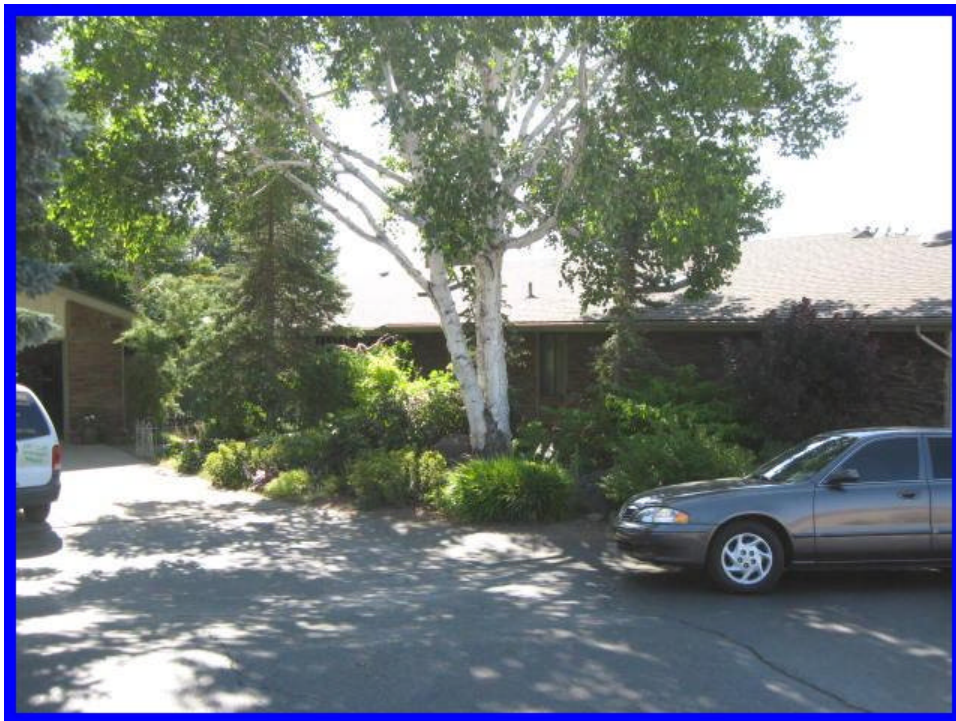


# Inspection Report

4XXX Inspection Drive  
Yakima, WA. 98908.

Prepared for:  
Robert & Jane Cliental



Prepared by:

**HIS**

**Home Inspection Services**

240 El Rio Drive  
Yakima, WA. 98908  
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## What is the American Society of Home Inspectors

For 35 years, the American Society Of Home Inspectors has worked to build consumer awareness of home inspection and to enhance the professionalism of its membership. The ASHI Standards of Practice have served as the home inspector's performance guideline, universally recognized and accepted by professional and government authorities alike.

## Who belongs to ASHI?

Members of ASHI are independent professional home inspectors who have met the most rigorous technical and experience requirements in effect today. An ASHI Member must have passed two Technical exams, and have performed a minimum of 250 professional, fee-paid home inspections conducted in accordance with the ASHI Standards of Practice. ASHI Members are required to follow the Society's Code of Ethics, which prohibits them from engaging in conflict of interest activities that might compromise their objectivity, and to obtain continuing education credits in order to keep current with the latest in technology, materials and professional skills.

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## CLIENT & SITE INFORMATION

### INSPECTION CONTROL NUMBER - 9015BM012

#### 1.1 TIME & DATE OF INSPECTION

The inspection began at 10:00 AM and was completed at about 12:30 Noon and was performed on June 26, 2009.

### CLIENT & SITE INFORMATION

#### 1.2 CLIENT NAME

Robert & Jane Cliental.

#### 1.3 INSPECTION ADDRESS

4XXX Inspection Drive  
Yakima, WA. 98908.

### CLIMATIC CONDITIONS

#### 1.4 WEATHER, SOIL & TEMPERATURE

The weather was partly cloudy, with temperatures between 70-80 degrees F, and the soil conditions were dry.

### BUILDING CHARACTERISTICS

#### 1.5 BUILDING DESCRIPTION

The home or building is approximately 35-40 years old, it faces the north, is a 1 family home, with a single floor and is constructed with a daylight basement.

### OTHER INFORMATION

#### 1.6 HOUSE OCCUPIED

Yes, home is occupied, occupied homes usually have areas that are not visible to inspection. Furniture in front of walls and outlets. Stored items blocking access to full visibility. I will try my best to view these areas but I cannot move furniture or stored items. Therefore these areas are excluded.

