

Home Inspection Report

Inspection Address:

**1064 Roy Avenue
San Jose, CA**

Inspection Date:
February 2, 2004

Prepared For:
ZawodNY, Jeremy

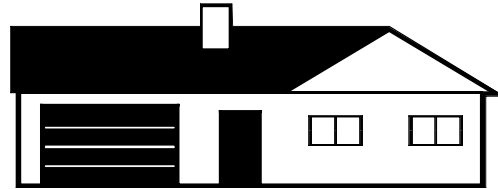
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040202-04

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Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Property Inspection Contract and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Client Advisory

Please note that this *Advisory* is **not** a “summary” of the inspection report that follows. That’s why we urge you to **read** the *entire* inspection report *first*.

As an additional service to our Clients and their Real Estate Professionals, we have compiled this listing of items that, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. However, a homeowner such as you can easily handle the others.

In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to any of the Advisory items:

Often, following your Inspector’s advice will result in enhanced safety for the occupants of your home or improved performance and/or extended life for the component in question.

BUILDING EXTERIOR & SITE

1. Sections of the wood siding had been damaged at the rear patio area. Seriously damaged siding should be removed completely, but the siding that is superficially damaged can probably be repaired. New siding should be installed exactly in conformance with the manufacturer’s installation specifications.
2. Some of the exterior trim at the rear side of the dwelling were damaged. The damaged trim should be carefully examined, then repaired or replaced as necessary to assure continued service. In the future, it should receive regular maintenance.
3. Electrical wiring was not properly enclosed and was exposed to potential abuse below seven (7) feet above the floor in the garage. We recommend that a competent, licensed electrician be retained to properly enclose all exposed wiring in conformance with current industry practice.

ROOF SYSTEM

4. The gutters were obstructed by accumulated debris. All of the debris should be removed immediately to ensure proper drainage, and then the gutters should be kept clear to reduce the potential for back ups and subsequent water penetration of the dwelling, which could result in damage to exterior and interior building elements and finishes. The condition of the gutters can be better evaluated after the debris has been removed.

PLUMBING SYSTEM

5. The discharge from the water softener backwash had been connected directly to the domestic waste system without installation of an anti-siphon device. A competent licensed plumber should install an anti-siphon device, certified to meet current industry standards. This should help prevent possible backflow of contaminated water through the backwash system and into the domestic water.

ELECTRICAL SYSTEM

6. One receptacle in the kitchen at the end of the counter top was wired with reversed polarity. Under some circumstances, this can increase the risk of shock and/or damage electronic equipment. This is a simple repair, and rewiring the receptacle, after turning off all electrical power to the device, will correct this condition.

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INTERIOR COMPONENTS

- 7. The window configuration required weep holes to allow accumulated moisture to be drained to the exterior. Weep holes were not present, were inadequate, or were clogged, and, as a result, moisture had not drained properly.**
- 8. The garbage disposer responded to normal user controls. However, it was leaking. We recommend the disposer be repaired or replaced.**
- 9. A soft spot on the flooring in the hall bathroom was observed, probably due to past moisture under the flooring. No evidence of active leakage was found and replacement of the flooring for a better appearance would be recommended.**
- 10. The glass enclosure in the master bathroom had been leaking at the lower corners. No significant damage to adjacent features was visible. We recommend resealing or repairing the enclosure to stop the leak as preventive maintenance.**

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Inspection Overview

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Weather Conditions:	• Light Rain
Temperature Range:	• 50 - 60 Degrees F
Orientation of the Dwelling:	• The building was viewed looking at the front door
Age of the Dwelling:	• Estimated at 30 years, based upon the Inspector's observation
Main Water Shutoff Location:	• On the exterior in the rear
Electrical Panel Location:	• On the exterior in the front
Main Disconnect Location:	• Inside the main distribution panel
Main Gas Shut-Off Location:	• On the exterior in the front
Persons in Attendance:	• The client • The client's agent

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

Location/Direction Conventions Used In This Report

Over the years, we have found that our clients appreciate information on the location of thermostats, furnace filters, electrical panels, ground fault circuit interrupt devices, and the main water, electricity and gas shutoffs, especially if they are normally hidden or hard to get to.

Specifying these critical locations becomes even more valuable for those of our clients who are not able to accompany the inspector on the inspection. Not only does this information aid you in operating and maintaining your home, but the abundance of information contained in our Report is reassurance that your inspector did, in fact, crawl into all those nasty places and examine all those "nitty-gritty" details.

Here is how we are going to call out locations and directions in your report:

When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom").

The floors or levels are referenced from the level which we enter from the front (main) entrance. The level that you walk in on will be called the "Main Level". If there is a basement, that is usually the level below the Main Level, and the floor above would be called the "Second Floor" or "Upper Level".

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A Definition of the Terms “Acceptable” and “Satisfactory” as Used in this Report

When any item in this Report is noted as being in “Acceptable” or “Satisfactory” condition, the meaning is that it should give generally adequate service within the limits of its age - and any defects, deficiencies or potential problems noted during the inspection.

Important Information on the Scope of this Inspection

The Yard Sprinkler System Was Not Inspected

The landscape irrigation (sprinkler) system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician, if further information on the system’s function and condition is desired.

We Evaluate for Function, Operability and Condition

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector’s tastes and values will always be different from those of the client.

Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

Important Information May be Found in the Public Records

Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection. We recommend review of all appropriate public records by the buyer, or a representative of the buyer, should this information be desired.

The Driveway or Street May be “Shared”

According to information available to the inspector, a driveway or street may be shared with other properties. The owner of the property, neighboring owners, and/or public records should be consulted to determine if maintenance sharing or liability agreements were in effect regarding the driveway or street.

A Home Inspection, Not a Pest Inspection

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

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We Suggest Review of a Recent Pest Control Inspection Report

We recommend review of a current Pest Control Report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection, before close of escrow, to confirm the presence and extent of pest or wood destroying organism activity.

Valuable Advice for Our Clients

An Explanation of Expansive Soils

Soils in this area may be “expansive”, in that they may tend to expand and contract with variations in moisture content. Because this expansion and contraction may result in movement in certain important elements of the structure, we strongly recommend regular attention to drainage and grading around the entire foundation.

