Property Inspection Report

ClearVIEW INSPECTION GROUP

1234 Your Happy Home,, Your Town, OH

INSPECTION PREPARED FOR:

INSPECTOR: Kevin Saunders

License: OHI.2019004726

AGENT: Theresa Meyers

DATE OF INSPECTION: 10/23/2023

International Association of Certified Home Inspectors
InterNACHI Certified

WWW.CLEARVIEWINSPECTIONGROUP.COM

Report Summary

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

TEXT COLOR SIGNIFICANCE:

Yellow colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s)

Exterior		
Page 4	Exterior Door Observations	• Inoperable latch- The sliding glass door had an inoperable latch. The Inspector recommends service by a qualified contractor.
Page 5	Deck Observations	• The deck slopes towards the foundation and moisture penetration is a possibility. Correction suggested.
Page 6	Lot Grade and Drainage Observations	• Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.
Attached Garage		
Page 9	Garage Ceiling Observations	• Cracking and peeling observed, recommend review for repair. No water stains observed at the time of inspection.
Attic		
Page 13	Exhaust Ducts Observations	• The bathroom exhaust ducts are separated, damaged and contaminated from wildfire. Replacement suggested.
Water Heater		
Page 18	Temperature Pressure Release Valve Observations	• The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor.
Page 19	Water Temperature Observations	• The hot water temperature was (132) degrees at the time of inspection. This can be a scald hazard. Recommend lowering water temperature for improved safety. Hot water temperatures should not exceed 120 degrees F.
Page 19	Water Heater Comments	• The water heater is beyond its warranty period.
General Gas Components		
Page 20	Gas Pipe Observations	• The CSST (corrugated stainless steel tubing) in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified electrical contractor.

Waste & Drainage System		
Page 20	Sump Pump Observations	• The sump pump discharge pipe is damaged, improperly repaired with duct tape and should be serviced or replaced.
HVAC Systems		
Page 23	Return Air Compartment Observations	• Wrong size filter installed, filter was being sucked into the circulation fan and removed.Suggest installing proper size filter for proper air filtration.
Page 24	Condensing Coil Observations	• The condensing coil has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
Page 24	Thermostat Observation	• Broken, replace- The thermostat was broken and needed replacement at the time of the inspection. The Inspector recommends replacement by a qualified HVAC contractor.
Page 25	Refrigerant Lines Observations	• The refrigerant line is kinked or damaged at the condensing coils which will restrict the flow of refrigerant. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
Indoor Environmental		
Page 26	Smoke Detectors Observations	• The smoke detectors were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.
Powder Room		
Page 39	Traps & Drains Observations	• The sink drain is slow or partially blocked and should be serviced.
Kitchen		
Page 42	Microwave Observations	• The microwave door has a broken handle, service or replacement suggested.
Laundry Room		
Page 43	Outlets Observations	• No GFCI. No ground fault circuit interrupter (GFCI) protection of electrical receptacles observed. GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the home electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor.

General Information

Inspector

Kevin L Saunders

Persons in Attendance

Buyers • Buyers Agent

Levels

This is a single family home
Occupied. The home was occupied on a regular basis at the time the inspection was performed.

• 2 Story

Weather Conditions

Observations:
• Clear & Dry

Current Weather Conditions

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Exterior

Observations:
• Exterior


Exterior


Exterior


Exterior


Exterior


Exterior


Exterior

Driveway Observations

Materials: The home had an asphalt driveway.
• The driveway is in acceptable condition.

Walkway Observations

Materials: The home had a concrete walkways.
• The walkways are in acceptable condition.

Exterior Wall Cladding Observations

Materials: The house walls are finished with a combination of brick and vinyl siding.
• The house wall finish is in acceptable condition.

Fascia, Trim & Soffits Observations

Materials: Metal Cladding
• The fascia board and trim are in acceptable condition.

Window Observation

Observations:
• The windows are double pane vinyl and are in satisfactory condition unless otherwise noted.

Exterior Door Observations

Materials: Metal Clad • Sliding Glass Door
• Inoperable latch- The sliding glass door had an inoperable latch. The Inspector recommends service by a qualified contractor.

The exterior door(s) are in satisfactory condition

Inoperable latch

Outlet Observations

Observations:
• The outlets are functional and include ground-fault protection

The outlets are functional and include ground-fault protection

Exterior Faucet Observations

• The exterior faucets are functional.

The exterior faucets are functional.