#### 1.7 PEOPLE PRESENT

Homeowner, Purchaser.

### PAYMENT INFORMATION

#### 1.8 TOTAL FEE

\$350.00. Paid by check # 6630.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses my personal opinions as a professional home inspector, based upon my visual impressions of the conditions that existed at the



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time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, mold, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts.

This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

I certify that I have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## LEGEND

RED lettering is generally considered to be MAJOR DEFECTS  
BLUE lettering is generally considered to be MAINTENANCE ITEMS  
GREEN lettering is generally considered to be SAFETY CONCERNS  
BROWN lettering is generally for NOTED ITEMS.

The colors are chosen at the discretion of the home inspector, each client may assign a different value of importance to each item.

Remember to have licensed professionals (plumber for plumbing, electrician for electrical) make further examinations and complete repairs were recommended before the real estate transaction is finalized.

Only licensed contractors should perform any work on a home that is about to change owners.

Electrical work performed by a non licensed person will not be accepted by this home inspector during



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a re-inspection. A signed permit from L&I or receipt from a licensed electrician will be required for all electrical work performed if a re-inspection by Home Inspection Services is performed.

## ROOF

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present during the inspection. Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day, so continual observation is required.

### ROOF - MAIN SURFACE

#### 2.1 ROOF STYLE AND MATERIALS

The home was constructed with a gable style roof, with 30 year fiberglass laminate composition shingles. These consist of fiberglass mat asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. I was able to view the roof by walking on it.



#### 2.2 ROOF CONDITION AND LIFE EXPECTANCY

The roof appears to be in new condition and professionally installed. With a life expectancy of about 25 years or more. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.



#### 2.3 SKYLIGHTS

The skylight(s) appears to be satisfactory and shows no signs of leaking.



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## ROOF - SECONDARY SURFACE GARAGE

### 2.4 ROOF STYLE AND MATERIALS

The garage was constructed with a gable style roof, with 30 year fiberglass laminate composition shingles. These consist of fiberglass mat asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. I was able to view the roof by walking on it.



### 2.5 ROOF CONDITION AND LIFE EXPECTANCY

The roof appears to be in new condition and professionally installed. With a life expectancy of about 25 years or more.

*Features*

Newer Roof  
Covering

## ROOF AND ATTIC VENTILATION

### 2.6 ROOF & ATTIC VENTILATION

Combination of roof, (turtle) power and soffit venting is present. Venting appears adequate.

## VENT PIPE FLASHINGS

### 2.7 VENT PIPE FLASHING

The pipe flashings are metal with rubber seal; and appear serviceable and in good condition.

## GUTTERS & DOWNSPOUTS





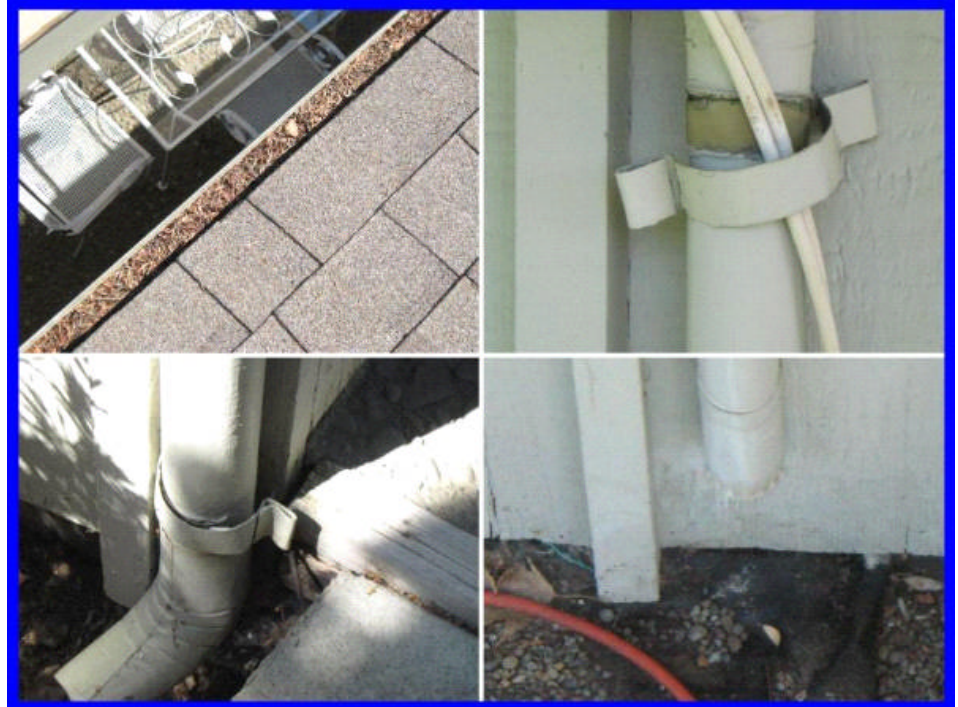
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## 2.8 GUTTERS

