

# Property Inspection Report

Your Happy Home,  
Your Town, OH

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INSPECTION PREPARED FOR:

INSPECTOR: Kevin Saunders

License: OHI.2019004726

AGENT: Marsha Miller

DATE OF INSPECTION: 10/12/2023



**ClearVIEW**  
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## 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 5	Deck Observations	<ul style="list-style-type: none"> <li>• <b>Lose guardrail-</b> The deck guardrail assemblies were loose and should be made secure by a qualified contractor.</li> </ul>
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#### Roof

Page 7	Roof Condition / Observations	<ul style="list-style-type: none"> <li>• <b>Exposed fasteners observed at the ridge cap / vent. All exposed nails should be properly sealed because they are a potential cause of roofing leaks.</b></li> <li>• <b>Loose/missing or damaged shingles-</b> The roof had loose, missing or damaged asphalt shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.</li> </ul>
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#### Attached Garage

Page 9	Stair observations	<ul style="list-style-type: none"> <li>• <b>As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.</b></li> </ul>
Page 10	Garage Ceiling Observations	<ul style="list-style-type: none"> <li>• <b>Evidence of past water penetration observed on the garage ceiling. The area is dry at the time of the inspection.</b></li> </ul>

#### Basement

Page 11	Foundation Observations	<ul style="list-style-type: none"> <li>• <b>The foundation wall(s) have been serviced, we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.</b></li> </ul>
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#### HVAC Systems

Page 23	Condensing Coil Observations	<ul style="list-style-type: none"> <li>• <b>Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.</b></li> </ul>
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#### Owner's Suite

Page 28	Door Observations	<ul style="list-style-type: none"> <li>• <b>Door sticks, does not close, needs adjustment.</b></li> </ul>
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Page 28	Wall Observations	• Cracking and peeling observed, recommend review for repair. No water stains observed at the time of inspection.
Page 29	Ceiling Fan Condition	• Ceiling fan inoperable- A ceiling fan was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor.
<b>Secondary Hallway</b>		
Page 32	Light Condition	• A ceiling light does not respond and should be serviced.

## General Information

### Inspector

Kevin L Saunders

### Persons in Attendance

Buyers

### 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

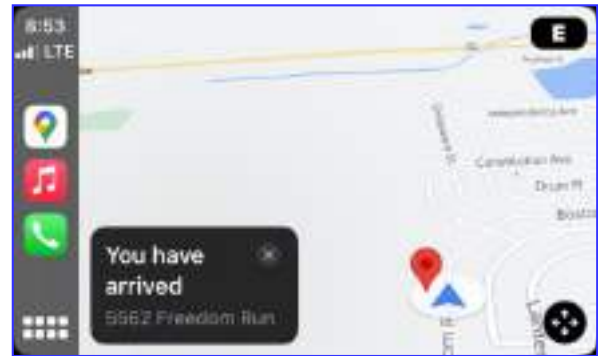
### Weather Conditions

Observations:

- Overcast



Current Weather Conditions



Current Location

## 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

### 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 a stone and vinyl siding.  
• The house wall finish is in acceptable condition.

### Fascia, Trim & Soffits Observations

Materials: Metal Cladding • Wood Composition  
• 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  
• The exterior door(s) are in satisfactory condition



The exterior door(s) are in satisfactory condition



The exterior door(s) are in satisfactory condition

## 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 is in acceptable condition.

- **Lose guardrail-**

**The deck guardrail assemblies were loose and should be made secure by a qualified contractor.**



The deck is in acceptable condition.



Lose guardrail



Lose guardrail

## 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



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





## Roof Condition / Observations

Materials: Gable Roof

Materials: Three Tab Fiberglass Asphalt Shingles      The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. An asphalt sealant strip binds shingles together so that they act as a single membrane. 3-tab 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:

- Exposed fasteners observed at the ridge cap / vent. All exposed nails should be properly sealed because they are a potential cause of roofing leaks.
- Loose/missing or damaged shingles- The roof had loose, missing or damaged asphalt shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.



Roofing materials



Roofing materials



Roofing materials



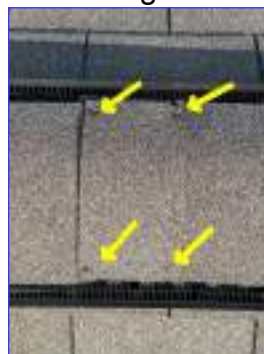
Loose/missing or damaged shingles



Loose/missing or damaged shingles



Loose/missing or damaged shingles



Exposed fasteners



Roofing materials



Roofing materials

## 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 the same age as the residence, or 9 years old.

## 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

## Garage Door Opener Observations

- The garage door opener is functional.



The garage door opener is functional.