Deck Observations

Materials: Wood
Observations:
• The deck slopes towards the foundation and moisture penetration is a possibility. Correction suggested.

||4||The deck slopes towards the foundation and moisture penetration is a possibility. Correction suggested.

Lot Grade and Drainage Observations

• Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.

Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Method Of Evaluation

Observations:
• Walked the roof - The Inspector inspected the roofing materials and components by walking the roof surface

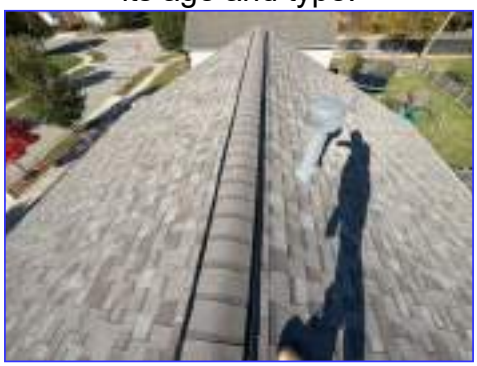
Roof Condition / Observations

Materials: Gable Roof
Materials: Dimensional Asphalt Shingles The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.
Observations:
• The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.
• The roof shows normal wear for its age and type.


The roof shows normal wear for its age and type.


The roof shows normal wear for its age and type.


The roof shows normal wear for its age and type.


The roof shows normal wear for its age and type.


The roof shows normal wear for its age and type.


The roof shows normal wear for its age and type.

Number Of Layers

Observations:
• 1 layer The roof had one layer of asphalt shingles installed at the time of the inspection.

Estimated Age

Materials: The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Gutters & Downspouts

Gutter & Downspout Observations

Materials: Full • Metal
• The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.
• Drains to underground drain piping which was not tested.

Attached Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Garage Type

Observations:
• Double Car Garage

Double Car Garage

Garage Floor Observations

Materials: Concrete

Garage Door observations

Materials: Metal
• The garage door and hardware are functional.

Garage Door Opener Observations

• The garage door opener is functional.

The garage door opener is functional.

The garage door opener is functional.

Garage Wall Observations

Materials: Drywall

Garage Ceiling Observations

Materials: Drywall
• Cracking and peeling observed, recommend review for repair. No water stains observed at the time of inspection.

Cracking and peeling observed, recommend review for repair. No water stains observed at the time of inspection.

Outlet Observations

• The outlets are functional and include ground-fault protection

The outlets are functional and include ground-fault protection

Structure

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Basement

Basement

Observations:
• Basement

Basement

Basement

Basement

Basement

Foundation Observations

Materials: Masonry Block
Observations:
• The visible portions of the foundation walls are in acceptable condition.

Basement Floor Observations

Materials: Concrete

Basement Ceilings Observations

Materials: Drop Tile

Structural Framing Observations

Materials: Trusses
The home floor structure was built using trusses. Trusses are designed by engineers and assembled in a manufacturing facility before being trucked to a jobsite for assembly into a building.

• The visible portions of the floor framing and sheeting are in acceptable condition with no visible deficiencies or alterations observed.

Beams Observations

Materials: Steel I Beam
• Beams are finished, unable to inspect.

Support Post Observations

Materials: Adjustable Steel Columns
• Posts are finished or concealed, unable to inspect.

Outlet Observations

Observations:
• The outlets are functional.

Basement Comments

• We have evaluated the basement in compliance with industry standards, and found it to be in acceptable condition.
• Dry at the time of the inspection.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of
it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic Access Location

Observations:
• The attic can be accessed through a hatch in a guest bedroom.

The attic can be accessed through a hatch in a guest bedroom.

Attic

Observations:
• Attic


Attic


Attic


Attic

Method Of Evaluation

Observations:
• We evaluated the attic by direct access.

Framing Observations

Style: Truss
• The visible portion of the roof structure appears to be in acceptable condition.

Sheathing Observations

Materials: Oriented Strand Board (OSB)

Insulation Observations

Materials: Blown in insulation

Ventilation Observations

Style: Eave Vents • Ridge Vents

Exhaust Ducts Observations

• The bathroom exhaust ducts are separated, damaged and contaminated from wildfire. Replacement suggested.


The bathroom exhaust ducts are separated, damaged and contaminated from wildfire. Replacement suggested.

Chimney

Chimney Observations

Materials: Direct Vent

Direct Vent

Fireplace

Fireplace Observation

Materials: The fireplace is located in the Family Room.
Materials: Gas Fireplace
Observations:
• Pilot light "off" at time of inspection. Lighting of pilot lights is not within the scope of inspection. Buyer is therefore urged to ensure satisfactory operation of this unit prior to close.