Gutters are installed all around the home, but there are one or more problems with the gutter system: There are leaves and/or other debris in the gutters. I recommend that the gutters be cleaned as soon as possible. 2. Down spot(s) elbows are missing or were never installed at 1 place. 3. Strapping at gutter downspouts are loose, need re-nailing.



## KITCHEN

Inspection of microwave, 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 or continuous 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 dishwasher are not inspected, as they require connection to facilitate testing.

### RANGE/COOK TOP AND OVEN

#### 3.1 RANGE TYPE/CONDITION

Electric, Combination, Free-standing, Appears serviceable, Oven appears serviceable and is a self cleaning type unit, this feature is not tested.

### KITCHEN VENTILATION

#### 3.2 KITCHEN VENTING TYPE AND CONDITION

The kitchen cooking vent appears to be vented to the exterior via a downdraft type fan system and appears to be operating properly.



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## REFRIGERATOR

### 3.3 REFRIGERATOR CONDITION

The refrigerator appears to be in good or fair condition and is operating properly.

### 3.4 ICE MAKER

Appears serviceable.

## DISHWASHER

### 3.5 DISHWASHER CONDITION

Appears serviceable.

Garbage disposal use in conjunction with a septic system should be kept to a minimum. Septic tank should be pumped every 3 to 5 years in this situation.

## GARBAGE DISPOSAL

### 3.6 DISPOSAL CONDITION

Appears serviceable.

## BATHS

Pipes and plumbing in walls, in or under concrete slabs or concealed by personal effects are not included in this inspection. Nor is the quality, condition or purity of water. A ground fault interrupter is recommended within 6 feet of all water sources to prevent electrical shock. Calking must be maintained at all shower and tub wall fixtures and penetrations to help prevent water damage to the wall and adjacent floor.

## MAIN BATHROOM

### 4.1 CONDITION OF FAUCET & SINK

Faucet is serviceable and is performing its intended purpose. The sink is in good or fair condition and is performing as intended.

### 4.2 SINK PLUMBING & DRAIN CONDITION

Drain and water supply lines appear serviceable and are performing as intended.

### 4.3 CONDITION OF TOILET

Appears serviceable.

### 4.4 TUB/SHOWER PLUMBING FIXTURES

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

### 4.5 TUB/SHOWER WALLS

Tub and shower areas appear serviceable.

### 4.6 BATH VENTILATION

Exhaust fan motor operates. Unit appears serviceable.





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## MASTER BATHROOM

### 4.7 CONDITION OF FAUCET & SINK

Faucet is serviceable and is performing its intended purpose. The sink is in good or fair condition and is performing as intended.

### 4.8 SINK PLUMBING & DRAIN CONDITION

The following problems were noted at the drain system: Stopper did not operate properly. They have been disconnected.



### 4.9 CONDITION OF TOILET

Appears serviceable.

### 4.10 TUB/SHOWER PLUMBING FIXTURES

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

### 4.11 TUB/SHOWER WALLS

Tub and shower areas appear serviceable, Enclosure appears serviceable.

### 4.12 BATH VENTILATION

Exhaust fan motor operates. Unit appears serviceable.

## BATHROOM at BASEMENT

### 4.13 CONDITION OF FAUCET & SINK

Faucet is serviceable and is performing its intended purpose.

### 4.14 SINK PLUMBING & DRAIN CONDITION

Drain and water supply lines appear serviceable and are performing as intended.

### 4.15 CONDITION OF TOILET

Appears serviceable.

### 4.16 TUB/SHOWER PLUMBING FIXTURES

Appears serviceable.



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## BEDROOMS

### MASTER BEDROOM

#### 5.1 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

### BEDROOM SOUTH WEST CORNER BASEMENT

#### 5.2 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

### BEDROOM SOUTH CENTER

#### 5.3 LOCATION

Main floor.

#### 5.4 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

### BEDROOM SOUTH CENTER BASEMENT

#### 5.5 BEDROOM CONDITION

No issues were found that needed reporting at this bedroom section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.

