



# Inspection Report

**Dwayne Johnson**

**Property Address:**  
1234 Candy Lane  
Make Believe Land CA 111111

10/3/2020



**Harper Homes: Home Inspection Services**

**Dylan Linnenkamp**  
2537 A Broad Street  
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## Summary

The following items or discoveries are either **defective** and **do not function as intended** or to be considered **health and safety items**. Recommend further evaluation and repair by a **licensed contractor or specialty tradesperson**. This summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer **read the complete report**.

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## 2. Exterior

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### Defect / Functionally Deficient Items:

#### 2.4 SIDING / TRIM

##### Action Required

##### (1) REPAIR NEEDED

Areas of the trim contain moisture damage. Refer to the pest report for more information on this condition and make repairs as prescribed.

##### (2) REPAIR NEEDED

Areas of the fascia contain moisture damage. Refer to the pest report for further information on this condition and make repairs as prescribed.

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## 4. Fireplace

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### Safety / Health Deficient Items:

#### 4.0 CHIMNEYS / FIREPLACES

##### Action Required

##### (2) FURTHER EVALUATION

Fire-brick is cracked in the fireplace. Recommend further evaluation and repairs as needed by a qualified fireplace technician before further use.

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## 6. Plumbing System

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### Safety / Health Deficient Items:

#### 6.3 GAS LINES (VISIBLE ONLY)

##### Action Required

##### INSTALLATION NEEDED

Cap needed on the gas valve at the laundry area and should remain in place until a gas appliance is connected in case of accidental opening of the valve.

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## 7. Electrical System

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### Safety / Health Deficient Items:

#### 7.5 LIGHTING / SWITCHES

##### Action Required

##### (1) INSTALLATION NEEDED

Non-dimmable light bulb installed in a fixture switched with a dimmer, noted in the living room. Recommend dimmable light bulbs be installed in these fixtures to prevent possible over-heating of bulbs and a safety hazard.

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## 9. Interiors

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### Safety / Health Deficient Items:

#### 9.3 WINDOWS (REPRESENTATIVE NUMBER)

##### Action Required

##### REPAIR NEEDED

Cracked window noted at the interior of the window in the bedroom at the top of the stairs and should be repaired to prevent further damage and an unsafe condition.

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## 11. Structure

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### Defect / Functionally Deficient Items:

#### 11.3 ATTIC / VENTILATION / INSULATION

##### Action Required

##### INSTALLATION NEEDED

While acceptable at the time of construction, attic ventilation appears insufficient and installation of additional ventilation may be necessary. Refer to a qualified roofing contractor, as needed, to determine type and location of additional ventilation needed.

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<b>Date:</b> 10/3/2020	<b>Time:</b> 03:45 PM	<b>Report ID:</b> 0000001
<b>Property:</b> 1234 Candy Lane Make Believe Land CA 111111	<b>Customer:</b> Dwayne Johnson	<b>Real Estate Professional:</b>

In the report the location of items will be referred to as being located on the front, rear, left and right of the property. Our perspective is from the exterior of the building looking at the front door.

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**APPEARS SERVICEABLE** = This component or system was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**MAINTENANCE NEEDED** = This area, system or component is in need of maintenance which should be considered typical of the age or style of construction.

**ALTERATION NEEDED** = The necessary components are installed but need adjusted or altered to function as intended.

**INSTALLATION NEEDED** = The necessary components are not installed.

**REPAIR NEEDED** = The item, component or unit is not functioning as intended and needs repaired or replaced. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

**FURTHER EVALUATION** = The condition of the system or component is beyond the expertise of the inspector and further evaluation by a qualified licensed contractor is advised.

These items are for your information and are intended to help with the operation of the home. No action is needed at this time, unless otherwise stated.

#### **Standards of Practice:**

CREIA California Real Estate Inspection Association

#### **In Attendance:**

Inspector, Buyers Agent, Buyer

#### **Type of building:**

Condominium

#### **Square Footage Approximate:**

1500

#### **Approximate year of construction:**

1982

#### **Temperature:**

Over 85

#### **Weather:**

Cloudy

#### **Ground/Soil surface condition:**

Dry

#### **Rain in last 7 days:**

No

#### **Property is:**

Furnished, Occupied

# 1. Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not part of our inspection. Fences gates and retaining walls are not part of this inspection but may be reported on. Our inspection of the driveway or parking area is limited to within 100 feet of the building.