Electrical / Main Panel

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless,we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or pgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of

refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Service Entrance Observations

Type: The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Electric Meter Observations

Materials: The electric meter was located at the right side of the home.

Electric Meter

Panel Location

Observations:
• The main service panel is located in the basement.

Panel Brand

Observations:
• Square D

Main Panel Observations

• The panel and its components have no visible deficiencies

The panel and its components have no visible deficiencies

The panel and its components have no visible deficiencies

Main Disconnect Observations

Materials: 150 amps. The electrical service disconnect was rated at 150 amps.

Circuit Breaker Observations

Materials: Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel. • The main electrical service panel contained Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.
Observations:
• There are no visible deficiencies with the circuit breakers.

Wiring Observations

Materials: Copper non-metallic sheathed cable noted.
• The visible portions of the wiring has no visible deficiencies.

Grounding Observations

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the service grounding system.
• The panel is grounded to a driven rod.

The panel is grounded to a driven rod.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair,

and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Pipes

Water Service Type

Observations:
• Public- The home water was supplied from a public source.

Main Shutoff Observations

Materials: The main water shut-off valve is located in the basement.

The main water shut-off valve is located in the basement.

Potable Water Supply Pipe Observations

Materials: CPVC- The home water distribution pipes included Chlorinated Poly Vinyl Chloride (CPVC), which is a plastic type approved for this use.

Expansion Tank Observations

Observations:
• An expansion tank is installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition but was not tested.

An expansion tank is installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition but was not tested.

Water Heater

Age & Location

Hot water is provided by approximately a 20 year old, 50 gallon, water heater that is located in the basement.

Water Heater Model Number

Manufacturer: Ruud

Water Heater

Manufactures Data Plate

Water Heater Observations

Fuel Type: Gas Water Heater

Water Shut-Off Valve & Connectors Observations

Observations:
• The shut-off valve and water connectors are functional.

Gas Shutoff Valve & Connectors Observations

Observations:
• The gas control valve and its connector at the water heater are functional

Temperature Pressure Release Valve Observations

• The water heater is equipped with a mandated pressure-temperature relief valve.
• The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor.

The pressure relief valve was leaking

Combustion Air Observations

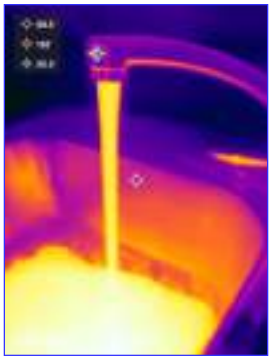
Observations:
• Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

Venting Observations

Materials: Metal
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

Water Temperature Observations

Observations:
• The hot water temperature was (132) degrees at the time of inspection. This can be a scald hazard. Recommend lowering water temperature for improved safety. Hot water temperatures should not exceed 120 degrees F.



The hot water temperature was (132) degrees at the time of inspection. This can be a scald hazard. Recommend lowering water temperature for improved safety. Hot water temperatures should not exceed 120 degrees F.

Water Heater Comments

• The water heater is beyond its warranty period.

General Gas Components

Fuel Type

Materials: Natural gas, public utility
The home was fueled by natural gas supplied by a public utility.

Gas Meter & Main Shut-off Location

Observations:
• The gas main shut-off is located at the meter in the side yard.

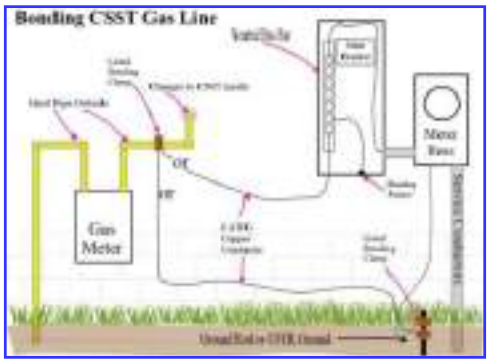
The gas main shut-off is located at the meter in the side yard.

Main gas shut-off.

Gas Pipe Observations

Materials: The home had corrugated stainless steel tubing (CSST) installed as gas pipe. This pipe can be recognized by its yellow coating.
Observations:
• The csst (corrugated stainless steel tubing) in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified electrical contractor.

The csst (corrugated stainless steel tubing) in the home were not bonded



Bonding Illustration

Waste & Drainage System

Drain Waste & Vent Pipes Observations

Materials: Public Waste
Materials: The visible portions of the drainpipes are a modern schedule 40 PVC type.
• Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Sump Pump Observations

Materials: The sump pump is located in the basement.
Observations:
• The sump pump is accessible and in acceptable condition.
• The sump pump discharge pipe is damaged, improperly repaired with duct tape and should be serviced or replaced.

