Home Inspection Report

137 S. Sheperd St. , Sonora, CA 95370

Inspection Date:
Wednesday, March 4, 2026

Prepared For:
Carlene Maggio

Prepared By:
InnerVision Home Inspections

(805) 561-8790

Report Number:
3145

Inspector:
Norm Cucuzza

License/Certification #:
15812

Inspector Signature:

Report Overview

Introduction

Thank you for allowing InnerVision Home Inspections to be of service to you with this very important investment. We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. Remember to please feel free to contact us after you have reviewed your report so we can make sure you understand all of the findings and go over any questions or concerns you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; The inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Scope Of Inspection

NOTE: All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only. However gentle probing of suspected damage due to dry rot may be performed.

Main Entrance Faces

NOTE: The front door faces the main street.

State Of Occupancy

NOTE: The structure was occupied and fully furnished on the day of this inspection.

Weather Conditions

NOTE: There were clouds but no rain on the day of inspection. The temperature was 59 degrees at the beginning of the inspection.

Recent Rain

NOTE: There has not been any rain the day before the inspection.

Ground Cover

NOTE: Ground coverings at the Exterior, were damp due to rain prior to the Day of the inspection.

Approximate Age

NOTE: According to information found in Zillow, which is not always accurate, this structure is approximately 77 years old.

Report Overview

Approximate Age

For exact age, parties in interest may want to contact the country or city recorders. This home was built prior to 1978. Homes built prior to 1978 may contain lead paint. Exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. Inquiring with the current owner as to any information or inspections they may have with reference to this matter is recommended.

Report Summary

Major Concerns

NOTE: The home has many issues in need of repair, however, there are no major issues present.

Potential Safety Hazards

ITEM: 2:11. The dead head Cover at the main electrical service entry panel is loose and there is one or more missing circuit breaker blank cover plates which is a potential safety hazard

ITEM: 2:12. The electrical service entry wires are lower than 12 feet from the ground and are slightly in contact with some tree limbs which is a potential safety hazard

ITEM: 2:13. There is a switched GFI outlet at the back left corner of the exercise studio that is arcing when turned on which is a potential safety hazard

ITEM: 3:1. An older Bryant Electrical Panel is installed in the structure which is a potential safety hazard

ITEM: 5:2. Portions of the wiring in the attic are loose and improperly terminated which is a potential safety hazard

ITEM: 5:3. There are missing cover plates at one or more of the electrical junction boxes in the attic which is a potential safety hazard

ITEM: 6:5. One or more receptacles throughout the structure have an open ground which poses a potential safety hazard

ITEM: 6:6. There are non grounded outlets installed throughout the structure which is a potential safety hazard

ITEM: 6:7. One or more of the outlets near the sinks in the exam rooms are not GFI protected which is a potential safety hazard

ITEM: 6:9. There is a missing cover plate with exposed electrical wires present in the ceiling of the exam room at the left center portion of the structure which is a potential safety hazard

ITEM: 6:10. There is a surface mounted electrical wire present downstairs in the bedroom which is a potential safety hazard

ITEM: 6:11. The smoke detector is missing and the carbon monoxide detector is not operable in the downstairs bedroom which is a potential safety hazard

ITEM: 8:1. None of the outlets in kitchen (2) are GFI protected which is a potential safety hazard

ITEM: 9:1. None of the outlets in the office and private bathrooms are GFI protected which is a potential safety hazard

ITEM: 10:1. The interior of the fire box area of the fireplace has a build up of creosote which is a potential safety hazard

ITEM: 11:1. There are no balusters or horizontal railing installed at the stair railing which is a potential safety hazard

ITEM: 13:1. The material used for the discharge at the TPR valve at the water heater is insufficient which is a potential safety hazard

ITEM: 14:3. There are missing cover plates at one or more electrical junction boxes with exposed wires in the subarea which is a potential safety hazard

ITEM: 14:4. There is a loose and hanging electrical junction box in the sub area which is a potential safety hazard

Deferred Cost Items

NOTE: The age of Furnace Unit #1 is 21 years old and Furnace Unit #2 is 15 years old. The average life expectancy of a forced air furnace units is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained, and budgeting for a replacement is recommended.

NOTE: The age of AC condensing unit #2 is 15 years old. The average life expectancy of an AC Condensing Unit is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

NOTE: The age of AC condensing unit #2 is 15 years old. The average life expectancy of an AC Condensing Unit is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

Qualified Handyman

Report Summary

Qualified Handyman

ITEM: 1:1. There is mortar missing at a small section of the front walkway

ITEM: 1:2. As with any fence that is built directly in the ground, there are damaged, worn, weathered and loose wood members present at various areas

ITEM: 2:2. One or more of the gutter downspouts are stained indicating a possible leak

ITEM: 2:3. Portions of the insides of the gutters are full of debris and grass

ITEM: 2:6. There are holes in the eaves at the back left corner of the structure

ITEM: 2:10. There is no door stop present at the front entrance door

ITEM: 6:1. There are missing doorstops at one or more of the interior doors

ITEM: 6:2. The entry door to exam room #1 does not properly latch

ITEM: 6:3. The pocket door at the back right hallway to kitchen area is stuck

ITEM: 6:11. The smoke detector is missing and the carbon monoxide detector is not operable in the downstairs bedroom

ITEM: 8:2. The edge piece at the Formica countertop in kitchen (2) is missing

ITEM: 12:4. Sections of the insulation at the line set at both of the AC condensing units are torn and damaged

ITEM: 14:1. A temporary plywood panel has been installed over the sub area access opening

Licensed Contractor

ITEM: 2:4. There is dry rot damage present at the back fascia board

ITEM: 2:5. There is dry rot damage present at the back roof sheathing

ITEM: 11:1. There are no balusters or horizontal railing installed at the stair railing

Licensed Electrical Contractor

ITEM: 2:11. The dead head Cover at the main electrical service entry panel is loose and there is one or more missing circuit breaker blank cover plates

ITEM: 2:13. There is a switched GFI outlet at the back left corner of the exercise studio that is arcing

ITEM: 3:1. An older Bryant Electrical Panel is installed in the structure

ITEM: 5:2. Portions of the wiring in the attic are loose and improperly terminated

ITEM: 5:3. There are missing cover plates at one or more of the electrical junction boxes in the attic

ITEM: 6:5. One or more receptacles throughout the structure have an open ground

ITEM: 6:6. There are non grounded outlets installed throughout the structure

ITEM: 6:7. One or more of the outlets near the sinks in the exam rooms are not GFI protected

ITEM: 6:8. There are missing light lenses in one or more areas throughout the structure

ITEM: 6:9. There is a missing cover plate with exposed electrical wires present in the ceiling of the exam room at the left center portion of the structure

ITEM: 6:10. There is a surface mounted electrical wire present downstairs in the bedroom

ITEM: 6:13. The drains at the sinks in rooms 3 and 4 showing signs of backup

ITEM: 8:1. None of the outlets in kitchen (2) are GFI protected

ITEM: 9:1. None of the outlets in the office and private bathrooms are GFI protected

ITEM: 14:3. There are missing cover plates at one or more electrical junction boxes with exposed wires in the subarea

ITEM: 14:4. There is a loose and hanging electrical junction box in the sub area

Licensed Plumbing Contractor

ITEM: 6:12. There is no running hot water at either of the front to left exam room sinks

Report Summary

Licensed Plumbing Contractor

ITEM: 6:13. The drains at the sinks in rooms 3 and 4 are showing signs of backup

ITEM: 6:14. The sink in the basement area was not tested but appears to be loose

ITEM: 7:1. The drain at the sink in kitchen (1) is showing signs of backup

ITEM: 9:2. The stoppers at the back left and private bathroom sinks are not operable

ITEM: 9:3. The water at the back left bathroom sink was draining slowly indicating a possible clog

ITEM: 9:4. There is no running water at the private bathroom shower indicating a possible clogged shower head

ITEM: 9:6. The commode at the exercise studio is leaking

ITEM: 12:1. The gas supply line at furnace unit #2 contained no drip leg

ITEM: 13:1. The material used for the discharge at the TPR valve at the water heater is insufficient

Licensed Heating and Cooling Contractor

NOTE: We are not HVAC professionals. Having the heating system inspected and certified by a HVAC professional prior to closing is recommended and having an annual service prior to use would be of benefit and may assist in the longevity of the unit.

ITEM: 12:3. The plastic covering installed over the heating and air conditioning ducts over the exercise room is torn in one or more areas

Licensed Chimney Sweep

NOTE: All wood, gas and pellet burning fireplace or stove units should be cleaned and inspected by a qualified chimney sweep prior to the start of each heating season.

ITEM: 2:1. There was no rain cap installed at the top the chimney

ITEM: 10:1. The interior of the fire box area of the fireplace has a build up of creosote

Licensed Pest Control Company

ITEM: 2:9. There is dry rot damage present of the front porch cover trim

ITEM: 12:2. Evidence of rodents was present in and around the HVAC units

ITEM: 14:2. There is evidence of a wood pest infestation at the rim and floor joists

Licensed Roofing Contractor

ITEM: 2:7. There are water stains noted at the wood members in the eaves which may indicate a possible roof leak

ITEM: 4:1. Several of the roof and ridge shingles at the roof appeared to have lost their granules and are worn

ITEM: 4:2. There are exposed and loose nails at the roofing material at one or more areas

ITEM: 4:3. There is debris present on the roofing at the backside of the structure which appears to be obstructing the flow of water

ITEM: 4:4. A section of the counter flashing at the chimney is missing

ITEM: 4:5. There is water damage visible at the back skylight area as viewed from the interior of the structure

ITEM: 5:1. There are moisture stains on the roof sheathing as viewed from within the attic area

Licensed Drywall Contractor

ITEM: 6:4. There are damaged and cracked sections of drywall throughout the structure

Licensed Masonry Contractor

Report Summary

Licensed Masonry Contractor

ITEM: 1:4. There is a small damaged section of retaining wall adjacent to the driveway

ITEM: 2:8. There are cracks noted in the stucco at various locations

Licensed Tile Contractor

ITEM: 9:5. There are loose and cracked tiles at the private bathroom shower stall

Licensed Insulation Contractor

ITEM: 5:4. The attic insulation does not appear to be of adequate depth or properly installed

ITEM: 14:5. There is currently no insulation installed in the subarea

Home Maintenance Items

ITEM: 1:3. There are planted shrubs at the exterior which are slightly in contact with the structure

Local Utility Company

ITEM: 2:12. The electrical service entry wires are lower than 12 feet from the ground and are slightly in contact with some tree limbs

Receipt/Invoice

InnerVision Home Inspections

(805) 561-8790

Date: Wed. Mar. 4, 2026 10:00

Inspected By: Norm Cucuzza

Property Address
137 S. Sheperd St.
Sonora, CA 95370

Inspection Number: 3145

Payment Method: Not Paid

Client: Carlene Maggio

Inspection	Fee
Home Inspection	$1,150.00
Total	**$1,150.00**

GENERAL DESCRIPTIONS

NOTE: Following is a brief overview of the components of the home, the description of the materials used and the locations of the interior rooms. Any conditions associated with these areas will be addressed in detail in the report.

