRS LEFT REAR BEDROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

UPSTAIRS LEFT FRONT BEDROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

UPSTAIRS RIGHT FRONT BEDROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

MASTER BEDROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

UPSTAIRS DEN

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

DINING ROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

ENTRY AREA

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

FAMILY ROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIBRARY/OFFICE

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIVING ROOM

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

• SWITCHES

ENTRY AREA

The entry area lights have a dimmer switch that is not functioning properly. We recommend the dimmer be replaced.



Faulty dimmer

• **OTHER RECEPTACLES**

GARAGE

The receptacles appear to be properly installed and were operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

• **WIRING**

KITCHEN

The power cord for the disposals are not secured where it enters the bottom of the disposal, and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal.



No disposal cord clamps

• **RECEPTACLES**

KITCHEN

The receptacles appear to be properly installed and were operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

• **GENERAL COMMENT**

The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

CRAWLSPACE

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

• ACCESS

The crawl space is accessible from the garage and from the downstairs bedroom closet.

• MOISTURE

The area was dry at the time of our inspection, and there were no adverse conditions or damage observed related to excessive moisture.

• VAPOR BARRIER

The crawl space soil is covered with a thin layer of non-structural concrete known as "rat proofing". Besides the function that the name implies, the concrete helps to even out the moisture content of the soil and minimize overall moisture.

• VENTILATION

Ventilation in the crawl space is adequate. Good ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

• PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

There is scrap wood on the soil in the crawl space. Cellulose debris can result in wood-destroying organism activity. We recommend the wood scrap be removed.



Cellulose debris

HEATING

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Regular servicing and inspection of fuel burning heating systems is encouraged.

FORCED HOT AIR FURNACE

DOWNSTAIRS FORCED HOT AIR FURNACE

• BASIC INFORMATION

Furnace location: Garage

Energy source: Natural gas

Age: One to two years old (based on date of manufacture)

• SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

• GAS SUPPLY

The gas piping installation included a 90 degree shutoff valve for emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector is an approved flexible type in good condition.

- **BURNERS**

The burners were inspected and found to be clean and in good working order.

- **HEAT EXCHANGER**

The heat exchanger was inaccessible and could not be visually examined.

- **IGNITION SYSTEM**

The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

- **FAN/LIMIT SWITCH**

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appear to be working properly and are in serviceable condition.

- **AIR FILTERS**

The air filter for the heating unit is a conventional, disposable filter.

There is no air filter at the heating unit itself. Instead, for ease of access, the filter is located just behind the return air grill.

The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filters be removed, cleaned and replaced if necessary.



Air filter replacement recommended

There is no air filter for this heating unit at the cold air return in the kitchen area. We recommend a

filter be installed to filter out dust, preventing its reentry into the occupied interior, and helping keep the blower and ductwork clean.

- **VENT**

The heating system vent is properly installed and appears in serviceable condition.

- **COMBUSTION AIR**

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing present standards are met.

There is adequate combustion air for this heating unit.

- **DUCTS**

The ducts appear to be properly installed and are in serviceable condition.

- **THERMOSTAT**

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

UPSTAIRS FORCED HOT AIR FURNACE

- **BASIC INFORMATION**

Furnace location: Attic

Energy source: Natural gas

Age: One to two years old (based on date of manufacture)

- **SYSTEM NOTES**

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

- **GAS SUPPLY**

The gas piping installation included a 90 degree shutoff valve for emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector is an approved flexible type in good condition.

- **BURNERS**

The burners were inspected and found to be clean and in good working order.

- **HEAT EXCHANGER**

The heat exchanger was inaccessible and could not be visually examined.

• **IGNITION SYSTEM**

The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

• **FAN/LIMIT SWITCH**

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appear to be working properly and are in serviceable condition.

• **AIR FILTERS**

The air filter for the heating unit is a conventional, disposable filter.

There is no air filter at the heating unit itself. Instead, for ease of access, the filter is located just behind the return air grill.

The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filters be removed, cleaned and replaced if necessary.

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The heating system vent is properly installed and appears in serviceable condition.

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Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing present standards are met.

There is adequate combustion air for this heating unit.

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The ducts appear to be properly installed and are in serviceable condition.

• **THERMOSTAT**

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

• **HEAT OUTLET**

GROUND FLOOR REAR BATHROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

UPSTAIRS LEFT REAR BATHROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room

when the heating system was operated.