The sump pump discharge pipe is damaged, improperly repaired with duct tape and should be serviced or replaced.

The sump pump is accessible and in acceptable condition.

Comments / Observations

Observations:
• We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Heating & Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Systems

Age & Location

Materials: Central heat and air-conditioning are provided by a single split systems, consisting an approximately 20 year old furnace with evaporator coils that are located in the basement and an approximately 20 year old condensing coils that are located in the back yard.

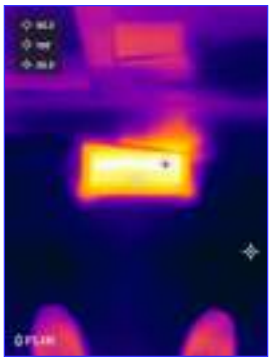
Furnace Model Number

Furnace

Manufactures Data Plate

Furnace Observations

Fuel Type: Gas Forced Air
Observations:
• The furnace is functional



The furnace is functional

Electric Connections Observations

Observations:
• The electrical connections are functional

Combustion Chamber Observations

• Combustion chamber OK- Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

Combustion chamber OK

Exhaust Venting Observations

Materials: Metal
• The vent pipes have no visible deficiencies.

The vent pipes have no visible deficiencies.

Combustion Air Vents Observations

• The combustion-air vents appear to be adequate to support complete combustion.

Gas Valve & Connector Observations

• The gas valves and connectors are in acceptable condition.

Return Air Compartment Observations

• The return-air compartments are in acceptable condition.
• Wrong size filter installed, filter was being sucked into the circulation fan and removed.Suggest installing proper size filter for proper air filtration.

Wrong size filter installed, filter was being sucked into the circulation fan and removed.Suggest installing proper size filter for proper air filtration.

Condensing Coil Model Number

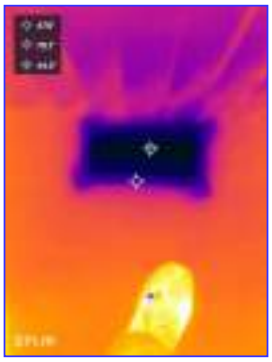
Manufacture: Trane

Condensing Coil

Manufactures Data Plate

Condensing Coil Observations

Observations:
• The condensing coil has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.



The condensing coil has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Electrical Disconnect Observations

• The electrical disconnect at the condensing coils are functional.

The electrical disconnect at the condensing coils are functional.

Thermostat Observation

Materials: The best place for your thermostat is on an interior wall, away from direct sunlight, air vents, your kitchen, hallways, windows and doors. Ideally, it should be placed toward the center of your home. • The thermostat is located in the family room.
Observations:
• Broken, replace- The thermostat was broken and needed replacement at the time of the inspection. The Inspector recommends replacement by a qualified HVAC contractor.

Broken, replace- The thermostat was broken and needed replacement at the time of the inspection.

Thermostat settings upon completion

Distribution Ducting Observations

Type: Ducts and Registers

Refrigerant Lines Observations

• The refrigerant line is kinked or damaged at the condensing coils which will restrict the flow of refrigerant. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

The refrigerant line is kinked or damaged at the condensing coils which will restrict the flow of refrigerant.

The refrigerant line is kinked or damaged at the condensing coils which will restrict the flow of refrigerant.

Living Space

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule remedial services may be deemed necessary before the

close of escrow

Indoor Environmental

Indoor Environmental Concerns

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Smoke Detectors Observations

Observations:
• Periodic testing is suggested to ensure proper working order.
• The smoke detectors were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

Radon Gas Observations

Observations:
• The EPA even recommends checking radon levels at least every two years as radon flow can increase over a timescale longer than one calendar year. This is to say, just as radon levels fluctuate within a calendar year, they also fluctuate as years pass.

Our general guidance (A Citizen's Guide to Radon - https://www.epa.gov/radon/citizens-guide-radon-guide-protecting-yourself-and-your-family-radon - suggests:

If you are buying or selling a home (from our Home Buyer's and Seller's Guide to Radon - https://www.epa.gov/radon/home-buyers-and-sellers-guide-radon):
• No radon test was performed. The EPA recommends all home buyers have an indoor radon test conducted, as part as the home buying process.