Ask The Owner or Occupant About the History of the Nearby Watercourse

Comments or observations on the nearby watercourse are not within the scope of a home inspection. The owner or occupant of the home may have information regarding the volume of water present in the watercourse at different times and if flooding or erosion has occurred in the past.

Environmental Topics Can be Found in California Guide

For additional information concerning environmental topics, we suggest obtaining a copy of the State of California publication, “Environmental Hazards: Guide for Homeowners and Buyers”, available from your real estate professional.

Additional Notes for Condominium Owners

Inspection Was Limited to This Unit Only

This inspection included the exposed and accessible elements and systems of the subject dwelling unit only. By mutual agreement inspection of other units was not within the scope of this inspection.

The Common Areas Were Not Inspected

Because they were parts of the “common-areas,” the exterior of the subject unit and other exterior aspects of the building and the project were not examined in detail, except where specifically noted in the report.

Common Area Maintenance

Like any building components, elements of the project such as siding, roofing, paving, etc. have predictable service lives, and the costs of repair and replacement of these elements are typically borne by the unit owners through the condominium association.

Check The Condominium Association Resale Documents

Funds for maintenance or replacement should be on hand in the accounts of the Homeowner’s Association based on the annualized costs of each common area item. Information in this regard is contained in the “resale certificate” which should be available from the Homeowner’s Association.

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Important Information Concerning Mold and Mildew

We hope that the following facts and considerations regarding mold and mildew, the scope of this home inspection and your family's health, will aid in your understanding of this important and timely topic:

- ♦ Mold spores are present in the outside air everywhere, even in the driest of the so-called desert climates. Thus, every home contains mold both inside and on all surfaces. But the mold will remain dormant until the right conditions of moisture and food become present. Accurately identifying those conditions often takes specialized skill and experience.
- ♦ Mold generates a number of mold byproducts. Particles include the mold organism, spores and fragments. Chemical byproducts include enzymes, mycotoxins and gasses. Many of these byproducts can affect susceptible people in a variety of ways, and from a health point of view it often makes no difference if the mold is dead or alive.
- ♦ Mold spores are present on the surfaces and in the cracks and pores of building materials as they are incorporated into new construction, no matter where in the world a new home is being built. While it is true that molds usually do not propagate if removed from a source of moisture, nevertheless they can remain in a dormant state for years waiting for the right conditions to spring into life and fill the atmosphere both inside and outside of a building with their progeny.
- ♦ Some molds give off toxic gases as an offensive "weapon". These toxic gases aid them in killing competing molds and expanding their "territory". These same gases can be dangerous to humans as well.
- ♦ Human reaction to, and the possible effects of, exposure to specific molds and other fungi can vary widely, *even between members of the same family exposed to the same conditions*.
- ♦ Many experts consider all molds to be potential allergens and irritants, including some toxins. Health concerns from exposure to mold in humans varies with each individual and can range from simple allergy symptoms to asthma, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, fever, skin irritation, bleeding of the lungs, headaches, and memory loss.
- ♦ Searching for environmental hazards of *any* kind, including molds and/or mildew is not a part of this home inspection, or *any* standard home inspection and report. (See your Property Inspection Contract)
- ♦ Many times, mold infestations occur inside wall cavities or in an underbuilding space or attic where they cannot be seen without the destructive disassembly of the building, an activity specifically prohibited by all nationally recognized Standards of Practice governing the Home Inspection profession. Remember, also, that *you* as the Client would be financially responsible for the repair of any damage resulting from any invasive methods used to find hidden mold growth in a building that you do not yet own!

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- ♦ Unfortunately, there have been many documented cases of significant and harmful mold growths that were totally concealed and which left absolutely *no* outwardly visible symptoms of their presence.
- ♦ During your inspection, if we did come across conditions that, in our opinion, could cause or suggest the presence of these organisms, we have made every effort to note them in the report.
- ♦ **No matter whether or not we have mentioned any visible evidence or even suspicious symptoms in your report, and whether or not you or any member of your family have been known to have ever had an adverse reaction to possible mold exposure, or if you are concerned at all about these organisms being present in this home, we strongly recommend that you engage the services of a qualified expert that specializes in the identification of these organisms and follow their recommendations.**

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Structural System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Foundation Type:	• Slab on grade
Foundation Material:	• Poured in place concrete
Exterior Wall System:	• Conventionally framed wood stud
Interior Bearing Walls:	• Conventionally framed wood partitions
Floor System:	• Concrete slab on grade
Roof Structure:	• Conventionally framed joist and rafter
Roof Sheathing:	• “Skip sheathing”, or “1x” boards spaced apart for improved ventilation of the roof covering

OBSERVATIONS & RECOMMENDATIONS

Building Foundation

The visible areas of the foundation and other exposed elements of the underbuilding support structure were in satisfactory condition for the age of the dwelling. No abnormal sags, cracks, or deterioration were observed.

Foundation Slab

Finishes concealed virtually all floor surfaces. Thus, the floor slab was considered mostly inaccessible and could not be thoroughly inspected. However, no signs of significant settlement or related interior cracking were observed to suggest any need for immediate attention.

Moisture Considerations

Although access to the slab was limited because of the presence of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

Seismic Considerations

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity.

Anchor bolts were observed in the garage. Although the remainder of the foundation was not accessible for inspection, one might assume, but we cannot certify, that similar bolting was installed throughout the structure.

Wall Framing

The wall framing was nowhere visible; however, no symptoms of non-performance were evident.

Roof Sheathing

The roof sheathing, where visible, was in acceptable condition.

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Rafters

The roof structure was constructed in a manner typical of houses of this type and age. Where visible, the rafters, which are the members that support the roof sheathing, were generally in acceptable condition and had performed adequately since their installation.

Collar Ties

The original collar ties, which are structural members connecting opposing rafters in a pair and are significant elements of the roof system, were properly installed and were in acceptable condition.

Purlins

The original purlins, which are the members, perpendicular to the rafters, whose function it is to provide mid-span support, were still in place and had performed adequately. Although the existing configuration may not meet present standards, no action is indicated.