GROUNDS DESCRIPTIONS

WALKWAYS:

The service walkway brick and mortar and slate stones.

DRIVEWAY:

The driveway is poured concrete.

PORCHES:

The porches are poured concrete.

PORCH COVERS:

The porch cover is an extension of the roof.

PATIOS:

The patios are poured concrete.

FENCES:

The fences are wood and chain-link.

RETAINING WALLS:

The retaining walls are brick and mortar.

EXTERIOR DESCRIPTIONS

WALL CONSTRUCTION:

The exterior walls appear to be wood frame.

CHIMNEY:

The chimney is constructed with brick and mortar.

GUTTERS:

The gutters are six inch, painted metal fascia gutters with attached downspouts.

GENERAL DESCRIPTIONS

cont.

cont.

FASCIA & BARGE RAFTERS:

The fascia and barge rafters are painted/stained wood.

EAVES:

The eaves are painted plywood and wood plank with exposed rafter tails.

SIDING:

The exterior siding is stucco, painted wood and horizontal plank.

TRIM:

The exterior trim is painted wood.

EXTERIOR DOORS:

1. The front entryway door is a painted, raised panel wood swinging door with two deadbolt locks installed.

2. The exterior door at the back right side of the building is a painted, raised panel metal clad swinging door with a dual pane tempered glass window, a deadbolt lock, a key lock door knob and has a steel security screen door installed.

3. The exterior door at the right side of the building at the end of the driveway is a painted, raised panel metal clad swinging door with a dual pane tempered glass window, a deadbolt lock and a key lock door knob installed.

4. There is a vinyl clad dual pane tempered glass slider with a screen door installed at the back left corner of the exercise studio

5. The back exterior door is a flat, painted metal clad swinging door with an obscured tempered glass window, a deadbolt and a key lock door handle installed.

FOUNDATIONS:

The foundations are poured concrete.

INTERIOR FINISH DESCRIPTIONS

INTERIOR DOORS:

There are flat, painted wood swinging and pocket doors installed throughout the structure.

WALLS & CEILINGS:

The walls and ceilings are textured and painted drywall.

WINDOWS:

GENERAL DESCRIPTIONS

cont.

cont. There are vinyl clad and aluminum framed single and dual pane fixed, sliding and single hung windows installed throughout the structure.

FLOOR COVERINGS:

There is carpet, laminate, vinyl and hardwood flooring installed throughout the structure. .

1: GROUNDS CONDITIONS

Walkway

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

WALKWAYS: CONDITIONS & FINDINGS

NOTE: The walkways appeared to be in overall good condition except as noted.

ITEM: 1:1. There is mortar missing at a small section of the front walkway (see photo). Having mortar applied by a qualified handyman is recommended.

Photos

ITEM: 1:1. There is mortar missing at a small section of the front walkway

Driveway

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

DRIVEWAY: CONDITIONS & FINDINGS

NOTE: There are typical cracks present in the driveway (see photo). These cracks do not need repair at this time. Monitoring and continued sealing of the cracks is recommended.

Photos

There are typical cracks present in the driveway

Porch

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

1: GROUNDS CONDITIONS

Porch cont.

cont.

PORCH: CONDITIONS & FINDINGS

NOTE: The porches and ramp have some minor cracks in them but are in satisfactory condition (see photo).

Photos

The porches and ramp have some minor cracks

Porch Cover

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PORCH COVER: CONDITIONS & FINDINGS

NOTE: The porch cover is in satisfactory condition.

Patio

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PATIO: CONDITIONS & FINDINGS

NOTE: There are typical and minor cracks noted in the patio floor. There is no need for repairs, however, keeping the cracks sealed would be beneficial.

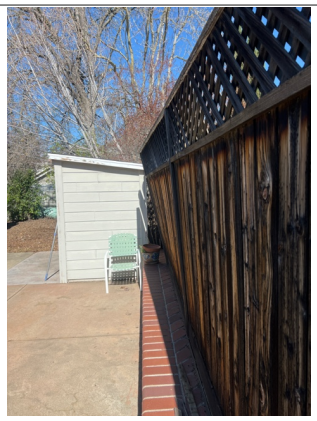
Fence

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

FENCE/GATE: CONDITIONS & FINDINGS

ITEM: 1:2. As with any fence that is built directly in the ground, there are damaged, worn, weathered and loose wood members present at various areas (see photos). Having the fence evaluated, repaired and regularly maintained and sealed by a qualified handyman is recommended.

Photos



ITEM: 1:2. As with any fence that is built directly in the ground, there are damaged, worn, weathered and loose wood members present at various areas

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Soil/veg

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SOIL/VEGETATION: CONDITIONS & FINDINGS

NOTE: The exterior grading appeared to be properly sloped out and away from the foundations.

NOTE: There were no visible Tree limbs that appeared to be in contact with the structure.

ITEM: 1:3. There are planted shrubs at the exterior which are slightly in contact with the structure (see photos). The base of the walls and the foundations in these areas are in accessible for inspection. We do not render any opinions as to any adverse conditions that may exist in these inaccessible areas. This may allow unwanted access by pests and rodents and possible moisture damage to the siding. Regularly trimming the shrubs to ensure that they do not come into contact with the structure is recommended.

Photos

ITEM: 1:3. There are planted shrubs at the exterior which are slightly in contact with the structure

Retainer

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

1: GROUNDS CONDITIONS

Retainer cont.

cont.

RETAINING WALL: CONDITIONS & FINDINGS

NOTE: The retaining walls appear to be well constructed and in overall satisfactory condition.

ITEM: 1:4. There is a small damaged section of retaining wall adjacent to the driveway (see photo). Having the damaged bricks in this area repaired by a licensed Masonary contractor is recommended.

Photos

ITEM: 1:4. There is a small damaged section of retaining wall adjacent to the driveway

Bibs

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

HOSE BIB: CONDITIONS & FINDINGS

NOTE: All of the visible and accessible exterior hose bibs were tested and were all operable on the day of this inspection. Often times when the hose bibs are attached to a hose they may leak under pressure and tightening of the fittings may be needed.

2: EXTERIOR CONDITIONS

Chimney

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

CHIMNEY & SPARK ARRESTOR: CONDITIONS & FINDINGS

NOTE: The exterior of the chimney appeared to be in satisfactory condition. Periodic chimney cleaning will keep you apprised of the chimneys condition. The flashing around the chimney may slowly deteriorate and should be inspected every year or two.

NOTE: Only a certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. Having the flue evaluated and serviced as needed by a licensed chimney sweep is recommended.

ITEM: 2:1. There was no rain cap installed at the top the chimney (see photo). This will allow unwanted rainwater to enter down into the flue. Having a rain cap installed by a licensed chimney sweep is recommended.

Photos

ITEM: 2:1. There was no rain cap installed at the top the chimney

Gutters

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

GUTTERS & DOWNSPOUT: CONDITIONS & FINDINGS

NOTE: The visible and accessible portions of the gutters and downspouts appeared to be in overall good condition except as noted.

ITEM: 2:2. One or more of the gutter downspouts are stained indicating a possible leak (see photo). Having the downspout repaired or replaced as needed by a qualified handyman is recommended.

ITEM: 2:3. Portions of the insides of the gutters are full of debris and grass (see photo). This may cause the water flow to become restricted. As debris accumulates moisture it will slowly begin to rust out the gutters. Having the gutters cleared out as needed by a qualified handyman is recommended.

Photos

ITEM: 2:2. One or more of the gutter downspouts are stained indicating a possible leak

ITEM: 2:3. Portions of the insides of the gutters are full of debris and grass

Fascia

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

FASCIA & BARGE RAFTER: CONDITIONS & FINDINGS

ITEM: 2:4. There is dry rot damage present at the back fascia board (see photo). This condition appears to be occurring due to water at the roof being blocked by debris and not draining properly. Having the drainage scupper evaluated and cleaned and the damaged wood members replaced with new materials by a licensed contractor is recommended.

Photos

ITEM: 2:4. There is dry rot damage present at the back fascia board

ITEM: 2:4. There is dry rot damage present at the back fascia board

Eaves

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

EAVES: CONDITIONS & FINDINGS

ITEM: 2:5. There is dry rot damage present at the back roof sheathing and rafter tails (see photo). This condition appears to be occurring due to water at the roof not draining properly. Having the drainage scupper at the roof cleaned out and repaired and the damaged wood members replaced with new materials by a licensed contractor is recommended.

2: EXTERIOR CONDITIONS

Eaves cont.

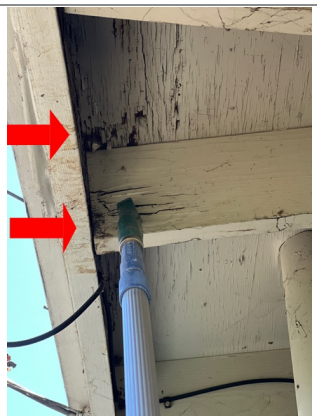
cont.

ITEM: 2:6. There are holes in the eaves at the back left corner of the structure (see photo). This condition may allow unwanted entry into the attic by rodents and other pests. Having the holes patched as needed by a qualified handyman is recommended.

ITEM: 2:7. There are water stains noted at the wood members in the eaves which may indicate a possible roof leak (see photos). Having the roof evaluated and repaired as needed by a licensed roofing contractor is recommended.

Photos

ITEM: 2:5. There is dry rot damage present at the back roof sheathing



ITEM: 2:5. There is dry rot damage present at the back roof sheathing and rafter tails

ITEM: 2:6. There are holes in the eaves at the back left corner of the structure

ITEM: 2:7. There are water stains noted at the wood members in the eaves which may indicate a possible roof leak

Walls

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

EXTERIOR WALLS: CONDITIONS & FINDINGS

NOTE: The exterior walls appear to be properly constructed and there are no outward areas of concern.

Siding

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

2: EXTERIOR CONDITIONS

Siding cont.

cont.

SIDING: CONDITIONS & FINDINGS

ITEM: 2:8. There are cracks noted in the stucco at various locations (see photos). The cracks may be caused by shrinking wood members, settlement of the home and possibly poor workmanship. Having the stucco evaluated and repaired as needed by a licensed masonry contractor is recommended.

Photos

ITEM: 2:8. There are cracks noted in the stucco at various locations

ITEM: 2:8. There are cracks noted in the stucco at various locations

Trim

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

TRIM: CONDITIONS AND FINDINGS

ITEM: 2:9. There is dry rot damage present of the front porch cover trim (see photo). Having the damaged wood replaced by a licensed pest control company is recommended.

Photos

ITEM: 2:9. There is dry rot damage present of the front porch cover trim

Doors

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

2: EXTERIOR CONDITIONS

Doors cont.

cont.