Main Entry

Main Entry

Observations:
• Main Entry

Main Entry

Family Room

Family Room

Observations:
• Family Room

Family Room

Family Room

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets that were tested are functional.


The outlets that were tested are functional.


The outlets that were tested are functional.


The outlets that were tested are functional.

Family Room Comments

• We have evaluated the family room, and found it to be in acceptable condition.

Dining Area

Dining Area

Observations:
• Dining Area


Dining Area

Outlet Observations

• The outlets that were tested are functional.


The outlets that were tested are functional.

Dining Area Comments

• We have evaluated the dining room, and found it to be in acceptable condition.

Loft

Loft

Observations:
• Loft

Loft

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets that were tested are functional.

The outlets that were tested are functional.

The outlets that were tested are functional.

The outlets that were tested are functional.

Loft Comments

• We have evaluated the loft, and found it to be in acceptable condition.

Owner's Suite

Owner's Suite

Observations:
• Owner's Suite

Owner's Suite

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets that were tested are functional.

The outlets that were tested are functional.

The outlets that were tested are functional.

Comments

• We have evaluated the bedroom, and found it to be in acceptable condition.

First Guest Bedroom

First Guest Bedroom

Observations:
• First Guest Bedroom

First Guest Bedroom

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets that were tested are functional.

The outlets that were tested are functional.

Comments

• We have evaluated the bedroom, and found it to be in acceptable condition.

Second Guest Bedroom

Second Guest Bedroom

Observations:
• Second Guest Bedroom

Second Guest Bedroom

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets that were tested are functional.

The outlets that were tested are functional.

Comments

• We have evaluated the bedroom, and found it to be in acceptable condition.

Owner's Suite Bathroom

Owner's Suite Bathroom

Observations:
• Owner's Suite Bathroom

Owner's Suite Bathroom

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets are functional and include ground-fault protection

The outlets are functional and include ground-fault protection

Bathroom Exhaust Fan Condition

• The exhaust fan is functional.

Tub/Whirlpool Observations

Style: Whirlpool tub
• Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

The tub, fixtures and hardware are in satisfactory condition with no visible deficiencies.

Tub is GFCI protected

The whirlpool tub is functional

Stall Shower Observations

• The shower, shower surround, fixtures and hardware are in satisfactory condition with no visible deficiencies.

The shower, shower surround, fixtures and hardware are in satisfactory condition with no visible deficiencies.

Sink Observations

• The sink and its components are functional

Faucet Observation

• The Faucet is functional.

The Faucet is functional.

The Faucet is functional.

Traps & Drains Observations

• The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

Toilet Condition

• The toilet is functional with no visible leaks or deficiencies.

The toilet is functional with no visible leaks or deficiencies.

Bathroom Comments

• We have evaluated the bathroom, and found it to be in acceptable condition.

Hall Bathroom

Hall Bathroom

Observations:
• Hall Bathroom

Outlet Observations

• The outlets are functional and include ground-fault protection

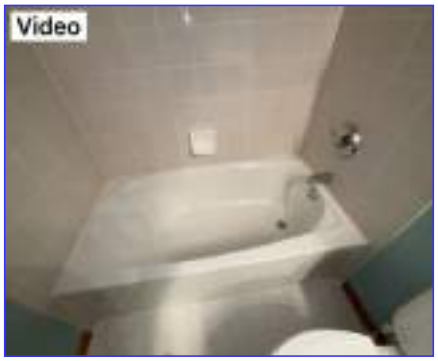
The outlets are functional and include ground-fault protection

Bathroom Exhaust Fan Condition

• The exhaust fan is functional.

Tub / Shower Observations

• The tub shower, shower surround, fixtures and hardware are in satisfactory condition with no visible deficiencies.



The tub shower, shower surround, fixtures and hardware are in satisfactory condition with no visible deficiencies.

Sink Observations

• The sink and its components are functional

Faucet Observation

• The Faucet is functional.

The Faucet is functional.

Traps & Drains Observations

• The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

Toilet Condition

• The toilet is functional with no visible leaks or deficiencies.

The toilet is functional with no visible leaks or deficiencies.

Bathroom Comments

• We have evaluated the bathroom, and found it to be in acceptable condition.

Powder Room

Powder Room

Observations:
• Powder Room

Powder Room

Bathroom Location

Location: Main Floor

Outlet Observations

• The outlets are functional and include ground-fault protection

The outlets are functional and include ground-fault protection

Bathroom Exhaust Fan Condition

• The exhaust fan is functional.

Sink Observations

• The sink and its components are functional

Faucet Observation

• The Faucet is functional.