UPSTAIRS LEFT FRONT BATHROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

UPSTAIRS RIGHT FRONT BATHROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

MASTER BATHROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GROUND FLOOR BEDROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

UPSTAIRS LEFT REAR BEDROOM

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UPSTAIRS RIGHT FRONT BEDROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

MASTER BEDROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

UPSTAIRS DEN

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

DINING ROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

FAMILY ROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room

when the heating system was operated.

LIVING ROOM

The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

• GENERAL COMMENT

DOWNSTAIRS FORCED HOT AIR FURNACE

The heating plant is newer, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

UPSTAIRS FORCED HOT AIR FURNACE

The heating plant is newer, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

AIR CONDITIONING SYSTEM

An air conditioning system consists of the cooling equipment, operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cool for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. Regular servicing and inspection of air conditioning equipment is encouraged.

DOWNSTAIRS AIR CONDITIONING SYSTEM

• BASIC INFORMATION

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Number of units: 1

Location of equipment: Split or remote system

Condenser location: Right side of structure

Electrical disconnect location: Adjacent to condensing unit

• LIMITATIONS

Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

• CONDENSING UNIT

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box, and some accessory components.

The condensing unit appears to be properly installed and in serviceable condition. The unit was not

operated due to ambient temperatures below 65 degrees.

• **EVAPORATOR COIL**

An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

The evaporator coil is concealed and was not directly observed.

• **REFRIGERANT LINES**

The accessible refrigerant lines appear to be in good condition.

• **DUCTS**

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

UPSTAIRS AIR CONDITIONING SYSTEM

• **BASIC INFORMATION**

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Number of units: 1

Location of equipment: Split or remote system

Condenser location: Right side of structure

Electrical disconnect location: Adjacent to condensing unit

• **CONDENSING UNIT**

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box, and some accessory components.

The condensing unit appears to be properly installed and in serviceable condition. The unit was not operated due to ambient temperatures below 65 degrees.

• **REFRIGERANT LINES**

The accessible refrigerant lines appear to be in good condition.

• **DUCTS**

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

• **GENERAL COMMENT**

DOWNSTAIRS AIR CONDITIONING SYSTEM

Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

This unit has an expected economic life of 15 to 20 years when new. A yearly inspection by a local service company is suggested.

SITE and BUILDING EXTERIOR

Our review of the site and grounds includes grading, drainage, fencing, gates, walkways, gutters, curbs, driveways, patios, and retaining walls connected to or directly adjacent the structure. Examination of the building exterior includes the finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.

• BASIC INFORMATION

General lot topography: Flat, or nearly flat

Driveway: Surface Concrete on grade

Walkways: Concrete

Patio: Concrete

Primary exterior wall covering: Stucco

Primary exterior window materials: Wood frame

• GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

• STUCCO

The stucco exterior is in good condition, with no significant cracks observed. Minor hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.



Small stucco cracks noted

• **DOORS-EXTERIOR**

The exterior doors appear to be properly installed and in serviceable condition.

• **WINDOWS-EXTERIOR**

The windows appear to be properly installed and in serviceable condition.

• **TRIM**

The exterior trim appears to be properly installed and is in good condition.

• **EAVES/SOFFITS**

The eaves and overhangs appear to be properly installed and in good condition.

• **PAINT/STAIN**

The exterior finishes are in good condition and have an attractive appearance.

• **DRAINAGE**

A surface drainage system is designed to collect and divert roof runoff and other surface water. It is typically installed in solid pipe and flows continuously downhill to a point of discharge.

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

We could not determine the discharge location of the drainage system. We suggest inquiries and/or observation during a heavy rain to discover the discharge location and effectiveness of the system.

The drainage system appears to be properly installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather.

We observed some, but possibly not all, of the intake and discharge points for the drainage system. The property owner should identify and flag them for future reference.

The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.



Sub-surface drain system

• DRIVEWAY

The driveway appears to be properly installed and is generally in good condition.

• WALKWAYS

The walkways appear to be properly installed and are in serviceable condition.

• PATIO SURFACE

The patio appears to be installed in a workmanlike manner and is in good condition.

• PATIO COVERING

The patio is covered by a wooden arbor.

The patio cover appears to be properly constructed and is in serviceable condition.

• FENCING

The fences appear to be properly installed and in serviceable condition.

• **ORIENTATION**

INTRODUCTORY NOTES

For purposes of identification and reporting, the front of the building is the side containing the primary access.

• **WEATHER**

INTRODUCTORY NOTES

The weather was sunny at the time of our inspection.

The outside temperature was between 50 and 60 degrees during our inspection.