Ceiling Joists

The visible ceiling joists, which are the structural members which support the finished ceiling and often serve as an important component of the roof structure, were generally properly installed and in acceptable condition.

Summary Comments On The Structure

All the visible structural elements and components in this dwelling were in generally acceptable condition and were performing as would be expected for a dwelling of this age and type of construction.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE STRUCTURAL INSPECTION

Foundation Slab Was Not Visible

Surface finishes completely covered the floor slab, rendering a meaningful visual evaluation impossible. Further evaluation might be possible when the carpeting is removed, but such an activity would be considered too invasive for a home inspection.

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Building Exterior & Site

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Lot Topography:	• Flat
Driveway Surface:	• Asphalt
Walkway Surface:	• Concrete
Patio Surface:	• Tile
Primary Exterior Cladding:	• Stucco
Secondary Exterior Cladding:	• Wood shingles • Wood siding
Exterior Window Material:	• Painted aluminum frame
Number/Type of Garage Door:	• One tilt-up type door

OBSERVATIONS & RECOMMENDATIONS

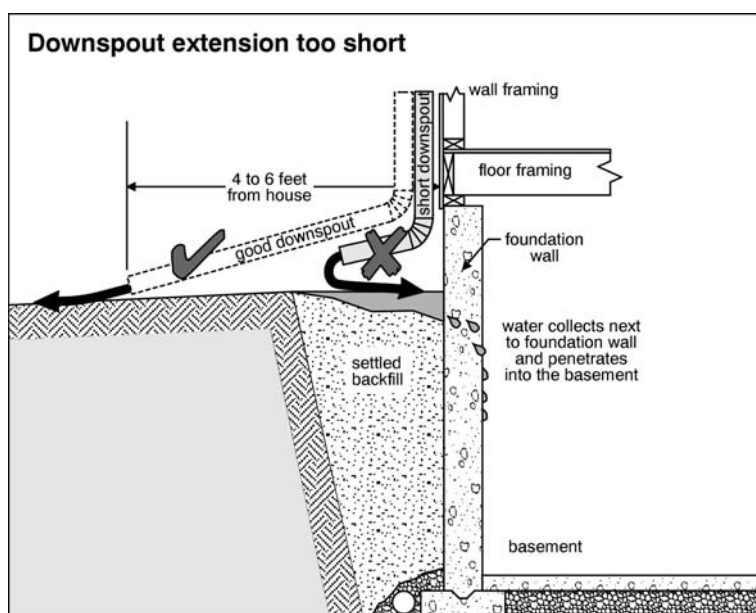
Grading and Drainage

The grading of the lot adequately drained surface water and roof runoff away from the dwelling and off the property.

Downspouts

The downspouts were properly installed and in acceptable condition, with exceptions noted.

Several of the downspouts were not properly extended away from the building foundation. This condition will allow roof water to pool near the foundation, often leading to excess moisture around the foundation or in the basement and/or underbuilding crawl space. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the building.



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Driveway

The surface of the asphalt driveway showed normal weathering, but was otherwise in acceptable condition.

Walkway

The walkway was in acceptable condition.

The curb and sidewalk on the public right-of-way were in acceptable condition.

Patio

The patio was in acceptable condition.

Patio Covering

The patio cover was in acceptable condition.

Stucco

The stucco exterior was generally in acceptable condition, with no significant cracks. Hairline cracks are typical of this material and no immediate action is necessary to correct them. The small cracks can be scratched open, patched and sealed in the course of routine maintenance.

Shingle Siding

The wood shingle siding was in acceptable condition.

Wood Siding

The wood siding was generally performing as designed and was in acceptable condition, with exceptions noted.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Exterior Trim

The exterior trim was generally in acceptable condition, with exceptions noted.

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Fascia

The fascia (boards nailed across the ends of the rafters at the eaves) was in acceptable condition.

Eaves and Soffits

The eaves or overhangs are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snow fall.

The eaves and overhangs were in acceptable condition.

Paint and Stain

Exterior finishes were in acceptable condition.

Sections of the wood siding had been damaged at the rear patio area and on the front left of the garage. Seriously damaged siding should be removed completely, but the siding that is superficially damaged can probably be repaired. New siding should be installed exactly in conformance with the manufacturer's installation specifications.

Some of the exterior trim at the rear side of the dwelling were damaged. The damaged trim should be carefully examined, then repaired or replaced as necessary to assure continued service. In the future, it should receive regular maintenance.

Exterior Doors

The exterior doors were generally in acceptable condition, with exceptions noted.

The rear garage door had a gap at the bottom when it was closed. We recommend installation of suitable hardware to close this gap when the door is in the closed position.

Exterior Windows

The exterior aspects of the windows were in acceptable condition.

The screen for one of the windows on the rear left side was bent. We recommend the screen be repaired or replaced.

Glass & Glazing

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in certain specified locations. These include, but are not limited to, all door glass, and fixed and operable glass adjacent to doors and stair landings; enclosures for showers, hot tubs, saunas, steam rooms, and bathtubs; most large windows, and windows near doors and floors.

Safety glass was observed in all locations where recommended by industry standards at the time this home was built.

Balcony

The surface and supporting structure of the balcony was in acceptable condition.

The balcony was finished with a coating that provided both the walking surface and the waterproof membrane. The coating was in acceptable condition. "Elastomeric" membranes are quite durable but still require periodic repair and recoating.

Exterior Railings

The exterior railings were generally in acceptable condition, with exceptions noted.

Railings were deteriorated at the bottom areas. The deteriorated railings should be repaired, if possible or replaced if necessary to provide adequate protection from personal injury for persons in the area.

Fences and Gates

Wooden fences have a finite service life. Maintaining the bases of the fence posts free and clear of rotting leaves, and occasional treatment of the entire fence with a wood preservative, exterior stain or paint will help slow deterioration and prolong service life.

The fences at the perimeter of the property were not inspected and are not included in this report. Fences immediately adjacent to the house were inspected.

Exterior Plumbing

Inspected exterior plumbing was in acceptable condition and functioning as intended with exceptions noted below.