The Faucet is functional.

Traps & Drains Observations

• The sink drain is slow or partially blocked and should be serviced.

||4||The sink drain is slow or partially blocked and should be serviced.

||4||The sink drain is slow or partially blocked and should be serviced.

Toilet Condition

• The toilet is functional with no visible leaks or deficiencies.

The toilet is functional with no visible leaks or deficiencies.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

• Kitchen

Kitchen

Window Observations

• The windows are functional and appear to be in satisfactory condition

The windows are functional and appear to be in satisfactory condition

Outlet Observations

• The outlets are functional and include ground-fault protection

The outlets are functional and include ground-fault protection

The outlets are functional and include ground-fault protection

Sink Observations

Materials: Stainless Steel
• The sink and its components are functional

Faucet Observations

• The Faucet is functional.

The Faucet is functional.

The sprayer is functional.

Traps & Drains Observations

• The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

The drain assembly appears to be in satisfactory condition with no visible leaks or deficiencies.

Garbage Disposal Observations

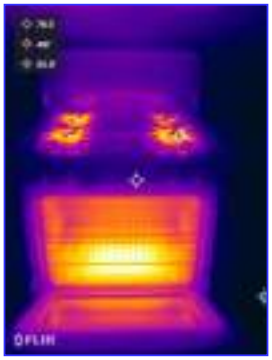
• The garbage disposal is functional.

The garbage disposal is functional.

Stove / Oven / Cook top Observations

Type: Gas
Observations:
• The cooktop and oven are functional.

The cooktop and oven are functional.

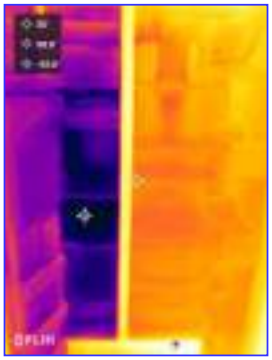


The cooktop and oven are functional.

Refrigerator & Freezer Observations

Manufacture: General Electric
Observations:
• The refrigerator and freezer are functional.

The refrigerator and freezer are functional.

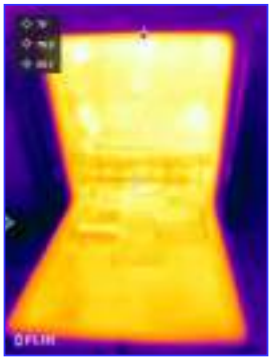


The refrigerator and freezer are functional.

Dishwasher Observations

Observations:
• The dishwasher is functional.

The dishwasher is functional.



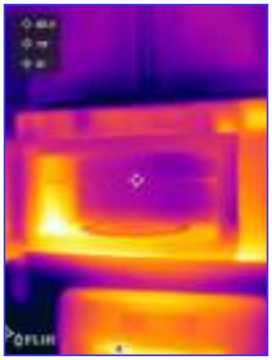
The dishwasher is functional.

Microwave Observations

Manufacture: General Electric
Observations:
• The built-in microwave is functional.
• The microwave door has a broken handle, service or replacement suggested.

The built-in microwave is functional.

||4||The microwave door has a broken handle, service or replacement suggested.



The built-in microwave is functional.

Laundry Room

Laundry Room

Observations:
• Laundry Room

Laundry Room

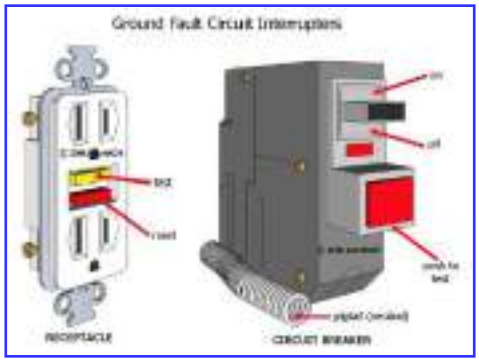
Laundry Room Location

Location: Main Floor

Outlets Observations

• No GFCI.
No ground fault circuit interrupter (GFCI) protection of electrical receptacles observed. GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the home electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor.

No ground fault circuit interrupter (GFCI) protection of electrical receptacles observed.



GFCI Illustration.

Washer Hook-up Observations

• Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

Washer hookup

Laundry Room Comments

• The washer and dryer was not operated, we recommend confirming proper operation prior to close

Report Conclusion

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties. We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is

essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need. Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness,courtesy, and respect.

Photos

The doors are secure

Key back on the cradle

Cradle and key back in the Supra

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.