EXTERIOR DOORS: CONDITIONS & FINDINGS

ITEM: 2:10. There is no door stop present at the front entrance door which is allowing it to hit the wall (see photo). Having a doorstop installed by a qualified handyman is recommended.

Photos

ITEM: 2:10. There is no door stop present at the front entrance door

Foundation

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

EXTERIOR FOUNDATIONS: CONDITIONS & FINDINGS

NOTE: The visible portions of the foundations, as viewed from the exterior of the structure appear to be in satisfactory condition.

Elec. Panel

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

ELECTRICAL SERVICE PANEL LOCATION:

The panel is located at the back side of the structure (see photo).

ELECTRICAL SERVICE PANEL MANUFACTURER:

The panel is made by ITE.

ELECTRICAL SERVICE PANEL DESCRIPTION:

NOTE: The Electrical Service enters the house from overhead. The Panel is rated for 400 AMPS and 120/240 Volts and currently uses a 400 AMP disconnect.

ELECTRICAL SERVICE PANEL: CONDITIONS & FINDINGS

2: EXTERIOR CONDITIONS

Elec. Panel cont.

cont.

NOTE: The panel has been labeled (see photo). It is beyond the scope of this inspection to determine whether or not the labeling is accurate. If parties in interest require more detailed information then Further evaluation by a licensed electrician is recommended.

NOTE: Due to the size and type of panel, the panel was not opened and the wiring was not evaluated. No opinions are rendered as to the condition of the wiring. Having the wiring evaluated by a licensed electrical contractor is recommended.

ITEM: 2:11. The dead head Cover at the main electrical service entry panel is loose and there is one or more missing circuit breaker blank cover plates which is a potential safety hazard (see photo). Having the panel properly secured and blank cover plates installed by a licensed electrical contractor is recommended.

Photos

Image of the electrical service panel

The panel is labeled

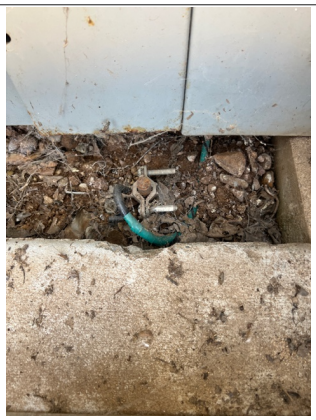


Image of the ground rod

ITEM: 2:11. The dead head Cover at the main electrical service entry panel is loose and there is one or more missing circuit breaker blank cover plates

Wires

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

OVERHEAD WIRES & WEATHER HEAD: CONDITIONS & FINDINGS

ITEM: 2:12. The electrical service entry wires are lower than 12 feet from the ground and are slightly in contact with some tree limbs which is a potential safety hazard (see photo). Having the wires evaluated and adjusted as needed by the local utility company is recommended.

Photos

ITEM: 2:12. The electrical service entry wires are lower than 12 feet from the ground and are slightly in contact with some tree limbs

Electrical

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

EXTERIOR ELECTRICAL: DESCRIPTIONS

NOTE: Solar panels have been installed at this structure. We do not inspect any of the panels or the electrical panels associated with the solar equipment. All questions and or concerns regarding the solar panel system should be directed to the system manufacturers, installers or a licensed electrical contractor.

NOTE: There is a backup generator installed (see photo). While inspection of this equipment is beyond the scope of this inspection, the unit appeared to be installed on a level surface and was in good condition. All questions and concerns pertaining to the generator should be directed to the manufacturer or to a licensed electrical contractor.

NOTE: There is a transfer switch installed to accommodate a gas powered electrical generator as a back up source (see photo). While inspection of this equipment is beyond the scope of this inspection, the unit appeared to be properly installed. All questions and concerns pertaining to the transfer switch should be directed to the manufacturer or to a licensed electrical contractor. **It is important to note that the transfer which should only be turned on after the main disconnect at the meter has been turned off.**

NOTE: There are lights, and GFI Installed and or protected outlets present at the exterior. These outlets are designed to detect any change in the current running through the electrical wires and offer protection against electrocution and ground fault which could cause fires.

EXTERIOR ELECTRICAL: CONDITIONS & FINDINGS

NOTE: The exterior lights and GFI outlets were operable on the day of inspection except as noted. Testing the outlets periodically to ensure that they are operating properly is recommended.

ITEM: 2:13. There is a switched GFI outlet at the back left corner of the exercise studio that is arcing when turned on which is a potential safety hazard (see photo). Having the electrical outlet evaluated and repaired by a licensed electrical contractor is recommended.l

Photos

Image of the generator

Image of the transfer switch

ITEM: 2:13. There is a switched GFI outlet at the back left corner of the exercise studio that is arcing

3: MAIN & SUB ELECTRICAL PANELS

Electrical Sub Panel

[X] SATISFACTORY [ ] MARGINAL [ ] POOR [ ] SAFETY HAZARD

ELECTRICAL SUB PANEL: LOCATION & DESCRIPTIONS

NOTE: Electrical sub panel #1 is located at the back left corner of the structure (see photo). The panel is made by Siemens and is rated for 200 Amps and 120/240 volts.

ELECTRICAL SUB PANEL: CONDITIONS & FINDINGS

NOTE: The electrical sub panel is properly grounded.

NOTE: The sub panel is labeled, however, confirmation that the labeling is accurate was not determined.

Photos

Image of electrical subpanel #1

The panel is labeled

Wiring

[X] SATISFACTORY [ ] MARGINAL [ ] POOR [ ] SAFETY HAZARD

SUB PANEL WIRING: DESCRIPTIONS

NOTE: The main wiring material for the electrical panel is Aluminum and the branch wiring is Copper.

SUB PANEL WIRING: CONDITIONS & FINDINGS

NOTE: The wiring in the electrical panel appeared to be in good condition with appropriate size wires at each breaker location.

Photos

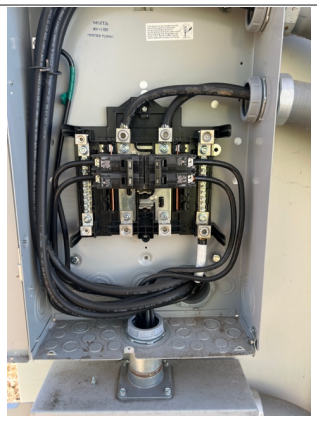


Image of the wiring

Electrical Sub Panel #2

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

ELECTRICAL SUB PANEL: LOCATION & DESCRIPTIONS

NOTE: Electrical sub panel #2 is located at the back left corner of the structure (see photo). The panel is made by Siemens and is rated for 200 Amps and 120/240 volts.

ELECTRICAL SUB PANEL: CONDITIONS & FINDINGS

NOTE: The electrical sub panel is properly grounded.

NOTE: The sub panel is labeled, however, confirmation that the labeling is accurate was not determined.

Photos


Image of electrical subpanel #2


The panel is labeled

Wiring

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SUB PANEL WIRING: DESCRIPTIONS

NOTE: The main wiring material for the electrical panel is Aluminum and the branch wiring is Copper.

3: MAIN & SUB ELECTRICAL PANELS

Wiring cont.

cont.

SUB PANEL WIRING: CONDITIONS & FINDINGS

NOTE: The wiring in the electrical panel appeared to be in good condition with appropriate size wires at each breaker location.

Photos

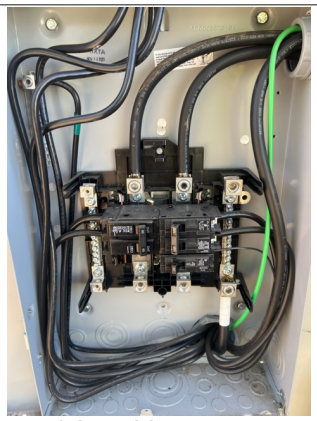


Image of the wiring

Electrical Sub Panel #3

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

ELECTRICAL SUB PANEL: LOCATION & DESCRIPTIONS

NOTE: Electrical sub panel #3 is located in the stairwell (see photo). The panel is made by Bryant and is rated for 100 Amps and 120/240 volts.

ELECTRICAL SUB PANEL: CONDITIONS & FINDINGS

NOTE: The electrical sub panel is properly grounded.

NOTE: The sub panel is labeled, however, confirmation that the labeling is accurate was not determined.

ITEM: 3:1. An older Bryant Electrical Panel is installed in the structure which is a potential safety hazard (see photo). These panels are known to have serious issues such as, burned and damaged bus bars from incompatible or old breakers, making them prone to overheating and fire hazards. Other problems include unreliable breakers that may not trip during an overload and a risk of poor connections, and the general obsolescence of older panels which may lack modern safety features. Having the panel evaluated by a licensed electrical contractor is recommended.

Photos

Image of electrical subpanel #3

ITEM: 3:1. An older Bryant Electrical Panel is installed in the structure

Wiring

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SUB PANEL WIRING: DESCRIPTIONS

NOTE: The main wiring material for the electrical panel is Aluminum and the branch wiring is Copper.

SUB PANEL WIRING: CONDITIONS & FINDINGS

NOTE: The wiring in the electrical panel appeared to be in good condition with appropriate size wires at each breaker location.

NOTE: The ground and neutral wires were properly isolated and all other wiring appeared to be in good condition.

Photos

Image of the wiring

4: ROOF

Type

GENERAL INFORMATION

NOTE: We are not professional roofers and do not always physically inspect from the rooftop depending on height, material or pitch of the roof. Feel free to hire a licensed roofing contractor for a complete inspection of the roof prior to closing. If we do inspect the roof, we inspect the roof covering, drainage systems, the flashings, the skylights and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof and also have a licensed roofing contractor asses the condition of the roof as well.

ROOF: DESCRIPTIONS

CONSTRUCTION TYPE: Hip Construction.

ROOFING MATERIAL: Asphalt Shingles.

NUMBER OF LAYERS: There appears to be only one layer of roofing installed.

ROOF INSPECTED FROM: The roof was inspected from the rooftop.

APPROXIMATE HEIGHT OF ROOF AT EAVES: About 10 feet from the front of the house.

APPROXIMATE HEIGHT OF ROOF AT RIDGE: About 17 feet from the front of the house.

APPROXIMATE PITCH OF ROOF: About 6 in 12.

Roof

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

ROOF: CONDITIONS & FINDINGS

ITEM: 4:1. Several of the roof and ridge shingles at the roof appeared to have lost their granules and are worn (see photo). Having the shingles evaluated and replaced as needed by a licensed roofing contractor is recommended.

ITEM: 4:2. There are exposed and loose nails at the roofing material at one or more areas (see photo). This may allow excessive moisture to enter. Having the nails secured and sealed with appropriate material by a licensed roofing contractor is recommended.

ITEM: 4:3. There is debris present on the roofing at the backside of the structure which appears to be obstructing the flow of water (see photo). Because of this condition, water is not properly draining into the scupper and is damaging wood members at the eaves. Having the roof in this area cleaned and evaluated by a licensed roofing contractor is recommended.