The garage door opener is functional.

## Stair observations

Observations:

- As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.



As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

## Garage Wall Observations

Materials: Drywall

## Garage Ceiling Observations

Materials: Drywall

- Evidence of past water penetration observed on the garage ceiling. The area is dry at the time of the inspection.



Evidence of past water penetration observed.

## 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



Basement

### Foundation Observations

Materials: Poured Concrete

Observations:

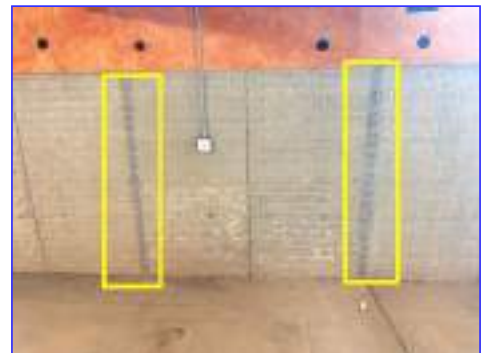
- The foundation wall(s) have been serviced, we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.



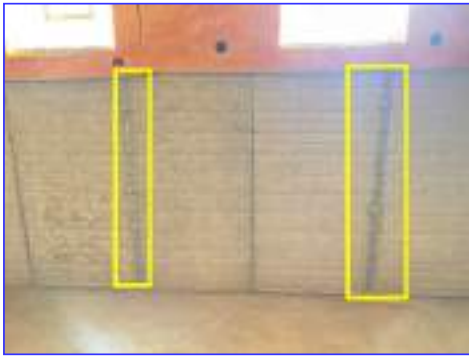
Service or repairs observed.



Service or repairs observed.



Service or repairs observed.



Service or repairs observed.



Service or repairs observed.

## Basement Floor Observations

Materials: Concrete

## Structural Framing Observations

Materials: Floor joists were engineered Laminated Veneer Lumber (LVL), commonly called "Microlams". Because they are manufactured under controlled conditions and each microlam is nearly identical, they react uniformly to changes in temperature and moisture and are more stable than dimensional lumber, meaning they are less likely to bow, warp, split or shrink. In comparison, conventional wood joists each have unique grain and knot patterns and vary in straightness and in their reaction to temperature and moisture changes.

## Beams Observations

Materials: Steel I Beam

## Window Observations

Style: Glass Block

## Basement Comments

- Limited review due to insulation cover.
- 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 were not visible and were not inspected.

## Attic Comments

- We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.



## 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 upgrades 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 left side of the home.



Electric Meter

### Panel Location

Observations:

- The main service panel is located in the basement.

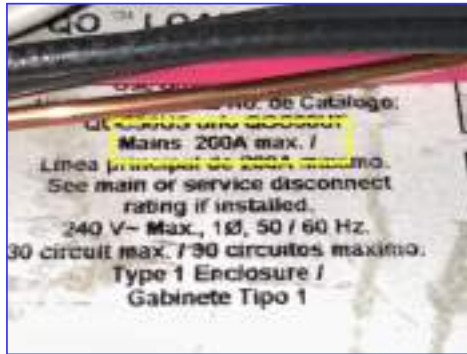
### Panel Brand

Observations:

- Square D

## Amp Rating

- The residence is served by a 200 amp panel.



The residence is served by a 200 amp panel.

## Main Panel Observations

- The panel and its components have no visible deficiencies

## Main Disconnect Observations

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

Materials: Disconnect at panel. The main disconnect was located at the service panel.

## 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.

Observations:

- The visible portions of the potable water pipes are in acceptable condition.

## Water Heater

### Age & Location

Hot water is provided by approximately a 6 year old, 50 gallon, water heater that is located in the basement.

### Water Heater Model Number

Manufacturer: Bradford White



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.

## Combustion Air Observations

Observations:

- **Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

## Venting Observations

Materials: Plastic

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.



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 (110) degrees at the time of inspection



## Water Heater Comments

- The water heater is functional.

## 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.

## 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 visible portions of the gas pipes appear to be in acceptable condition.



The visible portions of the gas pipes appear to be in acceptable condition.

## 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 visible portions of the sump pump discharge pipe is in acceptable condition.



The sump pump is accessible and in acceptable condition.



The visible portions of the sump pump discharge pipe is 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 roter 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 9 year old furnace with evaporator coils that are located in the basement and an approximately 9 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: Plastic

- The vent pipes have no visible deficiencies.



The vent pipes have no visible deficiencies.

## 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.



The return-air compartments are in acceptable condition.

## Condensing Coil Model Number

Manufacture: Carrier



Condensing Coil



Manufactures Data Plate

## Condensing Coil Observations

Observations:

- The condensing coils responded to the thermostat and is functional.
- Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.