## Styles & Materials

### Grading & Drainage:

Flat pad / site

### Walkways / Parking:

Asphalt  
Concrete

### Exterior Decks:

Wood deck  
Composite deck

## Items

### 1.0 GRADE / DRAINAGE

Comments: Action Required

#### ALTERATION NEEDED

Soil or landscape materials are pushed up against the stucco siding at various areas around the home. Landscape maintenance is needed to remove material from holding moisture at the siding while maintaining functional drainage away from the foundation.



1.0 Item 1(Picture)

### 1.1 DECKS / PATIOS

Comments: Action Required

RECOMMENDED IMPROVEMENT

Guardrail baluster spacing exceeds 4" inches and upgrading to current standards is recommended for improved safety.



1.1 Item 1(Picture)

1.3 DRIVEWAY / WALKWAYS

Comments: Action Required

ALTERATION NEEDED

Uneven walkways noted at various areas of the home, creating possible trip hazards. Any variance in walkway height more than 3/4" needs properly ground down or filled in to improve the safety of the walkways.



1.3 Item 1(Picture)

1.6 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Appears Serviceable



## 2. Exterior

The foregoing is an opinion of the general quality and condition of the roofing, siding, and exterior building materials. The inspector cannot and does not offer an opinion or warranty as to whether these components and systems may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Determining the condition of insulated glass windows is not always possible due to dirty windows, temperature, weather and lighting conditions.

### Styles & Materials

<b>Roof Deck Styles:</b>	<b>Roof Covering Material:</b>	<b>Roof Flashing:</b>
Gable	Composition shingles	Metal flashings
<b>Viewed Roof Covering From:</b>	<b>Gutters / Roof Drains:</b>	<b>Exterior Siding:</b>
Fully traversed and viewed	Metal gutters	Stucco
<b>Trim:</b>	<b>Window / Skylights:</b>	<b>Garage Door and Safety Reverse:</b>
Wood trim	Metal frame single pane	Wood
		Roll-up
		Automatic opener
		Photoelectric eye safety sensor

### Items

#### 2.0 ROOF

**Comments:** Action Required

#### 2.1 FLASHINGS

**Comments:** Action Required

#### 2.2 CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Action Required

(1) MAINTENANCE NEEDED  
Plumbing vents need resealed at the roof.



2.2 Item 1(Picture)



(2) INSTALLATION NEEDED

Chimney chase cap fasteners installed in the top of the chimney and need sealed with roofing caulk to help prevent moisture intrusion into the chase.



2.2 Item 2(Picture)

(3) RECOMMENDED IMPROVEMENT

Proper chimney "cricket" metal flashing is not installed. While this may not have been required at the time of construction, installation of this component is recommended to prevent excessive debris build up and pooling moisture that may enter the building.



2.2 Item 3(Picture)

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

MAINTENANCE NEEDED

The gutters contain debris in areas and need cleaned and an annual maintenance schedule established to allow intended drainage of roof runoff water away from the home.



2.3 Item 1(Picture)

2.4 SIDING / TRIM

Comments: Action Required

(1) REPAIR NEEDED

Areas of the trim contain moisture damage. Refer to the pest report for more information on this condition and make repairs as prescribed.



2.4 Item 1(Picture)

**(2) REPAIR NEEDED**

Areas of the fascia contain moisture damage. Refer to the pest report for further information on this condition and make repairs as prescribed.



2.4 Item 2(Picture)

**(3) REPAIR NEEDED**

Stucco damaged at the exterior back left corner of the garage. Recommend repairs made to seal the area from weather exposure and improve cosmetics.



2.4 Item 3(Picture)



(4) MAINTENANCE NEEDED

Slight stucco cracking noted at various areas around the building. This can be typical with stucco siding, and minor settling due to the age of the residence. Cracks should be sealed at the next paint maintenance interval to improve cosmetics and prevent further weather exposure.



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)

(5) REPAIR NEEDED

Perforations in the stucco siding at the front patio located between the residence and garage should be patched or repaired to prevent pest or moisture intrusion.



2.4 Item 7(Picture)

2.5 EXTERIOR DOORS

Comments: Action Required

(1) ALTERATION NEEDED

Screen door at the master bedroom deck is off the track and not functioning as intended.



2.5 Item 1(Picture)

**(2) REPAIR NEEDED**

The garage man door is loose at the hinges and is dragging the jamb. Recommend proper tightening or adjustment at the hinges to prevent excessive wear to the door and jamb material, and to insure proper operation.