Photos

ITEM: 4:1. Several of the roof and ridge shingles at the roof appeared to have lost their granules and are worn

ITEM: 4:2. There are exposed and loose nails at the roofing material at one or more areas

ITEM: 4:3. There is debris present on the roofing at the backside of the structure which appears to be obstructing the flow of water

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Flashing

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

ROOF JACKS/FLASHINGS: CONDITIONS & FINDINGS

NOTE: The visible and accessible flashings appear to be in satisfactory condition except as noted.

ITEM: 4:4. A section of the counter flashing at the chimney is missing (see photo). Repair or replacement may be needed. Further evaluation by a licensed roofing contractor is recommended.

Photos

ITEM: 4:4. A section of the counter flashing at the chimney is missing

Vents

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

VENTILATION: DESCRIPTIONS

NOTE: There are rave and ridge vents installed.

VENTILATION: CONDITIONS & FINDINGS

NOTE: The vents appear to be properly installed and in good condition.

Skylight

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

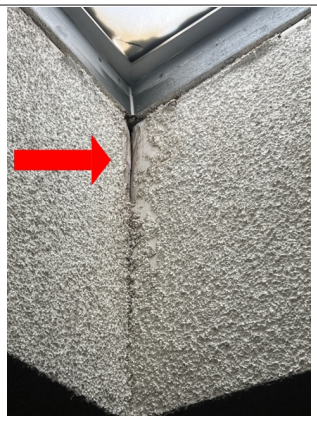
SKYLIGHT: DESCRIPTIONS

NOTE: There are also framed skylights installed on the roof.

SKYLIGHT: CONDITION & FINDINGS

ITEM: 4:5. There is water damage visible at the back skylight area as viewed from the interior of the structure (see photo). This could indicate a possible leak of the flashing. Having the roof evaluated and repaired as needed by a licensed roofing contractor is recommended.

Photos



ITEM: 4:5. There is water damage visible at the back skylight area as viewed from the interior of the structure

Gas Vent

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PLUMBING VENT: DESCRIPTIONS

NOTE: There are ABS and Galvanized Steel plumbing vents installed at various area of the roof. Vent pipes are designed to supply fresh air to each plumbing fixture in the house, which helps the system move water through the drainage pipes each time a toilet is flushed or a sink is drained. Plumbing air vents also prevent sewer gases from entering the home and allow wastewater gas and odor to escape.

PLUMBING VENT: CONDITIONS AND FINDINGS

ITEM: 4:6. The sealant that was used around the back plumbing stack or vent at the roof is coming loose (see photo). This may allow water to leak into the attic area. Having the old sealant removed and replaced with new material by a licensed roofing contractor is recommended.

Photos

ITEM: 4:6. The sealant that was used around the back plumbing stack or vent at the roof is coming loose

5: ATTIC

Access Location

NOTE: We do our best to inspect all areas of the attic, however, there are some restrictions as follows: If there is less than 36 inches of headroom or if the area is restricted by ducts or heating equipment, or if the attic is fully insulated covering over joists, plumbing, light fixtures or electrical wires making mobility hazardous. With these issues there may be concealed and hidden defects. We make every effort to not move or disturb any insulation.

ATTIC ACCESS LOCATION:

NOTE: The attic access scuttle are located in the hallway and exercise studio. Where possible, the attic was inspected from within the accessible attic areas.

NOTE: The majority of the attic over the exercise studio is not physically accessible. This area was slightly obstructed due to the HVAC unit that has been installed within it.

Trusses

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

RAFTER & ROOF SHEATHING: DESCRIPTIONS

NOTE: The attic framing members are cut and stacked rafters with ceiling joists, collar ties and plywood roof sheathing.

CONDITIONS & FINDINGS

NOTE: The accessible and visible areas of the trusses and roof sheathing were in satisfactory condition except as noted. There was no visible damage present.

ITEM: 5:1. There are moisture stains on the roof sheathing as viewed from within the attic area (see photo). This may indicate a possible roof leak. It was dry on the day of this inspection and it could not be determined if there is an active leak. Further evaluation by a licensed roofing contractor is recommended.

Photos

ITEM: 5:1. There are moisture stains on the roof sheathing as viewed from within the attic area

Electric

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

5: ATTIC

Electric cont.

cont.

ATTIC ELECTRICAL: DESCRIPTIONS

NOTE: There are grounded outlets, light switches, lights and surface mounted electrical wiring present in the attic. Caution should be used when access is needed to this area.

NOTE: There is cloth covered electrical wiring installed in the home. While the visible and accessible wiring appears to be in good condition and properly installed, this type of electrical wiring does have some risks associated with it such as:

• Cloth sheathed cable may contain asbestos. Asbestos sheathed cable could pose a health risk.

• Cloth sheathed cable may not contain heat properly, and may pose a threat by exposing surrounding areas to excessive heat.

• Cloth sheathed cable can become brittle over time and crack. This would expose the bare wire and could become a fire risk in your home.

• Unfortunately older home wiring were seldom properly grounded. Ungrounded systems can be dangerous.

ATTIC ELECTRICAL: CONDITIONS & FINDINGS

NOTE: The lights and switches were operable and the visible and accessible portions of the surface mounted electrical wiring in the attic appears to be properly secured and in satisfactory condition. Caution should be used when walking in this area as some of the wiring may be hidden below insulation or other hard to see places.

ITEM: 5:2. Portions of the wiring in the attic are loose and improperly terminated which is a potential safety hazard (see photos). Having the wires secured by a licensed electrical contractor is recommended.

ITEM: 5:3. There are missing cover plates at one or more of the electrical junction boxes in the attic which is a potential safety hazard (see photo). Having cover plates installed by a licensed electrical contractor is recommended.

Photos

ITEM: 5:2. Portions of the wiring in the attic are loose and improperly terminated

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ITEM: 5:3. There are missing cover plates at one or more of the electrical junction boxes in the attic

5: ATTIC

Plumbing

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PLUMBING VENT: DESCRIPTIONS

NOTE: The material used for the plumbing vents are Galvanized Steel and ABS.

PLUMBING VENT: CONDITIONS AND FINDINGS

NOTE: All visible plumbing vents were inspected and appear to be satisfactory.

Ventilation

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

VENTILATION: DESCRIPTIONS

NOTE: The attic ventilation is comprised of eave and ridge vents.

VENTILATION: CONDITIONS & FINDINGS

NOTE: The attic ventilation appears to be adequate.

Insulation

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

NOTE: A structure with poor insulation will have increased heating and cooling costs. During the heating season (winter), structures with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than those which are well insulated. This heat loss can result in increased heating costs. During the cooling season (summer), structures with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof covering material radiates downward into the living space. Properly installed insulation helps prevent this heat from entering the living space where it causes cooling systems to operate more often resulting in increased cooling costs.

ATTIC INSULATION: DESCRIPTIONS

NOTE: The attic insulation is a blown in cellulose material.

INSULATION: CONDITIONS & FINDINGS

ITEM: 5:4. The attic insulation does not appear to be of adequate depth or properly installed (see photo). Adding additional insulation would be beneficial. Further evaluation by a licensed Insulation contractor is recommended.

Photos

ITEM: 5:4. The attic insulation does not appear to be of adequate depth or properly installed

6: INTERIOR CONDITIONS

Door

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

DOOR: CONDITIONS AND FINDINGS

ITEM: 6:1. There are missing doorstops at one or more of the interior doors (see photo). This is allowing the doors to hit the walls, furnishings or other adjacent doors and jambs and may cause damage to these areas as well as the finish on the doors. Having doorstops installed as needed at these areas by a qualified handyman is recommended.

ITEM: 6:2. The entry door to exam room #1 does not properly latch (see photo). Having the door adjusted as needed by a qualified handyman is recommended.

ITEM: 6:3. The pocket door at the back right hallway to kitchen area is stuck (see photo). Having the door repaired and adjusted by a qualified handyman is recommended.

Photos

ITEM: 6:1. There are missing doorstops at one or more of the interior doors

ITEM: 6:2. The entry door to exam room #1 does not properly latch

ITEM: 6:3. The pocket door at the back right hallway to kitchen area is stuck

Walls

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

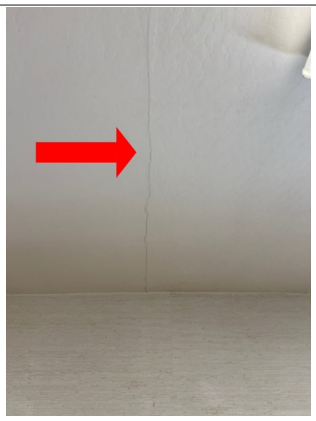
WALLS/CEILING: CONDITIONS & FINDINGS

ITEM: 6:4. There are damaged and cracked sections of drywall throughout the structure (see photos). Having the damaged and cracked areas repaired by a licensed drywall contractor is recommended. The

Photos

ITEM: 6:4. There are damaged and cracked sections of drywall throughout the structure

ITEM: 6:4. There are damaged and cracked sections of drywall throughout the structure



ITEM: 6:4. There are damaged and cracked sections of drywall throughout the structure

Window

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

Dual pane windows are windows with two panes of glass glazed to the movable part of the window, the sash, and then placed in the window's frame. This insulated glazing of the double pane window is designed to help the overall insulation of the window and in turn, your structure. Many double pane windows have only the air between the two panes of glass. The more energy efficient windows have an argon gas fill between the panes for additional insulating properties. Argon is a clear, odorless, slow-moving gas. When pumped inside the glass unit, it greatly improves thermal efficiency. The argon minimizes the convection currents within the space, and the overall transfer of heat between the inside and outside is greatly reduced.

WINDOW: CONDITIONS & FINDINGS

NOTE: While every effort is made to operate each and every window in the structure, window dressings, stored items and or furnishings, may impede this effort. All of the accessible windows were opened and inspected for blown seals, damaged or inoperable latches, difficult operation, cracks, and damaged or missing screens. Should concerns arise upon removal of any obstructions to the windows, then having a licensed window contractor evaluate and repair the windows as needed is recommended.

NOTE: There are one or more single pane windows installed in the home. While these windows are operable and in satisfactory condition, there are some drawbacks. Windows with one pane of glass make a room much colder in the winter because they allow heat to escape, while in the summer they allow heat to leak into your home. Single pane windows are also very poor at reducing the amount of outside noise entering your home.

NOTE: The windows and installed screens throughout the house were in good working order.

Electric

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

While every effort is made to inspect and test all electrical outlets and switches in the structure, there may still be electrical components behind stored belongings or furnishings during the time of the inspection that are not evaluated. While we do turn on all accessible light switches, any installed light fixtures that do not illuminate are considered to have burnt out lamps unless otherwise noted in the report.

6: INTERIOR CONDITIONS

Electric cont.

cont.