The handle was missing from, or damaged on, the hose bibb at the patio area. To restore the operation of the hose bibb, either the handle or the entire valve should be replaced, as appropriate.

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Electrical Receptacles on the Exterior

All electrical receptacles located on the exterior of this dwelling, which were checked, were found to be in acceptable condition.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety.

General Comments about the Exterior

The exterior was generally in acceptable condition, but isolated areas where evidence commonly associated with wood destroying organism activity were observed. We recommend review of a current pest control operator's report, if available, to determine what action might be appropriate. If no current report is available, a report should be ordered from a competent, licensed pest control operator.

Garage Structure

The garage framing was properly installed for the time that it was constructed and, based on conventional construction standards, was adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

Electrical Receptacles in the Garage

All of the receptacles in the garage, which were accessible and which were checked, were properly installed and operational.

GFCI (ground fault circuit interrupter) protection has been installed at some, but not all, locations where presently recommended. Additional protection should be provided for those receptacles not presently equipped, so that all outlets are protected in compliance with current industry standards.

Electrical Switches in the Garage

All of the electrical switches in the garage, which were accessible and which were checked, were found to be functioning as intended.

Garage Lighting

All permanently installed light fixtures in the garage were operated and were in acceptable condition.

Electrical Wiring in the Garage

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Garage Vehicle Doors

The over head garage door was deteriorated. The door should be repaired and refinished to protect it from further deterioration, or it should be replaced.

Garage Door Openers

The garage door openers were fully functional including the automatic stop and reverse, which functioned both when meeting resistance and when the floor beams were interrupted.

Garage Floor

The garage floor was a concrete slab.

The visible areas of the garage floor were in acceptable condition.

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Electrical wiring was not properly enclosed and was exposed to potential abuse below seven (7) feet above the floor in the garage. We recommend that a competent, licensed electrician be retained to properly enclose all exposed wiring in conformance with current industry practice.

Garage Ceiling & Walls

The ceiling and wall of the garage were noticeably water stained. However we believe that the stains were historic and were not evidence of any current leakage. Nevertheless, we recommend continued monitoring of the stains, and if moisture were found, we would recommend further investigation followed by repair as necessary.

Garage Ventilation

The ventilation in the garage was adequate.

Fire Separation between the House and the Garage

No smoke detector could be found in the garage. We recommend installation of a smoke detector to improve the safety of the occupants of the dwelling.

No fire extinguisher could be found in the garage. We recommend installation of a fire extinguisher to improve the safety of the occupants of the dwelling.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE EXTERIOR INSPECTION

Sealing Gaps At Penetrations

All gaps in the cladding should be sealed or plugged in the course of routine property maintenance to prevent water penetration and the entrance of insects and small animals or birds.

Dwelling Lacks Overhangs

The design of this dwelling did not include overhangs. This is not necessarily a deficiency, but special maintenance issues can develop because of the lack of overhangs.

Recommendations For Exterior Caulking

If caulking is needed for maintenance, or in preparation for the next paint job, a high quality urethane-base sealant is recommended, rather than latex, butyl, oil based, silicone or "architectural grade" sealants.

Upgrading Exterior Hose Bibbs

Backflow prevention devices are now required on exterior hose bibbs to help prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibbs should be considered.

Light Needed At Exterior Door

No light fixtures had been installed outside the balcony and rear garage door. Although no upgrading is required, to enhance personal safety, installation of lighting at the exterior exit doors should be considered.

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Location of GFCI Reset

A GFCI receptacle located in the subpanel provided GFCI protection for the exterior and garage receptacles. This device should be tested monthly to ensure that it is dependable.

Caution About Overloading The Garage Loft

Caution: The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate, but the storage of heavy files or books is discouraged.

Garage Venting is Desirable

Some municipalities and public sector building authorities require newly constructed garages to be vented. It is our professional opinion that it does, in fact, lower the risk of fire and accidental carbon monoxide poisoning.

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Roof System

CLIENT ADVISORY

The gutters were obstructed by accumulated debris. All of the debris should be removed immediately to ensure proper drainage, and then the gutters should be kept clear to reduce the potential for back ups and subsequent water penetration of the dwelling, which could result in damage to exterior and interior building elements and finishes. The condition of the gutters can be better evaluated after the debris has been removed.

DESCRIPTIVE INFORMATION

- Slope, or Pitch, of the Roof:** • Both steep and medium
Roof Covering Material: • Concrete tiles
Penetrations Sealed With: • Sheet metal
Roof Drainage System: • Gutters and downspouts

OBSERVATIONS & RECOMMENDATIONS

Gutters

Roof runoff water was collected and channeled to the downspouts by a metal gutter system that was attached to the fascia boards on the ends of the rafters, along the edge of the roof.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Chimney

The chimney was in acceptable condition.

Plumbing Vents

The plumbing vents were in acceptable condition.

Appliance Vents

The appliance vents were properly installed and in acceptable condition.

Attic Access Entry Information

The attic was accessible through a hatch in the ceiling of the hallway.

Attic Ventilation

The attic was ventilated, but minimally. Adequate attic ventilation is particularly important in a well-insulated attic or where additional attic insulation will be installed. The installation of additional ventilation is recommended, if additional insulation should be installed.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ROOF SYSTEM INSPECTION

The Roof Was Part of the “Common Property”

The roof over this dwelling was a common area element and, thus, was not inspected. However, we strongly suggest consultation with the Homeowner’s Association regarding reserves and maintenance schedules for all common area elements.

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All Roofs Should Have a Periodic “Checkup”

All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based upon the assumption that the roof will receive conscientious periodic maintenance.

The Gutters Were Examined From Below

Physical constraints posed by the building or site limited our examination of the gutter system to observations from below the level of the roof surface. We examined the gutters for signs of leakage, but were unable to determine other conditions that might exist.

The Benefits of Cleaning the Gutters Regularly

All gutter systems should be monitored on a regular basis and be cleaned out whenever debris has accumulated. Regular and conscientious cleaning will prevent clogging of the downspouts and potentially damaging overflow.