Coils are dirty or full of debris, suggest cleaning coils regularly for proper operation.

### 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:

- The thermostat is functional.



Thermostat settings upon arrival



Thermostat settings upon completion

### Distribution Ducting Observations

Type: Ducts and Registers

### 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.

### 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.

## Family Room

### Family Room

Observations:

- 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

### Outlet Observations

- 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.

## Living Room

### Living Room

Observations:

- Living Room



Living 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

### Outlet Observations

- The outlets that were tested are functional.



The outlets that were tested are functional.

### Living Room Comments

- We have evaluated the living 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.

### 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

### Door Observations

- Door sticks, does not close, needs adjustment.



||4||Door sticks, does not close, needs adjustment.

### Wall Observations

Materials: Drywall

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



Cracking and peeling observed

### Window Observations

Style: Fixed • Single Hung

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

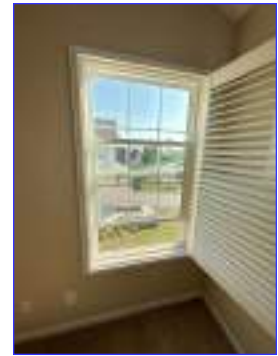




The windows are functional and appear to be in satisfactory condition



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.

## Ceiling Fan Condition

- Ceiling fan inoperable- A ceiling fan was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor.



Ceiling fan inoperable

## First Guest Bedroom

### First Guest Bedroom

Observations:

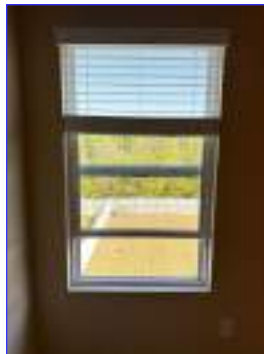
- First Guest Bedroom



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.



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.



The outlets that were tested are functional.

### Comments

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

## Secondary Hallway

### Secondary Hallway

Observations:

- Secondary Hallway

## Main Hallway Location

Location: The hallway is located on the first floor.

## Light Condition

- A ceiling light does not respond and should be serviced.



||4||A ceiling light does not respond and should be serviced.

## Owner's Suite Bathroom

### Owner's Suite Bathroom

Observations:

- Owner's Suite Bathroom



Owner's Suite Bathroom

## Window Observations

Style: Fixed

- 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: Tub

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



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

## 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



Hall Bathroom

### Bathroom Location

Location: Second Floor Common 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.



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.

## 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 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.

## 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.

### 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: Electric

Observations:

- The cooktop and oven are functional.



The cooktop and oven are functional.



The cooktop and oven are functional.

### Refrigerator & Freezer Observations

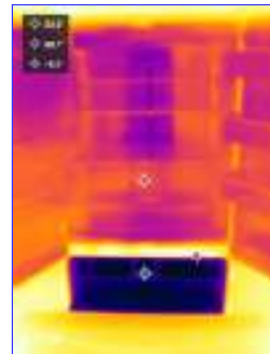
Manufacture: Whirlpool

Observations:

- The refrigerator and freezer are functional.



The refrigerator and freezer are functional.



The refrigerator and freezer are functional.

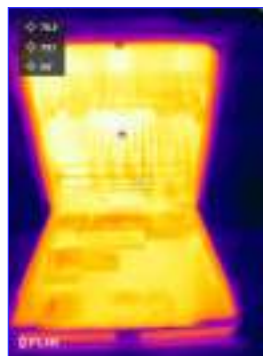
### Dishwasher Observations

Observations:

- The dishwasher is functional.



The dishwasher is functional.



The dishwasher is functional.

## Microwave Observations

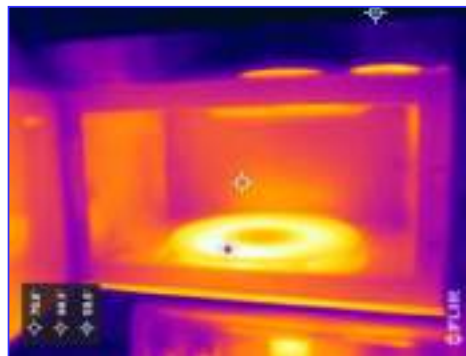
Manufacture: Whirlpool

Observations:

- The built-in microwave is functional.



The built-in microwave is functional.



The built-in microwave is functional.

## Laundry Room

### Laundry Room

Observations:

- Laundry Room



Laundry Room

### Outlets Observations

- The outlets are functional and include ground-fault protection



The outlets are functional and include ground-fault protection

### Washer Hook-up Observations



Washer hookup

### Laundry Room Comments

- We have evaluated the laundry area, and found it to be in acceptable condition.

### 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 roofer 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.

## 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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.