• **GENERAL COMMENT**

The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the "weather shell".

PLUMBING SYSTEM

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include on site and/or private water supply and waste disposal systems. Review of these systems requires a qualified and licensed specialist.

• **BASIC INFORMATION**

Domestic water source: Indeterminate, see owner
Landscape water source: Indeterminate, see owner
Main water line: Copper where visible
Supply piping: Copper
Waste disposal: Indeterminate, see owner
Waste piping: Cast iron and ABS plastic
Water pressure: Mid-range of normal water pressure
Other installed systems: Landscape watering (not inspected)

• **MAIN SUPPLY**

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

• **INTERIOR SUPPLY**

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

• **WATER PRESSURE**

Functional flow of water at the various fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow when other fixtures are turned on or turned off is considered normal.

• **DRAIN LINES**

The visible drain piping appears to be properly installed and in serviceable condition.

• **VENT LINES**

The vent piping for the waste system appears to be properly installed and in good condition.

• **GAS METER**

SITE and BUILDING EXTERIOR

The meter lacks a seismic automatic shutoff valve. If desired, a contractor could be retained to install an automatic shutoff to help prevent gas leakage in the event of an earthquake.

• **DRAIN TRAP**

GROUND FLOOR REAR BATHROOM

The drain trap and associated piping are ABS plastic.

GROUND FLOOR HALF BATHROOM

The drain trap and associated piping are ABS plastic.

UPSTAIRS LEFT REAR BATHROOM

The drain trap and associated piping are ABS plastic.

UPSTAIRS LEFT FRONT BATHROOM

The drain trap and associated piping are ABS plastic.

UPSTAIRS RIGHT FRONT BATHROOM

The drain trap and associated piping are ABS plastic.

MASTER BATHROOM

The drain trap and associated piping are ABS plastic.

GROUND FLOOR GARAGE SIDE HALF BATHROOM

The drain trap and associated piping are ABS plastic.

KITCHEN

The drain trap and associated piping are ABS plastic.

• **TOILET**

GROUND FLOOR REAR BATHROOM

The toilet was flushed and functioned properly.

GROUND FLOOR HALF BATHROOM

The toilet was flushed and functioned properly.

UPSTAIRS LEFT REAR BATHROOM

The toilet was flushed and functioned properly.

UPSTAIRS LEFT FRONT BATHROOM

The toilet was flushed and functioned properly.

UPSTAIRS RIGHT FRONT BATHROOM

The toilet was flushed and functioned properly.

MASTER BATHROOM

The toilet was flushed and functioned properly.

GROUND FLOOR GARAGE SIDE HALF BATHROOM

The toilet was flushed and functioned properly.

• **WASH BASIN**

GROUND FLOOR REAR BATHROOM

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

GROUND FLOOR HALF BATHROOM

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

UPSTAIRS LEFT REAR BATHROOM

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

UPSTAIRS LEFT FRONT BATHROOM

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

UPSTAIRS RIGHT FRONT BATHROOM

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

MASTER BATHROOM

The drain stop is defective. We recommend it be repaired or replaced.



Drain stop needs repair

• BATHTUB

UPSTAIRS LEFT REAR BATHROOM

The bathtub appears to be properly installed and in serviceable condition.

UPSTAIRS LEFT FRONT BATHROOM

The bathtub appears to be properly installed and in serviceable condition.

UPSTAIRS RIGHT FRONT BATHROOM

The bathtub appears to be properly installed and in serviceable condition.

• HYDROTHERAPY TUB

MASTER BATHROOM

The hydrotherapy tub was filled and activated by the controls and was functional.

• AIR GAP

KITCHEN

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

• SINK

KITCHEN

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

• **GENERAL COMMENT**

The plumbing system appears to be in good condition.

DOMESTIC HOT WATER

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

• **BASIC INFORMATION**

Location: In the garage

Energy source: Natural gas

Capacity: 74 gallons

Age: Two years old (based on date of manufacture)

• **T/P RELIEF VALVE**

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.

• **GAS SUPPLY**

The gas piping for the water heater includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

The gas connector is an approved flexible type in good condition.

• **VENTING**

The water heater vent is properly installed and appears in serviceable condition.

• **COMBUSTION AIR**

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

The combustion air supply is adequate.

• **BURNERS**

The burner is generally clean and appears to be in serviceable condition.

• **WATER CONNECTIONS**

The cold water inlet and hot water outlet connections appear properly installed and in serviceable

condition.