The Chimney Was Inspected From The Ground Only

For reasons stated elsewhere, the roof covering was not walked upon during our inspection. Thus, the chimney was viewed from the ground and was not physically tested for stability. If desired, further evaluation by a properly equipped specialist is possible.

The Attic Was Inspected From The Access Hatch

Because of limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space was performed from the access opening only.

Ventilation is Important

Attic ventilation is extremely important to the general “health” of a dwelling and can be provided by eave/soffit, gable or ridge vents. Thermostatically controlled fans and wind driven turbines are sometimes used to augment passive ventilation.

Caution Regarding Storage in the Attic

This attic space was not designed for storage. Common sense should dictate the type and weight of any items stored in this area. Storage over walls below is better than in the middle of the spans of the ceiling joints, but no storage is the best alternative.

Plumbing System

CLIENT ADVISORY

The discharge from the water softener backwash had been connected directly to the domestic waste system without installation of an anti-siphon device. A competent licensed plumber should install an anti-siphon device, certified to meet current industry standards. This should help prevent possible backflow of contaminated water through the backwash system and into the domestic water.

DESCRIPTIVE INFORMATION

Domestic Water Source:	• Municipal/Community supply
Landscape Water Source:	• Public, same as domestic water source
Main Supply Line Material:	• Plastic, where visible
Supply Piping Material:	• Galvanized steel, where visible
Water Pressure:	• At the mid-range of normal
Waste Disposal:	• Municipal/Community collection system
D,W,V Pipe Material:	• ABS Plastic

OBSERVATIONS & RECOMMENDATIONS

Water Shut Off Valve Condition

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Main Water Supply Piping

No surface corrosion or leakage was visible at the exposed and accessible portions of the main water supply piping.

Interior Water Supply Piping

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

Water Pressure

Functional flow of water at the fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

Drain & Waste Lines

The visible drain & waste piping was in acceptable condition with exceptions noted.

◀ For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Vent Lines

The visible portions of the vent piping for the dwelling were in acceptable condition.

Gas Meter Installation

A meter wrench could not be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

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Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Fixtures: Overall

The plumbing fixtures were operating and were in satisfactory condition. Routine maintenance should keep them functional and maximize their useful life.

General Comments About The Plumbing System

The plumbing system was in satisfactory condition and was functioning as designed and intended.

All functional plumbing fixtures were operated at one time or another during the inspection, and reasonable flow from the supply was confirmed when other fixtures were operated simultaneously.

The drains from all functional fixtures were tested at one time or another during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE PLUMBING INSPECTION

Copper Water Lines

The supply piping in this dwelling was copper. Copper is generally considered a very desirable type of piping and could be expected to last the lifetime of the building.

Water Control Valves

In accordance with accepted professional home inspection standards, your Inspector will only operate during the course of your inspection, those valves (or faucets) which would normally be operated by the occupants of the home in their daily use of the plumbing system. Thus, we will usually avoid operating:

1. The main water supply shutoff (although we will report on its existence and location)
2. The temperature – pressure relief valve on the water heater (although we will note its existence and proper installation)
3. Any boiler relief valves
4. The water heater tank supply or drain valves
5. Any stop valves supplying water to plumbing fixtures
6. The laundry supply shutoff valves

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Any valve that is not operated on a daily basis will tend to experience drying and embrittlement of the washer and packing and accumulation of corrosion and sediment. Operating these valves will often result in their not shutting off completely and/or excessive dripping from the disturbed packing. If you feel that operating these valves is important to your comfortable occupancy of the home, then we encourage you to operate them jointly with the seller shortly before you close on your purchase – perhaps as a part of the Pre-Closing Walkthrough. If the seller is not going to be available for this exercise, then we recommend that you have a licensed plumber present so that any repairs or replacements resulting from this operation can be made.

Sewer Cleanouts Could Not Be Located

No cleanouts for the sewer system could be located during the inspection.

Drain Lines Were Under the Slab and Were Not Accessible

The waste disposal piping for this slab on grade property was located below grade and could not be inspected. However, no adverse conditions were observed at the time of this inspection.

Water Heater

DESCRIPTIVE INFORMATION

Water Heater Location:	• In the laundry area
Energy Source:	• Natural Gas
Storage Capacity:	• 40 Gallons
Water Heater Age:	• 8 years, from Serial Number
Water Heater Configuration:	• Free standing tank
Vessel Insulation:	• Manufactured with insulation

OBSERVATIONS & RECOMMENDATIONS

Water Connections

The cold water inlet and hot water outlet connections were properly installed and in acceptable condition.

The water heater was equipped with a cold water supply shut-off valve. The valve was not operated during this inspection, however, it should be “exercised” periodically so that it will remain functional when the need arises.

Temperature and Pressure Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. No adverse conditions were observed.

Water Heater Gas Supply

The gas supply piping included a 90-degree shutoff valve in the vicinity of the heater for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was an approved flexible type in acceptable condition.

Water Heater Combustion Air Supply

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside, only. The combustion air supply for the water heater was adequate.

Water Heater Ignition System

The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close, if the pilot light is extinguished. This system was in acceptable condition.

The Water Heater Venting System

The water heater vent was properly installed and was in acceptable condition with exceptions noted.

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Duct tape, not rated for high temperatures, had been used to seal the vent pipe. All duct tape should be removed from the vent system. The vent system should be resealed with tape approved for the application.

Seismic Restraint For The Water Heater

The water heater tank had been properly secured. This will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

General Comments About The Water Heater

This water heater was in the middle of its anticipated service life and was operating satisfactorily. With routine maintenance, it should be reliable for several more years.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE WATER HEATER INSPECTION

Valves Were Not Operated

Valves may leak when operated after a period of inactivity. For this reason, they were not tested during the home inspection.

Newer Water Heaters Don't Need Blankets

No insulation blanket was installed, however, newer water heaters have built-in insulation to meet rigorous conservation standards. Installation of a blanket can be done but offers very little improvement on the existing efficiency of the unit.