## BONUS ROOMS

### OFFICE

#### 6.1 LOCATION

This room was located at the south side center on the main floor near master bedroom.

#### 6.2 ROOM CONDITION

No issues were found that needed reporting at this room section. Some issues may be reported under different categories, such as Doors, Windows or Electrical.



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## LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY

#### 7.1 LOCATION

The laundry room is located at the basement.

#### 7.2 DRYER VENTING

Dryer venting is provided,

## GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. An unattached garage is not part of the standard inspection and is considered an additional building. If slab is covered with personal items, the inspection may be blocked or impeded. Auto reverse safety devices are recommended for all powered overhead garage doors.

### GARAGE

#### 8.1 GARAGE TYPE

The garage is detached and free standing.

#### 8.2 SIZE OF GARAGE

Two car garage.

#### 8.3 NUMBER OF OVERHEAD DOORS

There is a single overhead door. The doors are made of either solid wood or wood fiber.

#### 8.4 OVERHEAD DOOR & HARDWARE CONDITION

Attention Needed - The overhead door needs some minor repair. Some parts of the door hardware need to be adjusted or tightened.



Loose or missing hardware

#### 8.5 AUTOMATIC OVERHEAD DOOR OPENER

The overhead door opener(s) appear to function appropriately.



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## 8.6 SAFETY REVERSE @ OVERHEAD DOOR OPENER

Yes - The door opener(s) is/are equipped with an automatic reverse safety switch(s). These models do have a safety reverse, but they were not tested because of the possibility of causing damage to the door.

## 8.7 GARAGE WALL CONDITION

Expose the masonry foundation between exterior finished grade and the existing wall siding. All types of exterior siding should not be any closer than six inches (6") above finished grade. Proper installation will help prevent rot to the structure, moisture entering the house and insect infestation. If a foundation doesn't exist in this area it should be installed.



## 8.8 GARAGE FLOOR & FOUNDATION

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

## EXTERIOR

Areas hidden from view by finished walls, plantings, wood piles or other stored items can not be judged and are not a part of this inspection. 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 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 too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## EXTERIOR WALLS

### 9.1 SIDING MATERIAL

The exterior siding is wood and it has one or more problems:  
Damaged/rotted from moisture, and earth to wood contact.





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## SOFFIT & FASCIA

### 9.2 SOFFIT, FASCIA & TRIM MATERIAL CONDITION

The soffit material is wood, it appears to be in good condition.

## CHIMNEY

### 9.3 CHIMNEY CONDITION

The chimney is constructed from stone and it appears to have one or more problems: The crown at the top of the chimney is cracked and deteriorated from the sun and weather. The crown is necessary to protect the brick or stone from erosion or freezing damage.



Repairs recommended

## HOSE FAUCETS

### 9.4 OPERATION

DO NOT LEAVE HOSES CONNECTED TO EXTERIOR FAUCETS DURING COLD WEATHER THIS MAY ALLOW THEM TO FREEZE AND CAUSE DAMAGE. There was one or more problems at the faucets at the exterior: Some inoperative. Recommend that a qualified licensed plumber be contracted to evaluate and make repairs before the close of escrow.



Faucet has been disconnected

## SIDEWALKS

### 9.5 TYPE & CONDITION

The walk way is constructed of concrete and appears to be in good condition.