The water heater is equipped with a cold water inlet shut-off valve. It is functioning as designed and intended.

• **HW RECIRCULATING**

The hot water system is equipped with a pump to circulate the hot water through a loop so that hot water is never far from any fixture. The system appears to be properly installed and in serviceable condition.

• **SEISMIC RESTRAINT**

The water heater tank has been properly secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

• **GENERAL COMMENT**

This was a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

INTERIOR

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items are not inspected.

• **BASIC INFORMATION**

Number of bedrooms: Five

Number of bathrooms: Four full and two half baths

Window material: Wood

Window type: Casement

Window glazing: Double

Finished ceiling material: Drywall

Finished floor material: Combination of carpet wood and natural stone.

Finished wall material: Drywall

• **SURFACES: OVERALL**

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

• **STAIRS**

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use.

• **RAILINGS**

The railings appear to be properly installed and are in serviceable condition.

• **DOORS: OVERALL**

The interior doors appear to be properly installed and in good condition, with exceptions noted below.

• **WINDOWS: OVERALL**

The windows tested appear to be properly installed and in serviceable condition. We operated a representative sample of the windows, but did not open, close, and latch every window.

• **DETECTORS: OVERALL**

The smoke detectors are appropriately located.

• **HEAT SOURCE**

We observed a permanent heat source in each room throughout the building with the exception of one or two small rooms such as the left side half bath, which receives heat indirectly.

• **DOORS**

UPSTAIRS LEFT REAR BATHROOM

The bathroom door rubs on the frame. We recommend it be planed or sanded for smoother operation.



Sticking door

The door doesn't latch. We recommend adjustments to the hardware to restore proper function.



Door latch

MASTER BATHROOM

The water closet door doesn't latch. We recommend adjustments to the hardware to restore proper function.

GARAGE

The lock on the side garage door does not operate properly. One of the screws holding it in place is stripped out. We recommend it be repaired.



Stripped deadbolt screw

• **GENERAL COMMENT**

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.

BATHROOM(S)

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

GROUND FLOOR REAR BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basin: Ceramic with porcelain finish

Shower walls: Stone

• **SHOWER**

The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

• **SHOWER WALLS**

The shower walls appear to be properly installed and in serviceable condition.

• **GLASS ENCLOSURE**

The glass shower enclosure is safety labeled and appears to be in good condition.

• **BATHROOM FLOOR**

The finish floor in this bathroom is tile.

The floor appears to be properly installed and is in serviceable condition.

• **CABINETS**

The cabinets are in serviceable condition.

• **COUNTERTOP**

The countertop is marble.

• **VENTILATION**

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GROUND FLOOR HALF BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basin: Ceramic with porcelain finish

• **BATHROOM FLOOR**

The floor appears to be properly installed and is in serviceable condition.

• **CABINETS**

The cabinets are in serviceable condition.

• **COUNTERTOP**

The countertop is marble.

• **VENTILATION**

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

UPSTAIRS LEFT REAR BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basin: Ceramic with porcelain finish

Bathtub: Molded fiberglass

Shower walls: Stone

• **SHOWER**

The shower was operated for the inspection and appeared to be in serviceable condition.

• **SHOWER WALLS**

The shower walls appear to be properly installed and in serviceable condition.

• **GLASS ENCLOSURE**

The glass shower enclosure is safety labeled and appears to be in good condition.

• **BATHROOM FLOOR**

The floor appears to be properly installed and is in serviceable condition.

• **CABINETS**

The cabinets are in serviceable condition.

• **COUNTERTOP**

The countertop is marble.

• **VENTILATION**

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

UPSTAIRS LEFT FRONT BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basin: Ceramic with porcelain finish

Bathtub: Molded fiberglass

Shower walls: Stone

• **SHOWER**

The shower was operated for the inspection and appeared to be in serviceable condition.

• **SHOWER WALLS**

The shower walls appear to be properly installed and in serviceable condition.

• **GLASS ENCLOSURE**

The glass shower enclosure is safety labeled and appears to be in good condition.

• **BATHROOM FLOOR**

The floor appears to be properly installed and is in serviceable condition.

• **CABINETS**

The cabinets are in serviceable condition.

• **COUNTERTOP**

The countertop is granite.

• **VENTILATION**

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

UPSTAIRS RIGHT FRONT BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basin: Ceramic with porcelain finish

Bathtub: Molded fiberglass

Shower walls: Stone

• **SHOWER**

The shower was operated for the inspection and appeared to be in serviceable condition.