2.5 Item 2(Picture)

**2.6 WINDOWS / SKYLIGHTS**

**Comments:** Appears Serviceable

**2.7 GARAGE / CARPORT**

**Comments:** Appears Serviceable

**2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.**

**Comments:** Appears Serviceable

## 4. Fireplace

Styles & Materials

Types of Fireplaces:	Chimney Vent:
Site built wood burning fireplace	Masonry chimney
Gas log lighter	

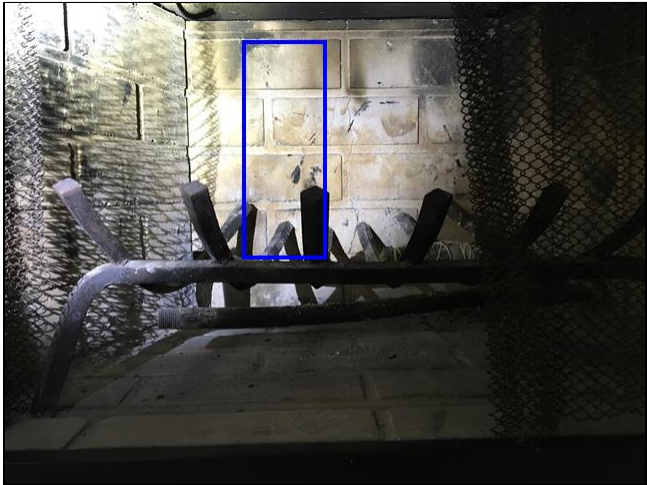
Items

4.0 CHIMNEYS / FIREPLACES

Comments: Action Required

(1) MAINTENANCE NEEDED  
Recommend chimney and fire box be evaluated and swept, and a maintenance schedule established.

(2) FURTHER EVALUATION  
Fire-brick is cracked in the fireplace. Recommend further evaluation and repairs as needed by a qualified fireplace technician before further use.



4.0 Item 1(Picture)

4.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Appears Serviceable



## 5. Heating / Air Conditioning

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos material have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air through out a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. It is suggested that all homes with fuel burning systems have a carbon monoxide installed for added safety. All fireplaces should be cleaned on a regular basis to make sure no cracks have developed.

### Styles & Materials

<b>Heat Type/Power Source/Age:</b>	<b>Furnace Location:</b>	<b>Ductwork:</b>
Forced Air	Upstairs hallway closet	Insulated flexible duct
MFG 1983		
<b>Cooling Equipment Type/Size/Age:</b>	<b>Filter Locations/Type/Size:</b>	
MFG 1983	Under the furnace	
Central Cooling System		

### Items

#### 5.0 HEATING EQUIPMENT

Comments: Action Required

REPAIR AS NEEDED

The furnace appears to be in working condition, but is over 30 years old and at or near the end of it's serviceable life. Recommend service performed by a qualified HVAC contractor to help conserve the remaining life of the unit and have replaced as necessary.

#### 5.1 THERMOSTATS

Comments: Appears Serviceable

#### 5.2 FILTER

Comments: Action Required

MAINTENANCE NEEDED

HVAC return air filter is dirty and in need of replacement.

#### 5.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Appears Serviceable

#### 5.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Action Required

REPAIR AS NEEDED

Air conditioner is functioning as intended but over 30 years old and may be near the end of it's serviceable life. Recommend replacement, as necessary, by a qualified HVAC contractor.

## 6. Plumbing System

Water quality or hazardous materials (lead) is available from local labs. All underground piping related water supply, waste or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Only the hose faucets which are attached to the home are tested during our inspection. You may wish to test any which are away from the home. The temperature pressure relief valve, at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The stem caused by a blow off can cause scalding. Improper installations should be corrected. Laundry appliances are not tested or moved. We highly recommend removal and cleaning of the dryer vent at least once a year. Cleaning the vent pipe can significantly reduce the risk of a fire.

### Styles & Materials

<b>Water Shut Off Location:</b>	<b>Water Supply Aproximate Size / Material:</b>	<b>Plumbing Water Distribution:</b>
Handle shut off	3/4"	Copper (where visible)
Pressure regulator	Copper	
Left front exterior of the garage		
<b>Water Source:</b>	<b>Water Pressure (normal is 40 to 80 psi):</b>	<b>Water Filters:</b>
Public	Water pressure approx. 60PSI (Normal)	Water conditioning system
<b>Plumbing Waste (visible only):</b>	<b>Sewer Clean-out Location:</b>	<b>Gas Type / Primary Energy Heat Source:</b>
ABS	Refer to HOA	Natural gas
<b>Gas Shut Off Location:</b>	<b>Gas Line Type:</b>	<b>Water Heater Power Source / Vent Type:</b>
The right exterior side of the building	Steel gas pipe	Natural gas
<b>Water Heater Capacity / Age:</b>	<b>Water Heater Location:</b>	<b>Laundry Type Venting and Accessories:</b>
MFG 2015	In a closet at the top of the stairs	Washer connections
38 Gallon		Electric dryer connection
		Gas dryer connection