INTERIOR ELECTRICAL: DESCRIPTIONS

NOTE: There are grounded outlets and switches present throughout the house.

INTERIOR ELECTRICAL: CONDITIONS & FINDINGS

NOTE: We do our best to access all electrical switches and outlets, however, due to furnishings and stored items there may be some switches and outlets that are not accessible and were not inspected.

NOTE: The visible and accessible electrical outlets appear to be properly grounded and the switches are operable.

ITEM: 6:5. One or more receptacles throughout the structure have an open ground which poses a potential safety hazard (see photo). Having the outlets evaluated and properly wired by a licensed electrical contractor is recommended.

ITEM: 6:6. There are non grounded outlets installed throughout the structure which is a potential safety hazard (see photo). Though the non grounded outlets throughout the house were operable and were considered to be a standard construction practice for the era in which the house was built, having the outlets evaluated and replaced or properly wired by a licensed electrician is recommended.

ITEM: 6:7. One or more of the outlets near the sinks in the exam rooms are not GFI protected which is a potential safety hazard (see photo). GFI outlets are designed to detect any change in the current running through the electrical wires and offer protection against electrocution and ground fault which could cause fires. Having any of the existing outlets that are within 6 feet to any plumbing fixtures replaced by a licensed electrical contractor is recommended.

ITEM: 6:8. There are missing light lenses in one or more areas throughout the structure (see photo). Having light lenses installed by a licensed electrical contractor is recommended.

ITEM: 6:9. There is a missing cover plate with exposed electrical wires present in the ceiling of the exam room at the left center portion of the structure which is a potential safety hazard (see photo). Having a light fixture or cover plate installed by a licensed electrical contractor is recommended.

ITEM: 6:10. There is a surface mounted electrical wire present downstairs in the bedroom which is a potential safety hazard (see photo). Having the wire installed into a protective conduit or into the wall void by a licensed electrical contractor is recommended.

Photos

ITEM: 6:5. One or more receptacles throughout the structure have an open ground

ITEM: 6:6. There are non grounded outlets installed throughout the structure

ITEM: 6:7. One or more of the outlets near the sinks in the exam rooms are not GFI protected

ITEM: 6:8. There are missing light lenses in one or more areas throughout the structure

ITEM: 6:9. There is a missing cover plate with exposed electrical wires present in the ceiling of the exam room at the left center portion of the structure

ITEM: 6:10. There is a surface mounted electrical wire present downstairs in the bedroom

Fan

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

CEILING FAN: CONDITIONS & FINDINGS

NOTE: There are one or more ceiling fans installed throughout the structure. The mounting brackets of the ceiling fans are not visible due to the installed housings. The fans, as viewed from the floor appear to be in good condition and properly installed. Overtime, ceiling fans may develop a slight wobble which could have an adverse affect on the mounting bracket. Continuous monitoring of the ceiling fans and their performance is recommended. The ceiling fans were tested and were operable on the day of inspection.

Smoke/Co

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

NOTE: Smoke And Carbon Monoxide detectors should be tested monthly. At least one Carbon Monoxide

6: INTERIOR CONDITIONS

Smoke/Co cont.

cont. *detector should be installed at each level of the house near as possible to any bedrooms. Installing Carbon Monoxide detectors in basements and near any gas operated furnace or water heaters is also recommended. Installing one smoke detector in each bedroom as well as each hallway on all levels of the house is recommended.*

SMOKE/CARBON MONOXIDE DETECTOR: CONDITIONS & FINDINGS

ITEM: 6:11. The smoke detector is missing and the carbon monoxide detector is not operable in the downstairs bedroom which is a potential safety hazard (see photo). Having the units repaired or replaced by a qualified handyman is recommended.

Photos

ITEM: 6:11. The smoke detector is missing and the carbon monoxide detector is not operable in the downstairs bedroom

Floor

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

FLOOR: CONDITIONS & FINDINGS

NOTE: The floor covering was in satisfactory condition showing normal wear and tear.

Hvac

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

HEATING & A/C: DESCRIPTIONS

NOTE: There are heating and cooling registers installed in the ceiling throughout the structure.

NOTE: The return air ducts are installed in the ceiling. In most cases the filter cartridge is present at this location.

HEATING & COOLING: CONDITIONS & FINDINGS

NOTE: The heating and cooling registers throughout the structure appear to be properly installed and were

6: INTERIOR CONDITIONS

Hvac cont.

cont. operable on the day of inspection.

NOTE: The heating and cooling registers throughout the structure appear to be properly installed and were operable on the day of inspection.

NOTE: The average AC temperature differential between the air intake and the supply registers was 14 Degrees. This is within the normal and acceptable range for the system. Some of the differentials at individual rooms were lower than others. If having the system balanced throughout the house is desired by the parties in interest, then having a professional heating and cooling contractor inspect the system will be needed.

NOTE: Replacing or cleaning the air filter at the return air duct regularly will help to keep the system running in a more efficient manner and may help to extend the units useful lifespan.

Sinks

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SINKS: CONDITIONS

ITEM: 6:12. There is no running hot water at either of the front to left exam room sinks (see photo). Having the plumbing evaluated and repaired by a licensed plumbing contractor is recommended.

ITEM: 6:13. The drains at the sinks in rooms 3 and 4 are showing signs of backup (see photos). Having the sink drains evaluated and repaired as needed by a licensed plumbing contractor is recommended.

ITEM: 6:14. The sink in the basement area was not tested but appears to be loose (see photo). Having the sink properly secured and repaired as needed by licensed plumbing contractor is recommended.

Photos

ITEM: 6:12. There is no running hot water at either of the front to left exam room sinks

ITEM: 6:13. The drain at the sink is showing signs of backup (see photo). Having the sink drain evaluated and repaired as needed by a licensed plumbing contractor is recommended.

ITEM: 6:14. The sink in the basement area was not tested but appears to be loose

7: KITCHEN (1)

Electric

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

KITCHEN ELECTRICAL: DESCRIPTIONS

NOTE: There are switches, grounded and GFI Installed and or protected outlets installed in the Kitchen. These outlets are designed to detect any change in the current running through the electrical wires and offer protection against electrocution and ground fault which could cause fires.

KITCHEN ELECTRICAL: CONDITIONS & FINDINGS

NOTE: The switches were operable and the GFI outlets in the Kitchen were properly installed and tested. Testing the outlets periodically to ensure that they are operating properly is recommended.

Counter

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

KITCHEN COUNTERTOP: DESCRIPTION

NOTE: The countertops in this area are Formica.

COUNTERTOPS: CONDITIONS & FINDINGS

NOTE: The countertop is in good condition.

Cabinets

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

KITCHEN CABINET: DESCRIPTION

NOTE: The cabinets are clear finished wood.

CABINETS: CONDITIONS & FINDINGS

NOTE: The cabinets are properly mounted and the doors and drawers were operable and are in satisfactory condition.

Sink

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFEY HAZARD

KITCHEN SINK & FAUCET: DESCRIPTION

NOTE: The kitchen sink is a single basin, porcelain coated cast iron sink with a wall mounted dual handle faucet installed.

SINK: CONDITIONS & FINDINGS

NOTE: The kitchen sink and faucet appear to be properly installed and are in satisfactory condition.

7: KITCHEN (1)

Plumbing

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PLUMBING: CONDITIONS & FINDINGS

NOTE: The water flow was normal.

NOTE: The plumbing connections appear to be in satisfactory condition with appropriate material used.

ITEM: 7:1. The drain at the sink in kitchen (1) is showing signs of backup (see photo). Having the sink drain evaluated and repaired as needed by a licensed plumbing contractor is recommended.

Photos

ITEM: 7:1. The drain at the sink in kitchen (1) is showing signs of backup

Microwave

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

Microwave ovens are only tested for operation, working or not. Quality or extent of operation is not part of the testing or inspection.

MICROWAVE OVEN UNIT:

MANUFACTURER: Cuisinart.

CONDITIONS & FINDINGS:

NOTE: The microwave oven was tested and was operable on the day of this inspection.

Photos


Image of the microwave oven

Refrigerator

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

Refrigerators are only tested for operation, working or not. Quality or extent of operation is not part of the testing or inspection. Refrigerators are not required to be inspected however, if present and plugged in and operable on the day of inspection freezer and cooling storage area temperatures are recorded.

REFRIGERATOR:

MANUFACTURER: Kirkland.

FREEZER TEMPERATURE: Freezer temp was 2 degrees.

REFRIGERATOR TEMPERATURE: Refrigerator temp was 36 degrees.

CONDITIONS & FINDINGS:

NOTE: The existing refrigerator was operable on the day of inspection.

Photos


Image of the refrigerator

8: KITCHEN (2)

Electric

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

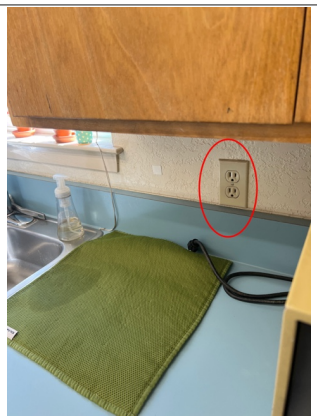
KITCHEN ELECTRICAL: DESCRIPTIONS

NOTE: There are grounded outlets and switches present throughout the kitchen.

KITCHEN ELECTRICAL: CONDITIONS & FINDINGS

ITEM: 8:1. None of the outlets in kitchen (2) are GFI protected which is a potential safety hazard (see photo). GFI outlets are designed to detect any change in the current running through the electrical wires and offer protection against electrocution and ground fault which could cause fires. Having GFI outlets installed in the kitchen by a licensed electrician is recommended.

Photos



ITEM: 8:1. None of the outlets in kitchen (2) are GFI protected

Counter

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

KITCHEN COUNTERTOP: DESCRIPTION

NOTE: The countertops in this area are Formica.

COUNTERTOPS: CONDITIONS & FINDINGS

NOTE: The countertop is in good condition.

ITEM: 8:2. The edge piece at the Formica countertop in kitchen (2) is missing (see photo). Having the Formica repaired as needed by a qualified handyman is recommended.

Photos

ITEM: 8:2. The edge piece at the Formica countertop in kitchen (2) is missing

Cabinets

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

KITCHEN CABINET: DESCRIPTION

NOTE: The cabinets are clear finished wood.

CABINETS: CONDITIONS & FINDINGS

NOTE: The cabinets are properly mounted and the doors and drawers were operable and are in satisfactory condition.

Sink

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFEY HAZARD

KITCHEN SINK & FAUCET: DESCRIPTION

NOTE: The kitchen sink is a dual basin, stainless steel sink with a single handle faucet and spray assembly.

SINK: CONDITIONS & FINDINGS

NOTE: The kitchen sink and faucet appear to be properly installed and are in satisfactory condition.

Plumbing

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PLUMBING: CONDITIONS & FINDINGS

NOTE: The water flow was normal.