• **SHOWER WALLS**

The shower walls appear to be properly installed and in serviceable condition.

• **GLASS ENCLOSURE**

The glass shower enclosure is safety labeled and appears to be in good condition.

• **BATHROOM FLOOR**

The floor appears to be properly installed and is in serviceable condition.

• **CABINETS**

The cabinets are in serviceable condition.

• **COUNTERTOP**

The countertop is granite.

• **VENTILATION**

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

MASTER BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basins: Ceramic with porcelain finish

Bathtub: Molded fiberglass

Shower walls: Stone

• **SHOWER**

The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

• **SHOWER WALLS**

The shower walls appear to be properly installed and in serviceable condition.

• **GLASS ENCLOSURE**

The glass shower enclosure is safety labeled and appears to be in good condition.

• **BATHROOM FLOOR**

The floor appears to be properly installed and is in serviceable condition.

• **CABINETS**

The cabinets are in serviceable condition.

• **COUNTERTOP**

The countertop is marble.

• **VENTILATION**

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GROUND FLOOR GARAGE SIDE HALF BATHROOM

• **BASIC INFORMATION**

Toilet(s): Ceramic with porcelain finish

Wash basin: Ceramic with porcelain finish

• **BATHROOM FLOOR**

The floor appears to be properly installed and is in serviceable condition.

GARAGE

• **GARAGE DOOR**

The garage is equipped with two roll up doors.

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

• **GARAGE DOOR OPENER**

The garage door openers operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

• **FIRE SEPARATION**

The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

• **PASSAGE DOORS**

The door between the garage and the living space is of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

• **GENERAL COMMENT**

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

LAUNDRY AREA

• CABINETS

The cabinets are in serviceable condition.

• COUNTERTOP

The countertop is granite.

• VENTILATION

The ceiling fan appears to be properly installed and operational.

• DRYER VENT

Typical standards for dryer vents require a 4 inch, smooth wall duct, no longer than 14 feet, with a hooded damper at the exterior termination. A flexible vent (6 ft max.) may be used at the dryer connection but cannot go through floors or walls.

The dryer vent appears properly installed and in serviceable condition.

• WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

There are both gas and 240 volt electric hookups for a dryer.

BEDROOMS

GROUND FLOOR BEDROOM

• SMOKE DETECTOR

The smoke detector in this area is powered by the building's electrical system and has no battery. Regular testing is still advised.

UPSTAIRS LEFT REAR BEDROOM

• SMOKE DETECTOR

The smoke detector in this area is powered by the building's electrical system and has no battery. Regular testing is still advised.

UPSTAIRS LEFT FRONT BEDROOM

• SMOKE DETECTOR

The smoke detector in this area is powered by the building's electrical system and has no battery. Regular testing is still advised.

UPSTAIRS RIGHT FRONT BEDROOM

• SMOKE DETECTOR

The smoke detector in this area is powered by the building's electrical system and has no battery.

Regular testing is still advised.

MASTER BEDROOM

• FLOOR

The floor squeaks when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated, if desired, by additional attachment of the subfloor to the floor joists.

• SMOKE DETECTOR

The smoke detector in this area is powered by the building's electrical system and has no battery. Regular testing is still advised.

• FIREPLACE

The fireplace is a decorative gas appliance only. No wood can be burned in this fireplace and it cannot be converted for wood or any other solid fuel.

ATTIC

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

• ACCESS/ENTRY

The attic access is located in the hall and in the master bedroom closet ceiling.

Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

• VENTILATION

The attic is adequately vented.

FAMILY ROOM

• FIREPLACE

The fireplace is a decorative gas appliance only. No wood can be burned in this fireplace and it cannot be converted for wood or any other solid fuel.

LIVING ROOM

• FIREPLACE

The fireplace is a decorative gas appliance only. No wood can be burned in this fireplace and it cannot be converted for wood or any other solid fuel.

KITCHEN

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

• BASIC INFORMATION

Energy: Gas cook top and ovens, with electric broiler elements

• KITCHEN FLOOR

The hardwood flooring is in serviceable condition.

• CABINETS

The cabinets are in serviceable condition.

• COUNTERTOP

The countertop is stone, in good condition.

• KITCHEN EXHAUST

Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

• STOVE

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

• OVEN

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

• DISPOSAL

The disposals were turned on with normal user controls and observed to be in satisfactory working condition.

• DISHWASHER

The dishwasher responded to normal user controls and was operational.

• MICROWAVE

The microwave oven was turned on with the normal operating controls and found to be in satisfactory working condition.