## LANDSCAPING

### 9.6 CONDITION



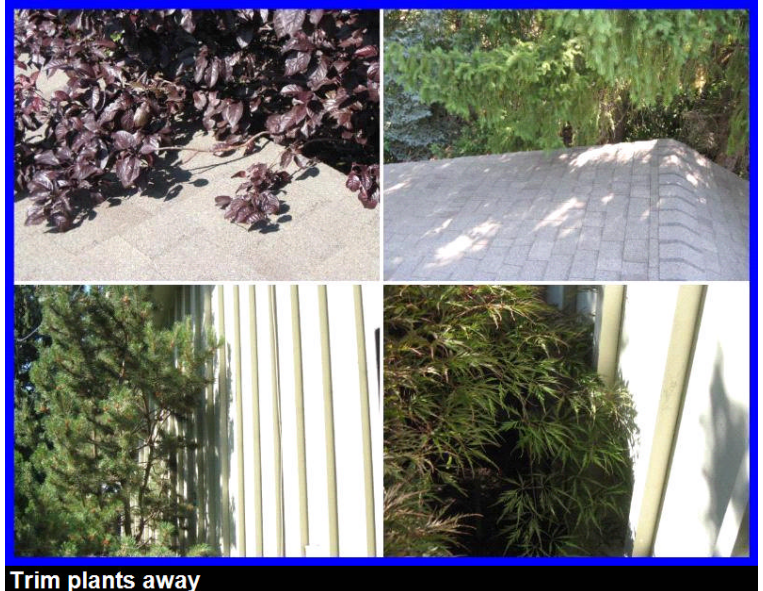


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One or more problems were noted with the landscaping: 1) Trim plants away from structure, keep minimum 6 inches away. Plant contact will cause damage or rot to the siding. 2) Trees are touching or overhanging the roof. Damage is possible due to movement of branches from the wind. Branches should be trimmed away at least 2 feet from touching.



Trim plants away

## GRADING

### 9.7 SITE

Gentle slope, Grade at foundation appears serviceable and appears to be allowing proper drainage.

## PATIO

### 9.8 TYPE

The patio is constructed of concrete. It appears to be in good condition.

## DECKS

### 9.9 TYPE

Wood.

### 9.10 CONDITION



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Unsafe conditions viewed @ deck

1) The current openings at the guard rail are large enough to allow a child to slip through. Any decks 30 inches or higher require proper guard rails. Recommend that guard rail spacing be reduced to less than 4 inches. 2) Decks with a height of 30 inches or more require a guard rail to prevent falling. Guard rail should be a minimum of 36 inches tall with gaps less than 4 inches.

## PATIO PORCH COVER & SUPPORTS

### 9.11 TYPE

Improper or inadequate support noted at patio cover. Recommend the installation of hanger brackets or other support system. Due to the conditions found I recommend that a licensed general contractor be contracted to make further evaluation and perform necessary repairs before the close of escrow.



Inadequate support at patio



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## HEATING & AIR CONDITIONING

The inspector is not equipped to inspect furnace 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 inspection is almost impossible. The inspector can not light pilot lights or turn on gas valves. Safety devices are not tested by the inspector. The emergency heat mode is checked on heat pumps when temperature is below 70 degrees F. We recommend the heating system be completely serviced before each season. Filters should be changed or cleaned as needed (every 3 months minimum). Checking humidifiers, electric air filters and proper air flow balance is not included in this inspection. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION

#### 10.1 LOCATION OF PRIMARY UNIT

The primary heating system is located at the basement. It is an gas powered forced air unit.

### FUEL SYSTEM

#### 10.2 METER/TANK LOCATION-CONDITION

Meter located at exterior, on east side, System appears serviceable.

#### 10.3 ABANDONED OIL TANK

None viewed, this item is excluded.

### HEATING SYSTEM CONDITION

#### 10.4 PRIMARY UNIT

Appears operational.

#### 10.5 PUMP/BLOWER FAN

Appears Serviceable.

#### 10.6 COMBUSTION AIR

Appears serviceable.

#### 10.7 VENTING

Appears serviceable.

#### 10.8 AIR PLENUM

Appears serviceable.



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## 10.9 FURNACE AIR FILTER(S)

Appears to be performing intended function. Filter(s) should be cleaned or replaced every 90 days or less. No exceptions. Failure to do so may clog the heat exchanger systems and will decrease heating and cooling system efficiency.



## 10.10 THERMOSTAT & CONTROLS

Appear serviceable.

Air conditioning units are not checked when outside temperature is below 65 degrees F. We recommend the A.C. unit be completely serviced before each cooling season and the condensate drain be flushed with chlorine bleach every 3 months during the cooling season to prevent clogging.

## AIR CONDITIONING

### 10.11 AIR CONDITIONING TYPE

Central, Appears operational.

### 10.12 AIR TEMPERATURE DIFFERENTIAL

The return air temperature at the return duct was 72F. The temperature at the supply duct was 56F, for a temperature differential of 16F. Appears serviceable.

### 10.13 EXTERIOR AIR HANDLER CONDITION

Appears serviceable.

### 10.14 INTERIOR AIR HANDLER

Not able to view air handler. This type of system would require disassembly beyond the time constraints of a normal visual inspection.

### 10.15 CONDENSATE LINE

Condensate line installed.

### 10.16 NORMAL CONTROLS

Appear serviceable.

## DUCTWORK

### 10.17 HVAC DUCTS AT ATTIC

Appears serviceable and operating properly.