NOTE: The drain and supply lines had no visible leaks or signs of backup at the time of inspection.

NOTE: The plumbing connections appear to be in satisfactory condition with appropriate material used.

Refrigerator

☒ UNKNOWN ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

8: KITCHEN (2)

Refrigerator cont.

cont. *Refrigerators are only tested for operation, working or not. Quality or extent of operation is not part of the testing or inspection. Refrigerators are not required to be inspected however, if present and plugged in and operable on the day of inspection freezer and cooling storage area temperatures are recorded.*

REFRIGERATOR:

MANUFACTURER: Haier.

CONDITIONS & FINDINGS:

NOTE: The Dishwasher unit was not plugged in on the day of this inspection. To avoid causing any unnecessary damage, the unit was not plugged in or tested. No opinions are rendered as to its working condition.

Photos

Image of the refrigerator

BATHROOM DESCRIPTIONS

BACK LEFT BATHROOM DESCRIPTIONS:

SINKS & FAUCETS DESCRIPTION: There is a wall mounted single basin porcelain coated ceramic sink with a single handle faucet installed.

COMMODE DESCRIPTION: The commode is a low floor mounted porcelain unit.

EXERCISE BATHROOM DESCRIPTIONS:

SINKS & FAUCETS DESCRIPTION: There is a wall mounted porcelain coated sink with a single handle faucet installed.

COMMODE DESCRIPTION: The commode is a low flow 1.6 gallon per flush floor mounted porcelain unit.

PRIVATE BATHROOM DESCRIPTIONS:

SINKS & FAUCETS DESCRIPTION: There is a wall mounted single basin porcelain cast iron ceramic sink with a dual handle faucet installed.

SHOWER STALL DESCRIPTION: The shower has a grouted tile pan with grouted tile walls and an obscured glass enclosure installed.

COMMODE DESCRIPTION: The commode is a low flow 1.28 gallon per flush floor mounted porcelain unit.

9: BATHROOMS

Electric

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

BATHROOM ELECTRICAL: DESCRIPTIONS

NOTE: There are switches, grounded and GFI Installed and or protected outlets installed in the Bathrooms. These outlets are designed to detect any change in the current running through the electrical wires and offer protection against electrocution and ground fault which could cause fires.

BATHROOM ELECTRICAL: CONDITIONS & FINDINGS

NOTE: The switches were operable and the GFI outlets in the exercise Bathroom are properly installed and were tested. Testing the outlets periodically to ensure that they are operating properly is recommended.

ITEM: 9:1. None of the outlets in the office and private bathrooms are GFI protected which is a potential safety hazard (see photo). GFI outlets are designed to detect any change in the current running through the electrical wires and offer protection against electrocution and ground fault which could cause fires. Having GFI outlets installed in the bathrooms by a licensed electrical contractor is recommended.

Photos

ITEM: 9:1. None of the outlets in the office and private bathrooms are GFI protected

ITEM: 9:1. None of the outlets in the office and private bathrooms are GFI protected

Fan

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

EXHAUST FAN: CONDITIONS & FINDINGS

NOTE: The bathroom exhaust fans were operable on the day of the inspection. Keeping the units free and clear of excessive lint and dust build up will help with the performance and longevity of the units.

Sink

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SINKS & FAUCET: CONDITIONS & FINDINGS

9: BATHROOMS

Sink cont.

cont. NOTE: The sinks and faucets at the bathrooms appear to be properly installed and were in satisfactory condition except as noted.

ITEM: 9:2. The stoppers at the back left and private bathroom sinks are not operable (see photos). Having the stoppers repaired by a licensed plumber is recommended.

Photos

ITEM: 9:2. The stoppers at the back left and private bathroom sinks are not operable

ITEM: 9:2. The stoppers at the back left and private bathroom sinks are not operable

Plumbing

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PLUMBING: CONDITIONS & FINDINGS

ITEM: 9:3. The water at the back left bathroom sink was draining slowly indicating a possible clog (see photo) Having the drain line evaluated and repaired as needed by a licensed plumbing contractor is recommended.

ITEM: 9:4. There is no running water at the private bathroom shower indicating a possible clogged shower head (see photo). Having the shower head replaced by a licensed plumbing contractor is recommended.

Photos

ITEM: 9:3. The water at the back left bathroom sink was draining slowly indicating a possible clog

ITEM: 9:4. There is no running water at the private bathroom shower indicating a possible clogged shower head

9: BATHROOMS

Shower

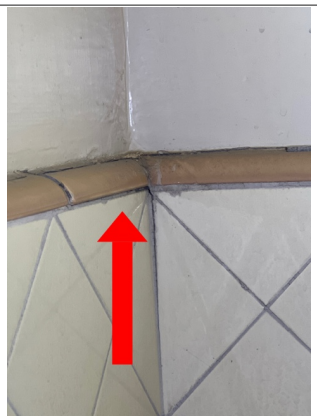
☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

NOTE: The shower pans were not filled during a standard water test. Having the pans filled and inspected by a licensed plumbing contractor to ensure they are water tight is recommended.

STALL SHOWER: CONDITIONS & FINDINGS

ITEM: 9:5. There are loose and cracked tiles at the private bathroom shower stall (see photos). Having the tiles secured or replaced as needed by a licensed tile contractor is recommended.

Photos



ITEM: 9:5. There are loose and cracked tiles at the private bathroom shower stall

ITEM: 9:5. There are loose and cracked tiles at the private bathroom shower stall

Toilet

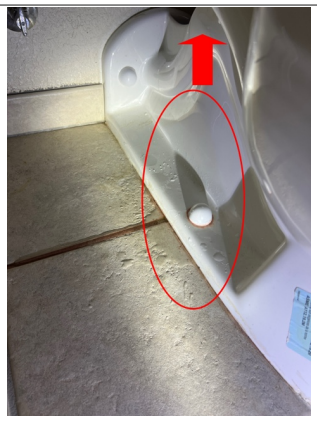
☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

NOTE: As of January 1, 2017, most toilets and plumbing fixtures in homes built in or after 1994, need to be water conserving plumbing (WCP) fixtures. For more information as to what constitutes a WCP fixture, please review the California Civil Code sections 1101.1 through 1101.9. The installation of WCP fixtures may be required for all homes built prior to 1994 and may be enforced as a condition of a building permit or sale of property. See bathroom descriptions for the size and flow of the commodes in each bathroom. If the commodes were not labeled, no description will be noted.

COMMODE: CONDITIONS & FINDINGS

ITEM: 9:6. The commode at the exercise studio is leaking (see photo). Having the commode repaired by a licensed plumbing contractor is recommended.

Photos



ITEM: 9:6. The commode at the exercise studio is leaking

10: FIREPLACE

FIREPLACE: LOCATION & DESCRIPTION

NOTE: There is a gas log burning fireplace unit install installed in the waiting room (see photo).

Photos

Image of the fireplace unit

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

NOTE: The NFPA (National Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel burning appliances and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended for safety reasons.

FIREPLACE: CONDITIONS & FINDINGS

NOTE: All wood, gas and pellet burning fireplace or stove units should be cleaned and inspected by a qualified chimney sweep prior to the start of each heating season.

NOTE: A dual fuel burning fireplace unit is present in the waiting room which operates at high temperatures and should only be installed and operated in complete accordance with the manufactures instructions. Be sure to keep children well away from the fireplace when in use.

NOTE: There is a Gas starter installed in the fireplace. Gas starters consist of a tube mounted under the grate, a gas starter uses natural gas to create flames through several small holes along its length. These flames light the wood; once the wood is well-lit, you can turn off the gas starter. Gas starters are safe if you use and maintain them properly.

NOTE: The gas valve at the fireplace was off on the day of this inspection. We do not turn gas valves on. The unit was not tested. Having the gas turned on and the unit evaluated and serviced as needed by a licensed chimney sweep is recommended.

ITEM: 10:1. The interior of the fire box area of the fireplace has a build up of creosote which is a potential safety hazard (see photo). This type of build up is normal over time, however, it may cause the fire box to become more susceptible to catching on fire. Regularly cleaning this area is beneficial. Further evaluation by a licensed chimney sweep is recommended.

Photos

ITEM: 10:1. The interior of the fire box area of the fireplace has a build up of creosote

Hearth

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

HEARTH & MANTLE: DESCRIPTIONS

NOTE: The hearth is constructed with brick and mortar with a painted wood mantle (see photo).

HEARTH & MANTLE: CONDITIONS & FINDINGS

NOTE: The hearth and mantle are in good condition.

Photos

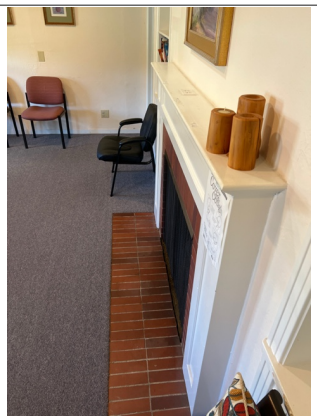


Image of the hearth and mantle

Flue

☒ NOT VISIBLE ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

FLUE: DESCRIPTIONS

NOTE: Due to the type of installation, the flue or vent pipe is not visible. Having a licensed chimney sweep evaluate the fireplace unit and the vent or flue piping is recommended.

Gas

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

10: FIREPLACE

Gas cont.

cont.

GAS CONNECTIONS: CONDITIONS & FINDINGS

NOTE: The gas lines and valves appear to be of proper material and properly installed (see photo).

Photos

Image of the Gas shut off valve

11: STAIRWAY

Riser/Railing

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

RISER & RAILINGS: CONDITIONS & FINDINGS

ITEM: 11:1. There are no balusters or horizontal railing installed at the stair railing which is a potential safety hazard (see photo). Having balusters installed at the railing by a licensed contractor is recommended.

Photos

ITEM: 11:1. There are no balusters or horizontal railing installed at the stair railing

12: HEATING/COOLING SYSTEM

Hvac

Heating system

NOTE: We are not HVAC professionals. Having the Heating and Cooling System evaluated by one prior to closing is recommended.

This inspection of the HVAC system is a visual inspection using only the normal operating controls for the system. The inspection of the Heating is general and not technically exhaustive. A detailed evaluation of the interior components of the Heating system is beyond the scope of a home inspection. We do not inspect the Humidifier or Dehumidifier (if one is present) or the Electronic Air Filter. We do not determine Heating supply adequacy or distribution balance. We do not operate the Heating System when the air temperature is too hot to prevent damaging the unit.
It is essential that any recommendation that we make for service, correction, or repair be scheduled because the hired-professional could reveal defects or recommend further repairs.

Note: Health is a deeply personal responsibility. You may want to have the air quality tested and the ductwork inspected and cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Unit

THERMOSTAT: LOCATION

NOTE: The thermostats are located in the hallway.and reception area.

HEATING UNIT #1: LOCATION & INFORMATION

• The Heating Unit is located: In the exercise studio attic (see photo).

• The unit Manufacturer is: Westinghouse.