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Electrical System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Service Entry Type:	• Underground lateral
Service Voltage Supplied:	• 120-240
System Amperage Capacity:	• 100
Based Upon:	• The rating of the main circuit breaker
System Grounding Source:	• Foundation reinforcing steel
Circuit Protection:	• Circuit breakers
Conductor Material:	• A combination of copper and aluminum
Wiring Type:	• Non-metallic sheathed cable ("Romex")
Electric Meter Location:	• On the front of the dwelling

OBSERVATIONS & RECOMMENDATIONS

Electric Meter Condition

The electric meter installation was in satisfactory condition. No need for immediate attention was evident.

Electrical Service Capacity – How Much Power Can We Draw?

The service capacity was normal for a dwelling of this size and age, and was adequate for the existing demand and small additional loads.

The Main Disconnect

The function of the main disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection.

Service Grounding

The system and equipment grounding were acceptable.

Subpanel

An additional distribution panel, or subpanel, was located in the kitchen.

Inspected circuitry in this subpanel was in acceptable condition.

Only some of the circuits in the subpanel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend labeling of the balance of the breakers and verifying the accuracy of the existing labeling by actually operating the breakers.

Branch Circuitry

Accessible branch circuitry was examined and was in acceptable condition.

Electrical Conductor Material – The "Wire"

Copper and Aluminum wire was used for 120-volt branch circuitry.

Observation of a random sampling of accessible aluminum connections confirmed that they were in acceptable condition and installed in conformance with the standard trade practices, but no anti-oxidant coating was used where connections were made.

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Our observations confirmed the use of older technology aluminum wiring to supply convenience outlets – lights, switches and receptacles – in the 120-volt circuits. Ideally, each convenience outlet should be checked for the presence of aluminum wire. Where it is found, each should be upgraded by either the Copalum crimp method or by pig-tailing a short length of copper wire to the end of each aluminum wire using special Wire Connectors approved by the Underwriter's Laboratories for this purpose.

One receptacle in the kitchen at the end of the counter top was wired with reversed polarity. Under some circumstances, this can increase the risk of shock and/or damage electronic equipment. This is a simple repair, and rewiring the receptacle, after turning off all electrical power to the device, will correct this condition.

Receptacles; Overall

Based upon the inspection of a representative number, receptacles were generally properly grounded and in acceptable condition, with exceptions noted.

◀ **For important additional information on this item, please be sure to read the Client Advisory in the column to the left.**

Switches; Overall

A representative number of switches were operated and were in acceptable condition with exceptions noted below.

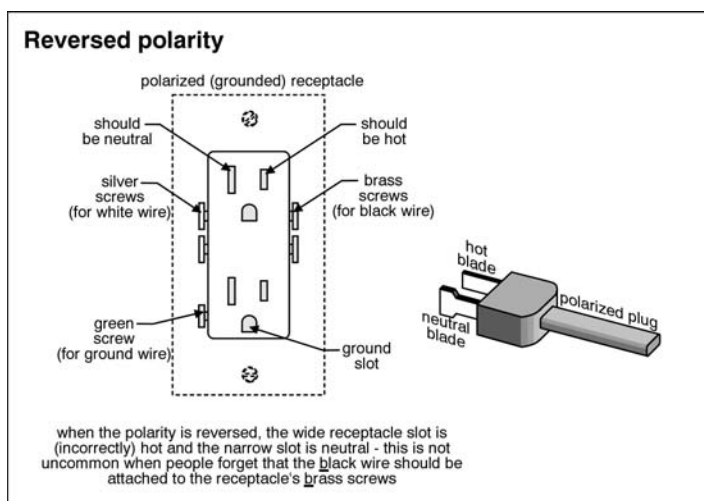
We noted a switch in the kitchen for which no purpose was immediately obvious. We recommend inquiry of the owner or occupants as to its function.

Lights; Overall

The light fixtures in this dwelling were generally operational and in acceptable condition.

Ground Fault Circuit Protection

GFCI (Ground Fault Circuit Interrupter) protection was installed and functioning satisfactorily for some, but not all, of the receptacles where this type of protection is presently required. We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required (including receptacles in bathrooms, kitchens, garages, basements, crawl spaces, and on the exterior). In addition, each protective device should be tested on a monthly basis.



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General Comments On The Electrical System

The electrical system was generally in acceptable condition, with only a few instances of needed repair or correction observed. See notes above for specific comments. A competent, licensed electrician should examine those portions of the system specified as deficient in this Report, and repair, augment or modify them to insure that the entire system is safe and dependable.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE ELECTRICAL INSPECTION

Federal-Pacific Brand Electrical Panels

One or more distribution panels in this dwelling had been manufactured by The Federal Pacific Company. Federal Pacific panels and circuit breakers have not been manufactured for some time. Of greater concern is the fact that some Federal Pacific circuit breakers have failed to trip at their rated amperage. As an upgrade, we recommend serious consideration be given to replacing any Federal Pacific panels in the electrical system. In addition, if significant remodeling is anticipated, the panel(s) will, most likely, have to be replaced.

All Circuit Breakers Should Be Labeled

All of the Circuit Breakers in the panel should be accurately labeled to allow individuals unfamiliar with the equipment to operate it properly, if necessary. When the opportunity arises, we recommend labeling the circuits by actually operating the breakers.

GFCI Protection Explained

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety.

Low Voltage Systems Were Not Included

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, stereo systems, fire and burglar alarm, intercom, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of a home inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices.

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Heating System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Heat Plant Location:	• In a closet off the hallway
Heating Fuel:	• Natural Gas
BTU Input Rating:	• 100,000
Heating Plant Age:	• Age from Data Plate 18 years
The Air Filter Type:	• Disposable media
Attic Insulation Type:	• Fiberglass
The Air Filter Size:	• 16" x 20" x 1"

OBSERVATIONS & RECOMMENDATIONS

Forced Hot Air Heating System

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

The heat exchanger in this furnace was inaccessible and could not be visually examined.

Fuel Supply

The gas supply piping installation included a 90-degree shutoff valve in the vicinity of the heating plant for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

The gas connector was flexible brass. Flexible brass connectors are no longer acceptable for use in a natural gas supply. As an upgrade, and for increased safety, a connector meeting present standards could be installed. A competent, licensed plumber could replace the present inappropriate gas connector with an approved connector, in accordance with accepted trade practice.