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## PLUMBING

Water quality or hazardous materials (lead) testing is available from [Home Inspection Services](#) at an additional fee. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be of proper size with metal piping of proper size, terminating 6 inches or less above floor or be properly plumbed to the exterior. A catch pan is recommended to be installed under the water heater with a drain extending to a safe location installed under the water heater with a drain. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Polybutylene distribution has a history of failure due to plastic connections and may result in free flowing water. Older galvanized plumbing may have restricted water flow. Water softener operation and condition are beyond the scope of this inspection, there are excluded.

### MAIN LINE

#### 11.1 MAIN LINE MATERIAL & WATER SHUT-OFF

The water supply shut off valve is located at the west side of the basement.



#### 11.2 MAIN LINE CONDITION

The main water supply line is copper and it appears to be in good condition.

### SUPPLY LINES

#### 11.3 SUPPLY LINE MATERIAL & CONDITION

The water supply lines are made from copper metal piping, and they appear to be in good condition.

### WASTE LINES

#### 11.4 WASTE LINE MATERIAL & CONDITION

The waste lines piping of this home are made from copper metal piping. The waste lines appear to be in good of fair condition.

#### 11.5 PLUMBING VENT CONDITION

Plumbing vents where present appear to be functioning properly,

### WATER HEATER

#### 11.6 WATER HEATER, TYPE, SIZE & LOCATION

The water heater, located at the basement, is a gas powered 40 gallon unit.





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## 11.7 AGE & CONDITION of WATER HEATER

The water heater age appears to be 10 years old.

## 11.8 VENTING

One or more problems were identified at the flue system of the gas water heater: Recommend that a smaller grid screen be installed at the vent to prevent insect entry. 3/16 inch.



## 11.9 WATER HEATER TEMPERATURE

The temperature is set at 125 degrees F or less, this is considered to be safe.

Septic tanks should be pumped and inspected by a licensed septic contractor at least 1 year before the purchase.

### KITCHEN SINK - TYPE AND CONDITION

## 11.10 KITCHEN SINK & PLUMBING

The kitchen sink is a stainless steel type unit, and it appears serviceable.

### KITCHEN PLUMBING

## 11.11 KITCHEN SINK & PLUMBING

Faucet is serviceable and is performing its intended purpose. Hand sprayer is serviceable.

### PLUMBING

## 11.12 LAUNDRY

Plumbing appears serviceable.

## ELECTRICAL

All electrical repairs should only be attempted by a licensed electrician. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in each bedroom and at the hallway outside each bedroom. Install as per manufactures instructions.



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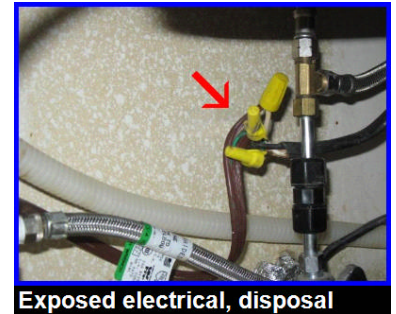
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## DISPOSAL ELECTRICAL

### 12.1 GARBAGE DISPOSAL

One or more problems were found at the electrical wire for the disposal: The electrical connection to the garbage disposal is made outside of an electrical junction box (open splice). Due to the problems found above a licensed electrical contractor should be contracted to make further evaluation and perform repairs as necessary.



Exposed electrical, disposal

## KITCHEN ELECTRICAL OUTLETS

### 12.2 INTERIOR COMPONENTS

No Ground Fault Interrupter (GFCI) type outlet is installed. Installation of these protective devices is recommended (not required) as a safety upgrade to be installed by the new owner. This is not required but highly recommended. GFCI,s required only in new construction and remodels in all kitchens since 1987.

**Maintenance**

GFCI Outlets  
Recommended

## BATH ELECTRICAL OUTLETS

### 12.3 MAIN BATHROOM

Ground Fault Interrupter (GFCI) protection is provided where applicable, and appears to be operating properly.

### 12.4 MASTER BATHROOM

Ground Fault Interrupter (GFCI) protection is provided where applicable, and appears to be operating properly.

### 12.5 BATHROOM at BASEMENT

Ground Fault Interrupter (GFCI) protection is provided where applicable, and appears to be operating properly.

## BATH LIGHTS & SWITCHES

### 12.6 MASTER BATHROOM

There are one or more problems with the electrical lights and/or switches in this area: The three way switching is improperly wired and/or is not working. Due to the problems identified above, a licensed electrician should be called to make further evaluation and repairs as needed.