• The unit Type is: Forced Air Furnace.

• The unit Serial Number is: L1D050304557

• The unit Model Number is: L1RC 040D-08A.

• The unit is Powered by: LP Gas.

• Approximate age of the Unit: 21 years old.

HEATING UNIT #2: LOCATION & INFORMATION

• The Heating Unit is located: In the attic (see photo).

• The unit Manufacturer is: Payne.

• The unit Type is: Forced Air Furnace.

• The unit Serial Number is: 2511A02651.

12: HEATING/COOLING SYSTEM

Unit cont.

cont.

• The unit Model Number is: PG9MAB060100.

• The unit is Powered by: LP Gas.

• Approximate age of the Unit: 15 years old.

NOTE: The age of Furnace Unit #1 is 21 years old and Furnace Unit #2 is 15 years old. The average life expectancy of a forced air furnace units is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained, and budgeting for a replacement is recommended.

Photos

Image of furnace unit #1

Image of furnace unit #2

Connection

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

GAS & DISCONNECT: CONDITIONS & FINDINGS

NOTE: Unit Disconnects are present and are operable.

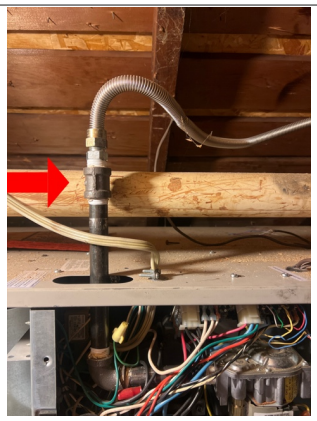
NOTE: Gas shut off valves are present and operable.

NOTE: The drip leg at unit #2 is installed at the gas line. The purpose of a drip leg is to prevent particulates or moisture from entering and clogging the furnace gas inlet valve or regulator which could cause the unit to shut down.

NOTE: The purpose of a drip leg is to prevent particulates or moisture from entering and clogging the furnace gas inlet valve or regulator which could cause the furnace to shut down.

ITEM: 12:1. The gas supply line at furnace unit #2 contained no drip leg (see photo). A drip leg is generally recommended but not always required, depending on the local Authority Jurisdiction. Having a drip leg installed by a licensed plumbing contractor is recommended.

Photos



ITEM: 12:1. The gas supply line at furnace unit #2 contained no drip leg

Conditions

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

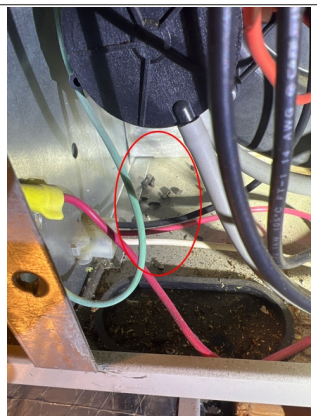
HEATING UNIT: CONDITIONS & FINDINGS

NOTE: The heating system is inspected by using normal operating controls. The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all visible and accessible supply air registers. We inspected for material defects only.

NOTE: We are not HVAC professionals. Having the heating system inspected and certified by a HVAC professional prior to closing is recommended and having an annual service prior to use would be of benefit and may assist in the longevity of the unit.

ITEM: 12:2. Evidence of rodents was present in and around the HVAC units (see photos). Rodents are a very destructive breed and will chew through heating and cooling ducts, electrical wiring, insulation, plumbing lines and even wood members. Excluding the rodents from the structure would be very beneficial in keeping all of the systems performing properly. Further evaluation by a pest control company is recommended.

Photos



ITEM: 12:2. Evidence of rodents was present in and around the HVAC units

Exhaust

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

12: HEATING/COOLING SYSTEM

Exhaust cont.

cont.

COMBUSTION EXHAUST: DESCRIPTIONS & CONDITIONS

NOTE: The material used for the HVAC Combustion air intake and exhaust is PVC Pipe. The exhaust appears to be in good condition.

Ducting

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

DUCTING: DESCRIPTION & LOCATION

NOTE: The heating and cooling air ducts are rigid and flexible insulated and plastic wrapped metal coil and they are located in the attic.

DUCTING: CONDITIONS & FINDINGS

NOTE: Not all sections of the heating and cooling ducts can be accesses or seen, however, the visible and accessible areas of the ducting appear to be in satisfactory condition.

ITEM: 12:3. The plastic covering installed over the heating and air conditioning ducts over the exercise room is torn in one or more areas (see photo). While this should not impede the performance of the duct, having the ducting repaired by a licensed heating and cooling contractor is recommended.

Photos

ITEM: 12:3. The plastic covering installed over the heating and air conditioning ducts over the exercise room is torn in one or more areas

Heat Pump

HEAT PUMP: LOCATION & INFORMATION

• The Heat Pump is located: At the rooftop (see photo).

• The unit Manufacturer is: Bryant.

12: HEATING/COOLING SYSTEM

Heat Pump cont.

cont.

• The unit Type is: Packaged Unit Heat Pump.

• The unit Serial Number is: 3914C26461.

• The unit Model Number is: 577ENWA36090NATP.

• The unit is Powered by: LP Gas and Electricity.

NOTE: The Heat Pump unit is approximately 12 years old. The average life expectancy of a packaged unit heat pump is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained, and budgeting for a replacement is recommended.

Photos

Image of the heat pump

Image of the data plate

Connection

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

GAS & DISCONNECT: CONDITIONS & FINDINGS

NOTE: Unit Disconnect is present and was operable.

NOTE: The Gas shut off valve present and operable.

NOTE: The drip leg is installed at the gas line. The purpose of a drip leg is to prevent particulates or moisture from entering and clogging the heat pump gas inlet valve or regulator which could cause the unit to shut down.

NOTE: "Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor."

Conditions

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

HEAT PUMP: CONDITIONS & FINDINGS

12: HEATING/COOLING SYSTEM

Conditions cont.

cont. NOTE: The heating system is inspected by using normal operating controls. The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. We inspected for material defects only.

NOTE: We are not HVAC professionals. Having the heating system inspected and certified by a HVAC professional prior to closing is recommended and having an annual service prior to use would be of benefit and may assist in the longevity of the unit.

A/C

AIR CONDITIONING

NOTE: We are not HVAC professionals. Feel free to hire one prior to closing.We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect or determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit.
It is essential that any recommendation that we make for service, correction, or repair be scheduled, because the hired-professional could reveal additional defects or recommend further repairs that may also be needed

NOTE: Health is a deeply personal responsibility. Having the air quality tested and the ductwork cleaned is a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

NOTE: Exterior Condenser Unit(s) For Your Information

This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age.

A/C

A/C UNIT #1: LOCATION & INFORMATION

- The A/C unit is located: On the roof (see photo).
- The unit Manufacturer is: Westinghouse.
- The unit Type is: AC Condensing unit.
- The unit Serial Number is: Unknown.
- The unit Model Number is: Unknown.
- The unit is Powered by: Electricity.
- Approximate age of the Unit: Cannot be determined.

12: HEATING/COOLING SYSTEM

A/C cont.

cont.

A/C UNIT #2: LOCATION & INFORMATION

• The A/C unit is located: At the back left corner (see photo).

• The unit Manufacturer is: Bryant.

• The unit Type is: AC Condensing unit.

• The unit Serial Number is: 0411E24394.

• The unit Model Number is: 116BNA060-A.

• The unit is Powered by: Electricity.

• Approximate age of the Unit: 15 years old.

NOTE: The age of AC condensing unit #2 is 15 years old. The average life expectancy of an AC Condensing Unit is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

Photos

Image of AC condensing unit #1

Image of AC condensing unit #2

Image of the data plate at unit #2

Conditions

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

A/C UNIT: CONDITIONS & FINDINGS

NOTE: The unit disconnects are present and appear to be in good working order (see photos).

NOTE: The AC condensing units are free and clear of any major debris and appeared to be mounted level. Maintaining the units in a level position within 2 inches is recommended and should be monitored annually before use.

NOTE: The AC Temperature differential is taken from the return air duct at the system start up and measure from room to room. The average Temperature drop for this unit was 00. The differential from room to room

12: HEATING/COOLING SYSTEM

Conditions cont.

cont. varied. Having a Heating and Air Conditioning Professional inspect and service the system annually is recommended.

ITEM: 12:4. Sections of the insulation at the line set at both of the AC condensing units are torn and damaged (see photos). This may cause temperature loss and moisture issues that attract vermin due to condensation buildup. Having new insulation installed in the missing areas by a qualified handyman is recommended

Photos

Image of the disconnect AC unit #1

Image of the disconnect AC unit #2

ITEM: 12:4. Sections of the insulation at the line set at both of the AC condensing units are torn and damaged

ITEM: 12:4. Sections of the insulation at the line set at both of the AC condensing units are torn and damaged

13: PLUMBING

Entry

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

WATER SERVICE ENTRY: LOCATION

NOTE: The water service entry box is located in the ground at the front left corner of the property (see photo).

WATER SERVICE ENTRY: CONDITIONS & FINDINGS

NOTE: The water entry service box is in good condition.

Photos

Image of the main water service entry box

Valve

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

WATER SHUT OFF VALVES: LOCATIONS

NOTE: The water shut off valve is located in the service entry box, and there is another valve located at the front left corner of the structure (see photos).

MAIN WATER VALVE: CONDITION & FINDINGS

NOTE: Both of the water shut off valves appeared to be in good condition.

Photos

Image of the main water shut off valve in the service entry box

Image of the water shut off valve at the front left corner

Supply

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

WATER SUPPLY LINES: DESCRIPTIONS

NOTE: The main water distribution lines are Copper.

WATER DISTRIBUTION LINES: CONDITIONS & FINDINGS

NOTE: The visible and accessible water distribution lines appear to be in good condition with no visible leaks. Copper water supply pipe should last 50 to 70 years, and possibly longer. Unfortunately, "aggressive" acidic water or soil can cause pitting-type corrosion and shorten the lifespan to 20 years or less.

Support

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

WATER SUPPLY LINE SUPPORT: CONDITIONS & FINDINGS

NOTE: The distribution lines appeared to be properly supported.

Pressure

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

WATER PRESSURE & FLOW: CONDITIONS & FINDINGS

NOTE: The water pressure was measured from one of the exterior hose bibs. The water pressure was 51 P.S.I on the day of this inspection which is acceptable. Water pressure for a residential structure will range anywhere from 40-85 P.S.I. This range will vary slightly from expert to expert.

Photos

Water pressure was measured at the exterior hose bib

Clean Out

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

NOTE: A sewer clean out is the location where a home's sewer line can be accessed for the purpose of clearing clogs. Clean outs typically have a screw-off, removable cap.

SEWER CLEAN OUTS: DESCRIPTIONS & LOCATION

NOTE: The sewer line clean out material is Cast Iron and ABS (acrylonitrile butadiene styrene). The clean outs have an easily removable screw on cap. There are periodic clean outs located under, in and around various portions of the home.

