WEST VALLEY STRUCTURAL CO.

Property Inspection Report

849 Sample St , San Francisco , CA 94114
Inspection prepared for:
Real Estate Agent: Sample Sample - Sample Real Estate

Date of Inspection: 10/18/2022 Time: 1:00 PM
Age of Home: Built 1960/ 62 Years of Age Size: Approx: 4,854 Sq. Ft.
Inspector: Chester R. Gavarrete Jr.

NACHI12101601/ Contractors Lic: A.B. 570208
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http://westvalleyinspections.com/

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.
* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

Grounds		
Page 8 Item: 3	Driveway and Walkway Condition	• Uneven walkway may pose a potential safety/ trip hazard repair/ replace as needed.
Page 12 Item: 12	Stairs & Handrail	• Baluster spacing exceeds the 4 inch spacing which is considered a safety hazard by today's child safety standards repair/ replace as needed. • Railing and/ or certain sections of railings were not equipped with a proper graspable handrail/ grab bar; this condition is noted as a common condition, however, it is noted as a potential safety hazard/ concern we recommend considering improving as needed.
Page 12 Item: 13	Grounds Electrical	• Junction box was missing knock outs this is noted as a potential hazard repair/ replace as needed.
Garage		
Page 23 Item: 9	Fire Door	• The door is not fire rated this is noted as a SAFETY HAZARD. • The automatic closure device is missing. This could allow a fire to enter the home and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed. • We noted a fire door which opened directly to a step; this installation is noted as a potential safety hazard/ concern. A door should not open to a step and should open to a landing/ flat area. We recommend changing the swing of the door or contact a licensed professional to repair/ replace as needed.
Page 25 Item: 11	Garage Opener Status	• Garage door remote was placed adjacent to the garage door guides/ rails this is noted as a potential safety hazard repair/ replace as needed.
Page 25 Item: 12	Garage Door's Reverse Status	• Garage door opener safety reverse was not properly operating this is noted as a potential safety hazard recommend repairing/ replacing as needed.
Unit 1		
Page 27 Item: 1	Doors	• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed. • The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.
Page 33 Item: 29	Kitchen Plumbing	• Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.
Unit 2		
Page 36 Item: 1	Doors	• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
Page 41 Item: 18	Rooms Electrical	• Receptacles showed signs of open ground; this is noted as a common condition for a home of this age and in this area, however, it is noted as a potential safety concern/ hazard recommend contacting a licensed electrician to repair/ replace as needed.

Page 43 Item: 22	Kitchen Oven & Range	• SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.
Page 44 Item: 25	Kitchen Exhaust Vent Condition	• The exhaust fan light fixture cover was missing and the general installation was noted as poor. The current condition is noted as a potential safety hazard/ concern. We recommend contacting a licensed professional to repair/ improve as needed.
Unit 3		
Page 46 Item: 1	Doors	• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed. • The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.
Unit 4		
Page 55 Item: 1	Doors	• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed. • The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.
Unit 5		
Page 63 Item: 1	Doors	• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed. • The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.
Unit 6		
Page 72 Item: 1	Doors	• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed. • The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.
Page 78 Item: 34	Smoke and C/O Detectors	• Unit did not have adequate number of properly operating C/O and/ or Smoke Detectors this is noted as a potential safety hazard recommend repairing/ replacing as needed.
Common Area		
Page 80 Item: 4	Stairs & Handrail	• Railing was loose and missing a return this is noted as a potential safety hazard recommend contacting a licensed contractor to repair/ replace as needed.
Page 83 Item: 10	Smoke and C/O Detectors	• The common area did not have adequate number of properly operating C/O and/ or Smoke Detectors this is noted as a potential safety hazard recommend repairing/ replacing as needed.
Attic		

Page 87 Item: 3	Firewall Between	• No firewall noted between the units this is noted as a common condition, however, it is noted as a potential safety hazard and/ or concern. Recommend considering improving as needed.
Water Heater		
Page 99 Item: 10	TPRV	• Temperature-Pressure relief valve extension needs to be 4"-6" off of the floor - this is a Safety Concern.
Electrical		
Page 100 Item: 1	Electrical Panel	• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: http://www.Ismypanelsafe.com • Outdated panel was noted at the time of inspection we recommend contacting a licensed electrician to repair/ update as needed. Please refer to the web site provided here for further information; http://www.ismypanelsafe.com/outdated.php Due to the panel type our inspection was very limited. • Missing connectors were noted in the sub-panel this is noted as a potential safety hazard recommend repairing/ replacing as needed.

Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

CONVENTIONS USED IN THIS REPORT

GOOD/ SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
FAIR/ MARGINAL - Indicates the component will probably require adjustment, maintenence, repair and/ or replacement.
POOR - Indicates the component will need repair or replacement now or in the very near future.
MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.
SAFETY HAZARD/ SAFETY CONCERN - Denotes a condition that is unsafe and in need of prompt attention.

The SCOPE OF THIS INSPECTION

All Components designated for inspection in the InterNACHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision. Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues..

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**
PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them.

Please read the report thoroughly. Sections of this building appear to have been remodeled/ Repaired. We recommend consultation with the owner or local municipality to determine whether the necessary permits were pulled, inspections performed and final signatures obtained. Please note this report may be part of a combo of inspection package please refer to any/ all other reports present for additional information including WDO Inspection. WDO findings/ recommendations are excluded from this report. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

1. Attendance

In Attendance: No other parties present at inspection. • Tenant present in unit 2.

2. Home Type

Home Type: Attached • Multi-Family/ Six Unit Property

3. Occupancy

Occupancy: Vacant (Units 1,3-6) • Occupied - Furnished: Heavy volume of personal and household items observed. (Unit 2) • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. House in Perspective

House in Perspective: Well Built, Well Maintained, Normal Repairs/ Updates Needed.

5. Weather Condition

Weather Condition: Sunny
Recent Rain: No

6. Temperature

Temperature: 65-75ºF
Ground Cover: Dry

7. Front and Rear View of the Home

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Front View of the Property
• Unit Identifier

Front View of the Property

Unit Identifier

Unit Identifier

Unit Identifier

Unit Identifier

Unit Identifier

Unit Identifier

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; stoops, steps porches and their associated railings, any attached decks and balconies vegetation, grading, and surface drainage, that are likely to adversely affect the building.
This inspection is not intended to address or include any geological conditions or site stability information. 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 can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Retaining walls are typically excluded from this report. Any such mention of these items is informational only and not to be construed as inspected.

1. Grading

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
• Grading was pitched towards the home this condition is due to the natural slope of the land scape of the area recommend monitoring and maintaining drainage as needed.
• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Grading was pitched towards the home this condition is due to the natural slope of the land scape of the area recommend monitoring and maintaining drainage as needed.

2. Vegetation Observations

Good	Fair	Poor	N/A	None
✘				

Observations:
• Party of interest should consider consulting with a licensed arborist to review/ inspection any large trees located on the property lot/ perimeter as needed.
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

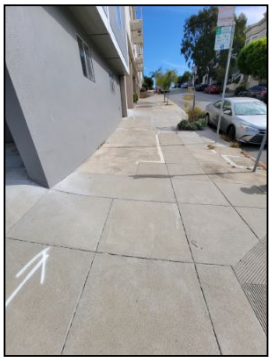
Party of interest should consider consulting with a licensed arborist to review/ inspection any large trees located on the property lot/ perimeter as needed.

3. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	✘			

Materials: Concrete driveway noted. • Concrete sidewalk noted.
Observations:
• Typical cracking was noted to the driveway/ walkway repair/ replace as needed.
• Uneven walkway may pose a potential safety/ trip hazard repair/ replace as needed.

Typical cracking was noted to the driveway/ walkway repair/ replace as needed.



Typical cracking was noted to the driveway/ walkway repair/ replace as needed.

Uneven walkway may pose a potential safety/ trip hazard repair/ replace as needed.

Uneven walkway may pose a potential safety/ trip hazard repair/ replace as needed.