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## BEDROOM OUTLETS, LIGHTS & SWITCHES CONDITION

### 12.7 MASTER BEDROOM

One or more electrical problems were found at this bedroom: The incandescent light fixture at the closet is considered to be a fire hazard (materials could fall against bulb), it is recommended that it be removed or replaced with a florescent fixture.



### 12.8 BEDROOM SOUTH CENTER

One or more electrical problems were found at this bedroom: The incandescent light fixture at the closet is considered to be a fire hazard (materials could fall against bulb), it is recommended that it be removed or replaced with a florescent fixture.



## OUTLETS, LIGHTS & SWITCHES CONDITION

### 12.9 OFFICE

One or more electrical problems were found at this room: 1. Some grounded type outlets did not appear to be properly grounded. Affected outlets are marked with green tape. 2. The three way light switching is improperly wired and/or is not working. Recommend that a qualified Licensed Electrician be contacted to make further evaluation and perform repairs as necessary.



## EXTERIOR OUTLETS

### 12.10 ELECTRICAL

The outlets at the exterior have one or more problems: No ground fault circuit interrupter was found to be installed, Installation of these protective devices with water proof covers is, recommended as a safety upgrade by the new owner. This is not required but highly recommended.

**Maintenance**

GFCI Outlets  
Recommended



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The outlets at the exterior have one or more problems: Some or all of the outlets at the exterior are not operational. Recommend that a qualified licensed electrician be contracted to evaluate and make repairs before the close of escrow.



## EXTERIOR WIRING LIGHTS & SWITCHES

### 12.11 ELECTRICAL

NOTE: Low voltage lighting systems are not inspected. Only the connection to the houses electrical system is examined. Low voltage lighting is excluded from this report.

## AIR CONDITIONING POWER SOURCE

### 12.12 AIR CONDITIONING

240 Volt, 1. No disconnect provided - Recommend providing shutoff capability at unit. 2. Improper wiring electrical romex is required to be in conduit. I recommend that a licensed electrical contractor further evaluate and perform repairs.



## ELECTRIC UTILITY SUPPLY

### 12.13 ELECTRICAL SERVICE

The electric utility service is supplied via overhead wire and appears to be in good condition.

## MAIN ELECTRICAL PANEL

### 12.14 ELECTRICAL SERVICE

The main electrical panel is located at the basement, is a 120/240 Volt system. The main panel is rated for 200 AMP.

## ENTRANCE CABLES - MAIN

### 12.15 ELECTRICAL PANELS



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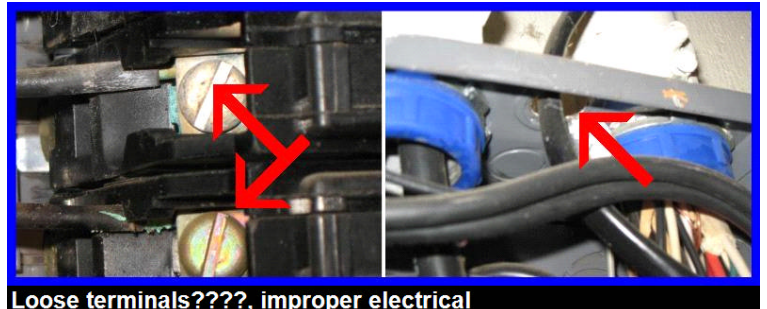
The main electrical panel is supplied by copper, number 3/0 size wire and appears to be properly installed and in good condition.



## MAIN ELECTRICAL PANEL TYPE & CONDITION

### 12.16 ELECTRICAL PANELS

The electrical panel is a circuit breaker type panel and it has one or more problems: 1) Burned or damaged wires are present, this may be due to over fusing or loose connections. 2) Knock-outs and/or box connectors are missing at interior of panel. This is a fire spread hazard in the event of an electrical fire at panel box. Fire will not be contained inside the panel box. Due to the conditions viewed it is recommended that a qualified licensed electrician make further evaluation and perform all corrections necessary to insure a safe electrical system.



Loose terminals????, improper electrical

## BRANCH WIRING INTERIOR

### 12.17 CONDUCTORS

The electrical branch supply wiring is copper romex and appears to be in good condition.

## BRANCH WIRING - ATTIC

### 12.18 CONDUCTORS





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There was one or more problems with the wiring at the attic area: There is one or more open electrical splices at the attic area. This is a fire hazard. All electrical splices are required to be contained in electrical junction boxes. Recommend that a licensed electrician be contracted to make further evaluation and perform all necessary repairs before the close of escrow.