CLEAN OUT: CONDITIONS & FINDINGS

NOTE: The visible and accessible sewer clean outs were inspected and were in good condition with appropriate caps installed.

Waste

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

NOTE: The waste lines going from the home to either the septic system or city waste lines are not inspected. We assume no responsibility for any broken, cracked or clogged up drains in those areas. If parties in interest desire further information, they should contact a licensed plumbing contractor for further evaluation.

DRAIN LINES: DESCRIPTIONS

NOTE: The waste line materials are Cast Iron and ABS (acrylonitrile butadiene styrene).

WASTE LINE: CONDITIONS & FINDINGS

NOTE: The visible and accessible sewer lines appeared to be properly installed and in good condition with no visible leaks.

Support

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

13: PLUMBING

Support cont.

cont.

WASTE LINE SUPPORT: CONDITIONS AND FINDINGS

NOTE: The drain lines appeared to be properly supported.

Gas

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

PROPANE TANK/GAS METER: LOCATION

NOTE: The propane tank is located at the back side of the structure (see photo). The gas meter is located on the top of the tank and was filled to 28% of capacity on the day of this inspection.

GAS METER/PROPANE TANK: CONDITIONS & FINDINGS

NOTE: The gas meter was operable. The propane tank was weathered but in overall good condition. Any issues with the propane tank should be immediately reported to the supplying gas company.

Photos

Image of the propane tank

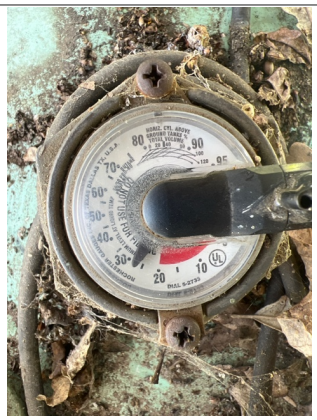


Image of the fuel gauge on top of the tank

Valves

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

GAS SHUT OFF VALVES: LOCATIONS

NOTE: The main gas shut off valve is located on top of the propane tank (see photo).

GAS VALVE: CONDITION & FINDINGS

NOTE: The gas shut off valve at the tank was in good condition.

Photos

Image of the gas shut off valve on top of the tank

Lines

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

GAS LINES: DESCRIPTIONS

NOTE: The visible and accessible gas lines are black and galvanized steel and Corrugated Stainless Steel (CCST).

GAS LINE: CONDITIONS & FINDINGS

NOTE: The visible and accessible portions of the gas lines appeared to be in good condition.

Water Heater

WATER HEATER: LOCATION & DESCRIPTIONS

• The water heater is located in the basement (see photo).

• The water heater manufacturer is: A. O. Smith.

• The water heater capacity is: 40 Gallons.

• The water heater is an electric powered unit.

• The water heater serial number is: 2315133707855.

• The water heater model number is: E6-40R45DV 110

NOTE: The Water Heater unit is approximately 3 years old. Water heater tanks have service lives between 12 and 18 years typically. Any tank that is older than 12 years should be monitored closely for performance and failure. When a tank reaches 12 years in age, budgeting for a new tank is recommended.

Photos

Image of the water heater

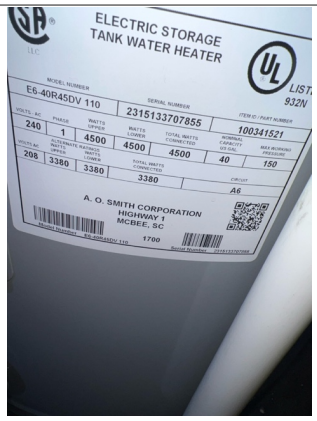


Image of the data plate

Water Heater

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

T.P.R. (TEMPERATURE PRESSURE RELIEF VALVE)
The pressure temperature valve is a safety device that opens up and releases pressure (and hot scalding water) from the tank. This opening of the valve would happen if there's an excessive build-up of pressure or extreme temperatures in the water tank. The end of the pipe should be conspicuous, so that you can easily notice if it is leaking or discharging water. If the valve is discharging, something is wrong, turn off the water valve, turn off the gas, and call a plumber. All hot-water-distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180°F.

WATER HEATER: CONDITIONS AND FINDINGS

NOTE: The water heater contains both an upper and lower strap, however, the straps are not completely wrapped around the unit which is technically incorrect. Because the water heater is in very close proximity to the adjacent walls the straps appear to be serving the purpose for which they were designed and the water heater is secure.

ITEM: 13:1. The material used for the discharge at the TPR valve at the water heater is insufficient which is a potential safety hazard (see photo). Having appropriate material installed by a licensed plumbing contractor is recommended.

Photos


ITEM: 13:1. The material used for the discharge at the TPR valve at the water heater is insufficient

14: SUBAREA

Access

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

NOTE: Although we make every effort to inspect every portion of the subarea that have 20 inches of clearance there may be sections that are rendered inaccessible due to stored items, heating and cooling ducting and or equipment, lack of proper clearance and hanging insulation. Any adverse conditions in these areas may not be disclosed and no opinions will be rendered.

SUBAREA ACCESS PANEL: CONDITIONS & FINDINGS

NOTE: The subarea access panel is located in the basement.

NOTE: Sections of the sub area are not accessible as there was no visible access. No opinions can be rendered as to any adverse conditions that may exist within the inaccessible areas.

ITEM: 14:1. A temporary plywood panel has been installed over the sub area access opening. Having a permanent hinged door installed by a qualified handyman is recommended.

Foundation

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

FOUNDATION WALL: DESCRIPTIONS

NOTE: The foundation walls are formed and poured concrete.

FOUNDATION WALL: CONDITIONS & FINDINGS

NOTE: The visible and accessible portions of the foundations appear to be in satisfactory condition. As concrete dries it will crack. Minor cracks are acceptable.

Sill

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

MUD SILL PLATE: DESCRIPTIONS

NOTE: The mud sill plates in the sub area are wood.

MUD SILL PLATE: CONDITIONS & FINDINGS

NOTE: The visible and accessible mud sill plates are bolted and appear to be in satisfactory condition.

Cripple

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

CRIPPLE WALL: DESCRIPTIONS

NOTE: The cripple walls are short sections of wall constructed between the top of the foundation and the

14: SUBAREA

Cripple cont.

cont. bottom of the subfloor. This section of wall acts as a means to create a level surface on otherwise uneven soil for which to build the subfloor upon.

CRIPPLE WALL: CONDITIONS & FINDINGS

NOTE: The visible and accessible areas of the cripple wall are well constructed and appear to be in satisfactory condition.

Posts

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

POST & PIER: DESCRIPTIONS

NOTE: The support posts in the sub area are footed upon concrete piers and are attached to the girders.

SUPPORT POST & GIRDER: CONDITIONS & FINDINGS

NOTE: The support posts and girders appear to be properly installed and attached and appear to be serving the purpose for which they were designed.

Joists

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☐ SAFETY HAZARD

FLOOR JOIST & SUBFLOOR: DESCRIPTIONS

NOTE: The floor joists are wood which are supported by the girder beams and the perimeter cripple wall. The subfloor material is plywood sheathing.

FLOOR JOIST & SUBFLOOR: CONDITIONS & FINDINGS

NOTE: The floor joists as viewed from the crawlspace appear to be in satisfactory condition except as noted.

ITEM: 14:2. There is evidence of a wood pest infestation at the rim and floor joists (see photos). Having the area inspected for any structural damage, repaired as needed and treated as needed by a licensed pest control company is recommended.

Photos

ITEM: 14:2. There is evidence of a wood pest infestation at the rim and floor joists

ITEM: 14:2. There is evidence of a wood pest infestation at the rim and floor joists

Vent

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

VENTILATION: DESCRIPTIONS

NOTE: There are conventional screen foundation vents mounted in the cripple wall framing for the subarea.

VENTILATION: CONDITIONS & FINDINGS

NOTE: The installed foundation vents appeared to be properly installed and in good condition.

Electric

☐ SATISFACTORY ☒ MARGINAL ☐ POOR ☒ SAFETY HAZARD

SUBAREA ELECTRICAL: DESCRIPTIONS

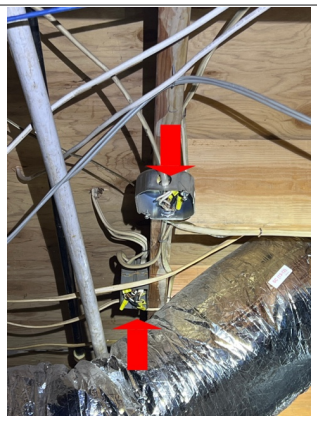
NOTE: There is surface mounted electrical wiring present in the sub area. Caution should be used when access is needed to this area.

SUBAREA ELECTRICAL: CONDITIONS & FINDINGS

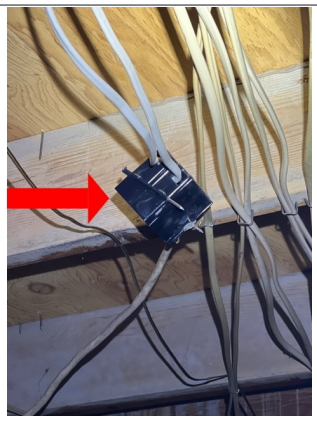
ITEM: 14:3. There are missing cover plates at one or more electrical junction boxes with exposed wires in the subarea which is a potential safety hazard (see photo). Having cover plates at the junction boxes installed by a licensed electrical contractor is recommended.

ITEM: 14:4. There is a loose and hanging electrical junction box in the sub area which is a potential safety hazard (see photo). Having the junction box properly secured by a licensed electrical contractor is recommended.

Photos



ITEM: 14:3. There are missing cover plates at one or more electrical junction boxes with exposed wires in the subarea



ITEM: 14:4. There is a loose and hanging electrical junction box in the sub area

Insulation

☒ NONE ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SUBAREA INSULATION: DESCRIPTIONS

NOTE: There was no insulation installed in the subarea.

INSULATION: CONDITIONS & FINDINGS

ITEM: 14:5. There is currently no insulation installed in the subarea (see photo). Insulation will help to prevent heat loss and cut down on drafts. Insulation impedes temperature change, meaning less energy is needed to maintain your chosen temperature. More than 10 percent of an average homes heat is lost through the floor. Installing insulation would be beneficial. Further evaluation by a licensed insulation contractor is recommended.

Photos

ITEM: 14:5. There is currently no insulation installed in the subarea

Ground

☒ SATISFACTORY ☐ MARGINAL ☐ POOR ☐ SAFETY HAZARD

SUBAREA SOIL: DESCRIPTIONS

14: SUBAREA

Ground cont.

cont. NOTE: The subarea soil or ground covering is unfinished and exposed dirt.

SUBAREA SOIL: CONDITIONS & FINDINGS

NOTE: The crawlspace soil was dry and free of any contact with the structures wood members.