4. Fence and Gates Condition

Good	Fair	Poor	N/A	None
			✘	

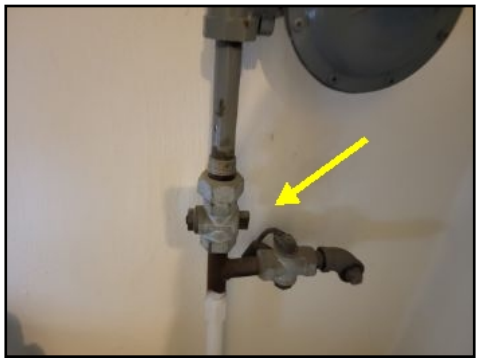
Observations:
• Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

5. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
✘				

Location: Ground floor common area.
Observations:
• Main gas shut off valve.
• Recommend contacting the Local Utility company to service the Gas meter and related components as needed this is mentioned as information only and is considered part of normal maintenence.
• Recommend contacting PG&E to perform complete gas leak test due to the age of the house this is a important recommendation.
• An excellent tool to keep handy for dealing with gas leaks, fire safety, and other disasters or emergencies is emergency gas shut off wrench.

Recommend contacting the Local Utility company to service the Gas meter and related components as needed this is mentioned as information only and is considered part of normal maintenence.



Main gas shut off valve. (Building)

6. Main Water Valve Condition

Good	Fair	Poor	N/A	None
✘				

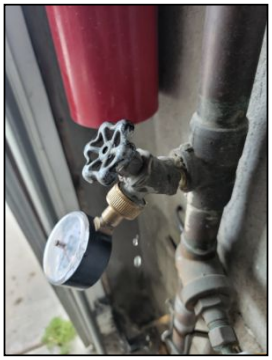
Location: In the garage
Observations:
• Valve was in overall serviceable condition at the time of inspection.

Valve was in overall serviceable condition at the time of inspection.

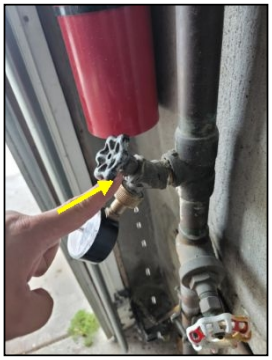
7. Exterior Faucet/ Hose Bibs Condition

Good	Fair	Poor	N/A	None
	✘			

Observations: Representative number of Exterior Faucet/ Hose Bibs tested.
Observations:
• Appears to be leaking at valve seal when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period.
• Hose bib(s) not equipped with anti-siphon devices, possible cross-contamination. Recommend licensed plumber install as needed.
• The exterior hose bib at the light well was not operating, we recommend contacting a licensed plumber to further review/ repair as needed.



Hose bib(s) not equipped with anti-siphon devices, possible cross-contamination. Recommend licensed plumber install as needed.



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Appears to be leaking at valve seal when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period.

The exterior hose bib at the light well was not operating, we recommend contacting a licensed plumber to further review/ repair as needed.

8. Plumbing

Good	Fair	Poor	N/A	None
	✘			

Materials: Copper piping noted.
Observations:
• Recommend contacting a licensed plumber/ drainage contractor to service and test the exterior drains to confirm proper functionality.
• Rust and minor leaking was noted to the grounds plumbing components recommend contacting a licensed plumber to service/ repair/ replace as needed.
• Sewer line—Due to the age of this property I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

Recommend contacting a licensed plumber/ drainage contractor to service and test the exterior drains to confirm proper functionality.

Rust and minor leaking was noted to the grounds plumbing components recommend contacting a licensed plumber to service/ repair/ replace as needed.

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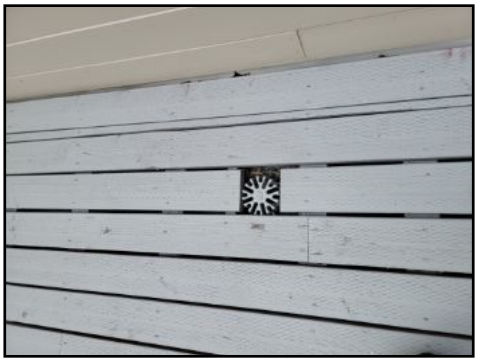


Recommend contacting a licensed plumber/ drainage contractor to service and test the exterior drains to confirm proper functionality.