Combustion Air

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside, only.

The combustion air supply was adequate.

Ignition and Controls

The burner was equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and was in acceptable condition.

The burners were inspected and found to be clean and in good working order.

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Exhaust Venting System

The visible sections of the heating plant's venting system were functional and were in acceptable condition.

Distribution System

The system was equipped with a suitable air filter. It was reasonably clean and properly secured into position. No action is needed at this time.

The visible portions of the distribution ducts were properly installed and in acceptable condition.

Several of the joints in the ducts, which were visible, were covered with a material whose appearance made it suspect for asbestos. However, the presence of asbestos can never be confirmed visually. A qualified laboratory can only make confirmation through analysis of samples.

Visible sections of the ducts were insulated with fiberglass. The insulation was in acceptable condition.

System Controls

Activation of the user controls on the thermostat caused the unit to respond.

Keep in mind that this was a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all of the functions of this thermostat.

General Comments About The Heating System

The heating system responded to normal operating controls, and related components were in acceptable condition. Routine maintenance will keep it functional and maximize its service life.

Attic Insulation Conditions

Insulation placed above the living spaces in this dwelling had been installed properly and was functioning as intended.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE HEATING SYSTEM INSPECTION

For Safest Operation, Keep The Door to The Furnace Closet Closed

When the furnace is in operation, the closet door should be kept closed to help prevent the return air inlet from drawing combustion air out of the closet and spreading products of combustion into the house.

Air Filters Need Regular Service

All types of heating and air conditioning system filters need regular servicing for efficient operation of the equipment. Typical intervals would be every thirty to sixty days during each heating and/or air conditioning season. In all cases, we advise following the manufacturer's specifications.

The Wall Cavities Were Not Accessible

We were unable to access the wall cavities and/or determine the presence or condition of wall insulation.

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Cooling System

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

- Type of Cooling System:** • Central air conditioning system sharing distribution with a gas fired furnace
- Energy Source for Cooling:** • Electricity
- Cooling Capacity:** • Approximately 3 tons
- Cooling System Age:** • 19 Years, from Serial Number

OBSERVATIONS & RECOMMENDATIONS

Type Of Cooling System

Cooling was accomplished by electrically powered refrigerant compression, with the cooling (evaporator) coil mounted adjacent to the gas fired furnace.

Cooling Equipment Compressor/Condenser

The condensing unit was in acceptable condition.

Notes On The Evaporator Coil

An evaporator coil is the component of an air conditioning or heat pump system that transfers or absorbs heat from the air passing through it to a liquid refrigerant. In doing so, the liquid refrigerant remains within the system as it is evaporated or boiled off to a gas while making its way through the evaporator.

The evaporator coil was concealed, was not accessible and could not be directly observed. The evaporator coil operated properly, overall.

Refrigerant Lines

Refrigerant lines connect the evaporator coil and the condenser in an air conditioning or heat pump system. The “hot” side of the lines is the conduit through which collected heat from the living area is conveyed to be released through the condenser outdoors. Normally, the “cold”, or the suction, or return side of the refrigerant lines is the larger of the two and should be insulated.

Accessible refrigerant lines were in acceptable condition.

Cooling System Electrical Wiring

The visible and accessible wiring for the electrical supply was in acceptable condition.

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect was properly installed and in acceptable condition.

General Comments About The Cooling System

The cooling equipment was old according to manufacturer expectations. Although still operational, the need for replacement should be expected.

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ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE COOLING SYSTEM INSPECTION

Did Not Operate A/C System During Cold Weather

According to most central cooling system manufacturers, operation of an electric-gas compression air conditioning system when outdoor temperatures have not been at least 65 degrees, Fahrenheit for at least 48 hours prior, can result in possible serious damage to the compressor. Conditions at the time of the inspection were not appropriate for operation of the air conditioning system. We recommend inspection and evaluation of the performance of the system, when conditions are appropriate.

Scope of the Air Conditioning System Inspection

Inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. A full evaluation of the condition of the central air conditioning equipment requires extensive testing and is beyond the scope of a home inspection

Do Not Operate A/C System When It Is Below 65 Degrees Outside

Some authorities recommend running the compressor intermittently (perhaps once a month for a few minutes) during the season to keep the seals lubricated and pliable so that they will not begin to leak as soon. Extreme care must be taken to insure that the compressor is NOT operated when the outside temperature is below 65 degrees Fahrenheit, or serious damage may occur to the compressor itself!

The lubricant placed inside the factory sealed compressor unit of an air conditioning system during manufacturing will become very viscous (thick, like syrup) when subjected to cool temperatures. When it becomes thick, it will not circulate properly and doesn't adequately coat all of the internal moving parts.

For this reason, manufacturers of air conditioning compressors strongly recommend against running these units for any length of time when the outside temperature is below 65 degrees Fahrenheit. To do so invites the risk of mechanically seizing the compressor. Once a compressor has seized, the only course of action that can restore proper operation is to completely replace the compressor itself – often to the tune of \$1,000 to \$2,000, depending upon its size.

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Interior Components

CLIENT ADVISORY

A soft spot on the flooring in the hall bathroom was observed, probably due to past moisture under the flooring. No evidence of active leakage was found and replacement of the flooring for a better appearance would be recommended.

The window configuration required weep holes to allow accumulated moisture to be drained to the exterior. Weep holes were not present, were inadequate, or were clogged, and, as a result, moisture had not drained properly.

DESCRIPTIVE INFORMATION

Number of Bathrooms:	• Two and a half
Number of Bedrooms:	• Three
Window Material:	• Painted aluminum frame
Window Glazing:	• Single pane
Wall Finish:	• Gypsum wallboard, commonly called "Drywall" • Wall Paper
Ceiling Finish:	• Gypsum wallboard, commonly called "Drywall" • Spray applied acoustical texture
Floor Covering:	• Carpet • Resilient sheet flooring

OBSERVATIONS & RECOMMENDATIONS

Interior Surfaces

The interior wall, floor, and ceiling surfaces gave the appearance of having been professionally installed and were generally in acceptable condition, taking into consideration the effects of normal wear and tear.