### Items

#### 6.0 WATER HEATERS

Comments: Appears Serviceable

#### 6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

#### 6.2 WATER LINES (VISIBLE ONLY)

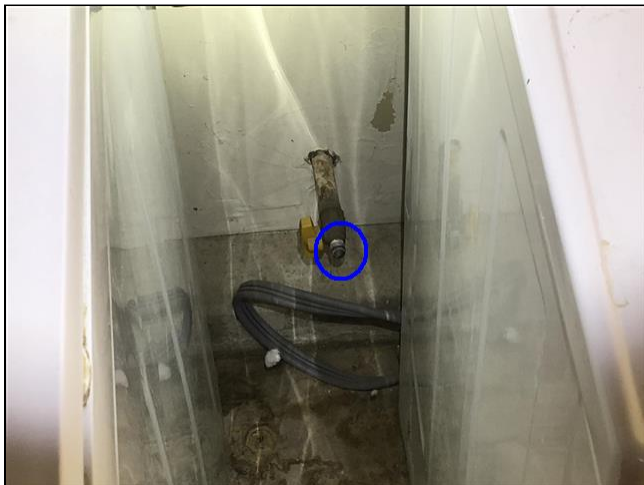
Comments: Appears Serviceable

#### 6.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

**INSTALLATION NEEDED**

Cap needed on the gas valve at the laundry area and should remain in place until a gas appliance is connected in case of accidental opening of the valve.



6.3 Item 1(Picture)

**6.4 PLUMBING VALVES / ACCESSORIES**

**Comments:** Appears Serviceable

**6.5 EXTERIOR WATER FAUCETS**

**Comments:** Action Required

**REPAIR NEEDED**

Exterior hose spigot at the front left corner of garage is missing the handle. This is common in condo complexes to avoid water being stolen and should be repaired for intended use as needed.

**6.6 WASHER / DRYER / LAUNDRY**

**Comments:** Appears Serviceable

## 7. Electrical System

Any electrical repairs should be performed by a licensed electrician. Aluminum wiring, when present, will be noted in this report and requires periodic inspection and maintenance by a licensed electrician. Electrical panels and outlets which are not attached to the home are outside the scope of this inspection. The Main Electrical Disconnect is located inside the Main Panel unless otherwise noted.

### Styles & Materials

<b>Panel capacity:</b> 100 AMP	<b>Main Panel/Main Disconnect Location:</b> Right front exterior of the garage	<b>Electrical Service Conductors:</b> Below ground service 120/240 volt service
<b>Distribution Systems and Accessories:</b> Circuit breakers Nonmetallic sheathed cable	<b>GFCI Reset locations:</b> Exterior and Bathroom GFCIs reset in garage on right interior wall	

### Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Appears Serviceable

#### 7.1 MAIN / SUB-PANELS

**Comments:** Action Required

**ALTERATION NEEDED**

Pest intrusion noted behind the dead cover in the main panel. Recommend proper cleaning and removal of all organic material to prevent a possible safety hazard or system failure.



7.1 Item 1(Picture)

#### 7.2 BREAKERS / FUSES

**Comments:** Action Required

**REPAIR NEEDED**

Air conditioner condenser circuit breaker is improperly sized. 60 amp breaker installed and the compressor manufacturer's rating plate specifies 45 amp maximum. Recommend improvements made to insure intended power supply and over current protection.

#### 7.3 CIRCUIT WIRING (where visible)

**Comments:** Appears Serviceable

7.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

7.5 LIGHTING / SWITCHES

Comments: Action Required

(1) INSTALLATION NEEDED

Non-dimmable light bulb installed in a fixture switched with a dimmer, noted in the living room. Recommend dimmable light bulbs be installed in these fixtures to prevent possible over-heating of bulbs and a safety hazard.

(2) REPAIR NEEDED

Lighting inoperative at the kitchen light closest to the living room. Probable bulb failures noted. Replace or repair as needed.

(3) INSTALLATION NEEDED

Light in the master bedroom closet needs a proper fixture installed to provide protection to the bulb from accidental contact.