• TRASH COMPACTOR

There is no built-in trash compactor.

INSULATION AND ENERGY CONSERVATION

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards.

• ENERGY SAVING ITEMS

Setback clock thermostats: Present for every furnace

Insulated glass doors: Installed

Insulated glass windows: Installed

Door weather-stripping: Installed

Window weather-stripping: Installed

• GENERAL CONSERVATION

Low Flow Shower Heads: Installed

Low Flow Toilets: Installed

Water Heater Cold Piping Insulation: Installed

Water Heater Hot Piping Insulation: Installed

Duct Insulation: Installed

• ATTIC INSULATION

The attic has fiberglass batt insulation.

• WALL INSULATION

We were unable to access the wall cavities and/or determine the presence or condition of insulation. We would assume full wall insulation, based on the age of the home. See plans and specs for details.

• FLOOR INSULATION

The floor insulation appears to be properly installed and in good condition.

FORCED HOT AIR FURNACE

• **DUCT INSULATION**

DOWNSTAIRS FORCED HOT AIR FURNACE

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

UPSTAIRS FORCED HOT AIR FURNACE

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

• **GENERAL COMMENT**

It is our opinion that this structure is well insulated and energy efficient.

LOCATION OF EMERGENCY CONTROLS

In an emergency you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below those controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

• **METER & MAIN**

ELECTRICAL SYSTEM

The meter and main electrical service panel are outside on the front of the building.

• **WATER SHUT OFF**

PLUMBING SYSTEM

The domestic water supply main shut-off valve is outside at the front of the building.

• **SEWER CLEANOUT**

PLUMBING SYSTEM

There are cleanouts in the subarea and on the exterior.

• **GAS METER**

SITE and BUILDING EXTERIOR

The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

COMMENTS

• CONCLUSION

This structure appears to be of standard quality, in need of minimal maintenance attention. Examples of these conditions have been described in this report.

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Executive Review. Please be sure to refer to this document for further useful information.

EXECUTIVE SUMMARY

This is a summary review of the inspector's findings during this inspection, however, it does not contain every detailed observation. This is provided as an additional service to our Client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transactions, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

ELECTRICAL SYSTEM

• OUTDOOR RECEPTACLES

SITE and BUILDING EXTERIOR

Item #1: - The GFCI receptacle at the upstairs front balcony did not trip when tested. We recommend it be repaired or replaced.



Faulty GFCI

• **SWITCHES - ENTRY AREA**

Item #2: - The entry area lights have a dimmer switch that is not functioning properly. We recommend the dimmer be replaced.



Faulty dimmer

• **WIRING - KITCHEN**

Item #3: - The power cord for the disposals are not secured where it enters the bottom of the disposal, and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal.



No disposal cord clamps

CRAWLSPACE

• PEST CONTROL

Item #4: - Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Item #5: - There is scrap wood on the soil in the crawl space. Cellulose debris can result in wood-destroying organism activity. We recommend the wood scrap be removed.



Cellulose debris

HEATING

DOWNSTAIRS FORCED HOT AIR FURNACE

• AIR FILTERS

Item #6: - The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filters be removed, cleaned and replaced if necessary.

Item #7: - There is no air filter for this heating unit at the cold air return in the kitchen area. We recommend a filter be installed to filter out dust, preventing its reentry into the occupied interior, and helping keep the blower and ductwork clean.



Air filter replacement recommended

PLUMBING SYSTEM

• **WASH BASIN**

MASTER BATHROOM

Item #8: - The drain stop is defective. We recommend it be repaired or replaced.



Drain stop needs repair

INTERIOR

• DOORS

UPSTAIRS LEFT REAR BATHROOM

Item #9: - The bathroom door rubs on the frame. We recommend it be planed or sanded for smoother operation.



Sticking door

Item #10: - The door doesn't latch. We recommend adjustments to the hardware to restore proper function.



Door latch

MASTER BATHROOM

Item #11: - The water closet door doesn't latch. We recommend adjustments to the hardware to restore proper function.

GARAGE

Item #12: - The lock on the side garage door does not operate properly. One of the screws holding it in place is stripped out. We recommend it be repaired.



Stripped deadbolt screw

BEDROOMS

MASTER BEDROOM

• FLOOR

Item #13: - The floor squeaks when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated, if desired, by additional attachment of the subfloor to the floor joists.

EXTERIOR

Item #14: - There are tree branches overhanging the roof in some areas. We recommend they be kept trimmed back to reduce the chance of damage to the roofing.



Overhanging branches