Floors

The floors had a good appearance and were in acceptable condition with exceptions noted.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Interior Walls

The interior walls were generally in acceptable condition.

Ceilings

The ceiling or the underside of the roof in this dwelling was generally in acceptable condition.

Interior Doors

The interior doors were properly installed and in acceptable condition.

Windows

The windows tested were functional and generally in acceptable condition, with exceptions noted.

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Interior Stairs

The stairs were used several times during the inspection. The various components were properly installed and no deficiencies were noted during use.

Interior Railings

The interior railings were installed where appropriate by current standards and were in acceptable condition.

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The Fireplace(s)

Components shared by most types of fireplaces include the interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, and damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter. Accessible fireplace components are visually inspected for signs of significant malfunction, excessive or unusual wear and general state of repair. However, portions of a standard fireplace configuration are always, by their nature and location, inaccessible for a home inspection.

The prefabricated metal fireplace was in acceptable condition.

The damper in the fireplace was operated and found to be in acceptable condition.

The gas log lighter in the fireplace was controlled by a valve near the hearth and was functional. We suggest keeping the key for the log lighter out of the reach of children.

Smoke Detectors

The smoke detectors were appropriately located.

Smoke detectors were not located inside some of the bedrooms as required by current industry standards. We recommend installation of smoke detectors in all sleeping rooms, prior to your assuming possession of this home.

Ceiling Fans

Those aspects of the ceiling fan which were visible were properly installed and the fan was operational

Kitchen

Descriptive Information About the Kitchen

The heat source used for cooking was Electricity.

The Sink

The two-compartment sink was made of Stainless steel.

When the sinks were operated, they were fully functional and in acceptable condition.

The Dishwasher Drain Separation

The dishwasher drain was equipped with an air-gap fitting (the cylinder protruding above the sink). This device assures separation of the supply water from the wastewater.

Cabinets & Countertops

The cabinets were in acceptable condition.

The countertop was surfaced with formica.

The countertop showed typical wear and tear, normal for this heavily used component. We considered any flaws cosmetic in nature with no action indicated.

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Appliances in General

All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

Cooktop

The cooktop was turned on with the normal operating controls and was in satisfactory working condition.

Oven

The oven was turned on with the normal operating controls and was in satisfactory working condition.

Garbage Disposer

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Dishwasher

The dishwasher responded to normal user controls and was operational.

Kitchen Exhaust

Kitchen ventilation was provided by a blower unit that drew air downward through a grill next to the range or cooktop burners, venting to the exterior. The system was functioning as intended and was in satisfactory condition.

Bathrooms

Washbasin

The washbasins were made of Vitreous china (or ceramic).

The washbasins were properly installed. When operated, they were fully functional and in acceptable condition.

Bathtub

The built-in bathtub was made of Pressed steel with a porcelain finish.

The bathtub was in acceptable condition.

Shower and Shower Surround

The shower mixing valve was operated for the inspection. The shower and mixing valve were in acceptable condition.

The shower wall (surround) was covered with Ceramic tile.

The shower walls were functioning as intended and were in acceptable condition.

Glass Shower Enclosure

← For important additional information on this item, please be sure to read the Client Advisory in the column to the left.

Toilet

The toilets were flushed and all functioned properly.

The garbage disposer responded to normal user controls. However, it was leaking. We recommend the disposer be repaired or replaced.

The glass enclosure in the master bathroom had been leaking at the lower corners. No significant damage to adjacent features was visible. We recommend resealing or repairing the enclosure to stop the leak as preventive maintenance.

Bathroom Ventilation

The half bathroom was missing a vent fan. The lack of adequate ventilation in a bathroom can cause a variety of negative conditions to develop, including deterioration of interior finishes and the growth of unhealthy mildew. We recommend installation of a bathroom vent fan with an outside outlet.

Cabinets & Countertops

The cabinets were in acceptable condition.

The countertop was surfaced with Cultured marble.

The countertop showed typical wear and tear, normal for this heavily used component. We considered any flaws cosmetic in nature with no action indicated.

Laundry Area

Clothes Washer and Dryer

The utility connections for both the clothes washer and clothes dryer were properly installed and in acceptable condition. However, these appliances were not tested, as testing these appliances was not within the scope of the inspection.

240-volt electricity was the only heat source provided for a dryer installed in this location.

Dryer Vent

The vent for the clothes dryer had become disconnected. We recommend reconnecting this duct to provide a continuous passage of dryer exhaust to the exterior.

The ventilation fan in the Laundry Room was operational and in acceptable condition at the time of this inspection.

The exterior cover was missing from the exhaust fan, but it was otherwise in acceptable condition. We recommend that a suitable cover be installed.

General Comments About the Interior

The interior surfaces, hardware, fixtures, doors and windows were properly installed and generally in acceptable condition with exceptions noted.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INTERIOR INSPECTION

Floors Under Carpets Were Not Visible

The floors under the permanently installed carpets were obviously not available to view during this inspection. Thus, your inspector was not able to evaluate their condition except to note any imperfections that were significant enough to “telegraph” through the surface of the carpet.

Because the fireplace was equipped with a gas supply, the damper should be blocked open to prevent any gas from becoming trapped inside the home should a leak occur and go unnoticed.

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No Smoke Detectors In Sleeping Rooms

The latest standards require that smoke detectors be installed in all bedrooms at the time of construction, or later, if any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

Water Testing of Shower Pans

A water test of the shower pan was beyond the scope of a home inspection. However, this test may be performed as a part of a standard inspection for the presence of wood destroying organisms.

Caution Regarding Operating Dormant Angle Stops

Because of the possibility that operating angle stops that have not been exercised for some time may cause them to leak, experienced home inspectors do not operate them during a standard home inspection. We recommend that before anyone operates angle stops that have not been operated within the past six months, adequate preparations be made to deal with water leaks of any magnitude.

Burglar Alarm Not Tested

A burglar alarm had been installed in this dwelling. The alarm system was not tested. We recommend consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.