7.5 Item 1(Picture)

**(4) REPAIR NEEDED**

Lighting inoperative at the upstairs living room. Probable bulb failures noted. Replace or repair as needed.



7.5 Item 2(Picture)

**7.6 RECEPTACLE OUTLETS**

**Comments:** Action Required

**INSTALLATION NEEDED**

Receptacle faceplate missing at the bedroom located at the top of the stairs and needs installed for intended safety.

**7.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT**

**Comments:** Action Required

**RECOMMENDED IMPROVEMENT**

GFCI protection not provided for receptacles at the kitchen. While this was not required at the time of construction, recommend installation of GFCI protection for these receptacles, by a licensed electrician, for improved safety of the home.

**7.8 DOOR BELL / COMMUNICATION WIRING**

**Comments:** Appears Serviceable

# 8(A) . Master Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

## Styles & Materials

<b>Bathtub/Shower Types:</b>	<b>Ventilation:</b>	<b>Electrical / GFCI:</b>
Fiberglass tub/shower enclosure	Openable window	Counter outlets
	Exhaust fan	GFCI protection
<b>Bathroom Type/Size:</b>	<b>Toilet Type:</b>	
Full Bath	1.6 GPF Low Flow	

## Items

**8.0.A TUBS, SHOWERS**  
**Comments:** Appears Serviceable

**8.1.A TOILETS**  
**Comments:** Appears Serviceable

**8.2.A SINKS**  
**Comments:** Action Required

REPAIR NEEDED  
Drain stopper is not connected or not functioning as intended at both sinks in the master bedroom and repairs are needed.

**8.3.A VANITYS, COUNTERS**  
**Comments:** Appears Serviceable

**8.4.A VENTILATION**  
**Comments:** Appears Serviceable

**8.5.A CEILINGS, WALLS, FLOORS**  
**Comments:** Action Required

RECOMMENDED IMPROVEMENT  
Carpet flooring noted, not recommended for bathrooms or areas where moisture is present. Recommend a water resistant hard floor covering installed upon the next flooring replacement.

**8.6.A CAULKING AND SEALING**  
**Comments:** Appears Serviceable

**8.7.A TOWEL HOLDERS, MISC**  
**Comments:** Appears Serviceable



# 8(B) . Hall Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

## Styles & Materials

<b>Bathtub/Shower Types:</b>	<b>Ventilation:</b>	<b>Electrical / GFCI:</b>
Fiberglass shower pan	Exhaust fan	Wall outlets
Tile surround		GFCI protection
<b>Bathroom Type/Size:</b>	<b>Toilet Type:</b>	
3/4 bath	Not listed (likely not low flow)	

## Items

- 8.0.B TUBS, SHOWERS**  
**Comments:** Appears Serviceable
- 8.1.B TOILETS**  
**Comments:** Appears Serviceable
- 8.2.B SINKS**  
**Comments:** Appears Serviceable
- 8.3.B VANITYS, COUNTERS**  
**Comments:** Appears Serviceable
- 8.4.B VENTILATION**  
**Comments:** Appears Serviceable
- 8.5.B CEILINGS, WALLS, FLOORS**  
**Comments:** Appears Serviceable
- 8.6.B CAULKING AND SEALING**  
**Comments:** Appears Serviceable
- 8.7.B TOWEL HOLDERS, MISC**  
**Comments:** Appears Serviceable

# 8(C) . Half Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

## Styles & Materials

<b>Ventilation:</b> Exhaust fan	<b>Electrical / GFCI:</b> Counter outlets GFCI protection	<b>Bathroom Type/Size:</b> 1/2 bath
<b>Toilet Type:</b> Not listed (likely not low flow)		

## Items

- 8.1.C TOILETS  
Comments: Appears Serviceable
- 8.2.C SINKS  
Comments: Appears Serviceable
- 8.3.C VANITYS, COUNTERS  
Comments: Appears Serviceable
- 8.4.C VENTILATION  
Comments: Appears Serviceable
- 8.5.C CEILINGS, WALLS, FLOORS  
Comments: Appears Serviceable
- 8.6.C CAULKING AND SEALING  
Comments: Appears Serviceable
- 8.7.C TOWEL HOLDERS, MISC  
Comments: Appears Serviceable

## 9. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are usually not visible, therefore their condition cannot be reported on. Inspection of window coverings is outside the scope of our inspection. Smoke and CO alarms should be tested monthly and battery replacement yearly.