Improper electrical at attic

## SUB PANEL #1 LOCATION & CONDITION

### 12.19 CONDUCTORS

The sub-panel at the garage is properly installed and appears to be operating properly.



## INSTALLED-CONDITION

### 12.20 DOOR CHIME

Door chime installed and operational.

## GENERAL ITEMS

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. Determining the source of odors or like conditions is not a 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. Check with owners for further information.



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## INTERIOR STAIRWELL

### 13.1 STAIRWELL CONDITION

Interior stairs & handrail systems are serviceable.

## FIREPLACE - GAS & WOOD BURNING DEVICES

### 13.2 LOCATION - TYPE - CONDITION

Main floor, Basement. Appears serviceable.

## ATTIC

### ATTIC

### 14.1 ATTIC ACCESSIBILITY & CONSTRUCTION

Attic is full size, constructed of or using conventional framing, access was located at the bedroom closet ceiling. The attic was fully accessible.

### 14.2 INSULATION TYPE - DEPTH & R-FACTOR

The insulation at the attic area is a cellulose (ground paper) blown product. The measured depth at its average lowest point was 8.5 inches, this is about R-32. As a comparison, the insulation standards for a new home in this area is R-39, or about 10 inches of this type of product after settling.



### 14.3 BATH & KITCHEN VENTILATION

Not viewed, this item is excluded.

## ROOF SUPPORT

### 14.4 ROOF SUPPORT

2x6 rafters at 24 inch centers.

### 14.5 CONDITION

Appears serviceable as far as visible, non visible areas are excluded.

### 14.6 ROOF SHEETING

Plywood, Good overall condition.





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## BASEMENT

Minor cracks are typical in 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 licensed General Contractor. 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. Insulation at crawl space foundation or between floor joist obscure visual examination. These areas are excluded from this inspection.

### BASEMENT

#### 15.1 ACCESSIBILITY

Basement is fully accessible.

## POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

### SPA/HOT TUB

#### 16.1

Recommend that soil be removed from the side of the hot tub to prevent wood rot.



Remove soil contact



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## DOORS

### MAIN ENTRY DOOR

#### 17.1 ENTRY DOORS

The front entry door is in good condition.

### BEDROOM DOOR(S)

#### 17.2 MASTER BEDROOM

Appears serviceable.

### BEDROOM CLOSET DOORS

#### 17.3 BEDROOM SOUTH WEST CORNER BASEMENT

The closet door had one or more problems: The door is rubbing at floor or carpet, recommend that door be cut off at the bottom.

## SMOKE & CARBON MONOXIDE DETECTORS

### SMOKE DETECTORS

#### 18.1 HALLWAY SMOKE DETECTOR

A smoke detector is installed at the hallway and appears to be in good working order. However unit not tested, unit is part of a security system. therefore they are excluded.

#### 18.2 MASTER BEDROOM

A smoke detector is installed at this bedroom and appears to be in good working order.

#### 18.3 BEDROOM SOUTH WEST CORNER BASEMENT

A smoke detector is not installed at this bedroom. It is recommend that smoke detectors be installed at each bedroom. It is not required in this age of home but is highly recommended.

#### 18.4 BEDROOM SOUTH CENTER

A smoke detector is not installed at this bedroom. It is recommend that smoke detectors be installed at each bedroom. It is not required in this age of home but is highly recommended.

#### 18.5 BEDROOM SOUTH CENTER BASEMENT

A smoke detector is not installed at this bedroom. It is recommend that smoke detectors be installed at each bedroom. It is not required in this age of home but is highly recommended.

### CARBON MONOXIDE DETECTOR

#### 18.6 CARBON MONOXIDE DETECTORS

Yes, a carbon monoxide detector was installed in this home. This home uses appliances that burn fuels that produce carbon monoxide, a colorless, odorless deadly gas. Please keep your detector in good working condition and replace every 5 years or more to help insure you and your family's safety.



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## WALLS & CEILINGS

### WALLS & CEILINGS

#### 19.1 WALLS & CEILING

The general condition of the walls and ceilings throughout the home appear to be in serviceable condition.

## FLOORS

### FLOORS

#### 20.1 FLOORS

The general condition of the flooring throughout the home appears to be in serviceable condition. Rugs and floor coverings prevent viewing of primary floor materials at the basement areas. Therefore the floors at this area are excluded.

## WINDOWS

### WINDOWS TYPE & CONDITION

#### 21.1 WINDOWS

Aluminum, Note: Some or all windows are non insulated glass. Windows as a grouping are generally operational. Except as noted in this section.