### Styles & Materials

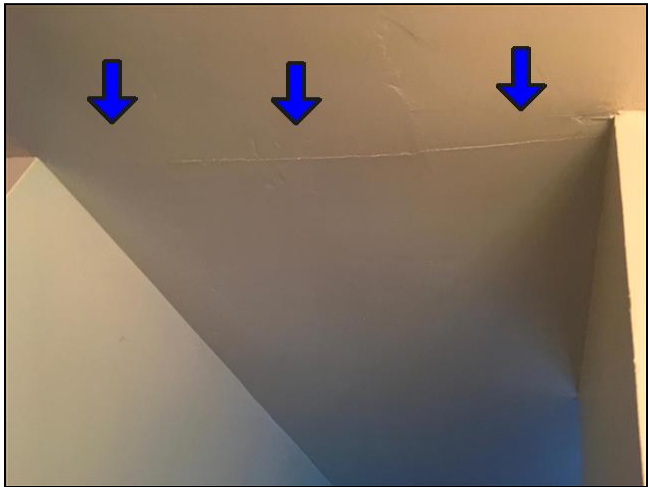
<b>Wall &amp; Ceiling Materials:</b>	<b>Floor Covering(s):</b>	<b>Interior Styles:</b>
Drywall	Carpet	Nominal 8 foot ceilings
	Laminated wood floors	Furnished and occupied
<b>Alarms / Safety Equip.:</b>		
Smoke alarms		
Carbon monoxide alarm		

### Items

#### 9.0 CEILINGS, WALLS

**Comments:** Action Required

REPAIR AS NEEDED  
Common drywall cracking noted in a few areas and can be cosmetically repaired, as needed.



9.0 Item 1(Picture)

#### 9.1 FLOORS

**Comments:** Appears Serviceable

#### 9.2 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Action Required

ALTERATION NEEDED  
Door latch and strike plate are not aligned at the master bedroom sliding glass door and need altered or adjusted to latch properly.

#### 9.3 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Action Required

**REPAIR NEEDED**

Cracked window noted at the interior of the window in the bedroom at the top of the stairs and should be repaired to prevent further damage and an unsafe condition.



9.3 Item 1(Picture)

**9.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Appears Serviceable

**9.5 ALARMS / SAFETY / SECURITY**

**Comments:** Appears Serviceable

# 10. Kitchen

Inspection of refrigerators, stand alone freezers and built in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.

## Styles & Materials

<b>Range/Oven/Cooktop:</b> Gas range (slide in)	<b>Ventilation:</b> Mechanical exhaust	<b>Electrical:</b> Counter outlets No GFCI protection (not required when originally installed)
<b>Other Appliances:</b> Dishwasher Garbage disposal		

## Items

### 10.0 RANGES / OVENS / MICROWAVE

Comments: Action Required

(1) INSTALLATION NEEDED  
Anti-tip device not functioning or has not been installed on the range. Recommend alteration or installation of this inexpensive device to help prevent accidental tipping of the range and improved safety.

(2) REPAIR NEEDED  
The front left burner did not light properly and repair or alteration is needed to insure intended function of the burner and prevent a possible unsafe condition.

### 10.1 VENTILATION

Comments: Appears Serviceable

### 10.2 DISHWASHER

Comments: Appears Serviceable

### 10.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

### 10.4 COUNTERS / CABINETS

Comments: Appears Serviceable

### 10.5 SINK / FAUCET / DRAIN

Comments: Appears Serviceable

# 11. Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical on many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## Styles & Materials

<b>General Description:</b> 3 bedroom 2.5 bathroom	<b>Roof Structure:</b> Engineered wood trusses Plywood roof sheathing	<b>Ceiling and Wall Structure:</b> Wood framed site built
<b>Floor Structure:</b> Site framed floor system Concrete slab floor	<b>Foundation:</b> Concrete slab	<b>Method Used To Observe Sub-Area:</b> XXXXXX
<b>Method Used To Observe Attic:</b> Entered through attic access Fully traversed	<b>Attic Access Locations:</b> In the master bathroom	<b>Attic insulation and ventilation:</b> Loose-fill wool 3-5 inches Gable vents

## Items

### 11.0 FOUNDATION / SLAB (where visible)

Comments: Appears Serviceable

### 11.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

### 11.3 ATTIC / VENTILATION / INSULATION

Comments: Action Required

#### INSTALLATION NEEDED

While acceptable at the time of construction, attic ventilation appears insufficient and installation of additional ventilation may be necessary. Refer to a qualified roofing contractor, as needed, to determine type and location of additional ventilation needed.



11.3 Item 1(Picture)



11.3 Item 2(Picture)