9. Water Pressure

Good	Fair	Poor	N/A	None
✘				

Observations:
• 75-80 PSI

75-80 PSI

10. Pressure Regulator

Good	Fair	Poor	N/A	None
				✘

Observations:
• None.

11. Deck

Good	Fair	Poor	N/A	None
	✘			

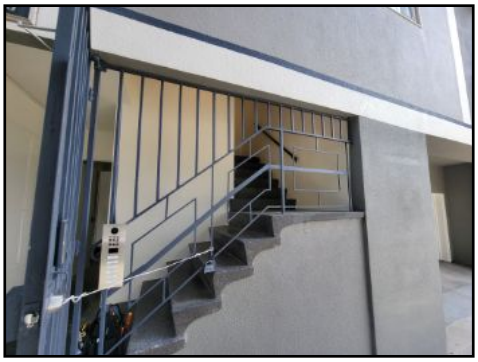
Observations:
• Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.
• Evidence of recent repairs were noted to the decking boards this is noted as information only.

Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.

12. Stairs & Handrail

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Please note the front steps type are known to be susceptible to water intrusion; we recommend periodically monitoring and servicing as needed.
• Evidence of moisture stains were noted at the front stair substructure, this is indicating that water has seeped through the exterior surface at some point. We recommend monitoring this area and improving/ repairing if needed.
• Baluster spacing exceeds the 4 inch spacing which is considered a safety hazard by today's child safety standards repair/ replace as needed.
• Railing and/ or certain sections of railings were not equipped with a proper graspable handrail/ grab bar; this condition is noted as a common condition, however, it is noted as a potential safety hazard/ concern we recommend considering improving as needed.



Baluster spacing exceeds the 4 inch spacing which is considered a safety hazard by today's child safety standards repair/ replace as needed.

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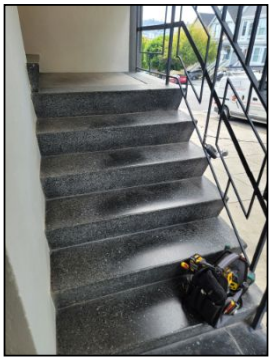


Please note the front steps type are known to be susceptible to water intrusion; we recommend periodically monitoring and servicing as needed.

13. Grounds Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Electrical box was loose recommend properly installing/ repairing/ replacing as needed.
• Receptacle was not operating recommend contacting a licensed electrician to repair/ replace as needed.
• Exterior cover plate was loose, recommend properly securing/ improving as needed.
• Disconnected conduit was noted at the lower roof area, we recommend contacting a licensed electrician to properly secure/ install as needed.
• Junction box was missing knock outs this is noted as a potential hazard repair/ replace as needed.

Electrical box was loose recommend properly installing/ repairing/ replacing as needed.

Receptacle was not operating recommend contacting a licensed electrician to repair/ replace as needed.

Exterior cover plate was loose, recommend properly securing/ improving as needed.

Junction box was missing knock outs this is noted as a potential hazard repair/ replace as needed.

Disconnected conduit was noted at the lower roof area, we recommend contacting a licensed electrician to properly secure/ install as needed.

14. GFCI

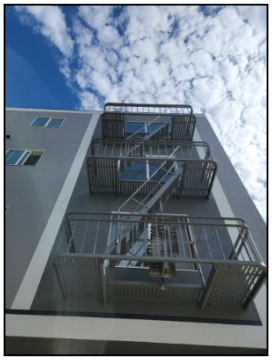
Good	Fair	Poor	N/A	None
				✘

Observations:
• Outdoor receptacle was not GFCI protected, need to be updated.
• Recommend adding GFCI for all exterior receptacles repair/ replace as needed.

15. General Info

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend having the fire escape ladders tested and/ or serviced by a licensed professional as needed; this is noted as a maintenance recommendation.
• Recommend replacing missing utility opening window pane(s) as needed.
• Moisture stains were noted within the electric panel utility closet; we recommend monitoring this area during inclement weather and repairing/ replacing as needed.
• Please be advised the fire alarm system is not part of this inspection, this is noted as information only.
• Vent extension at the roof top was loose and/ or not properly secured, we recommend repairing/ improving this condition as needed.



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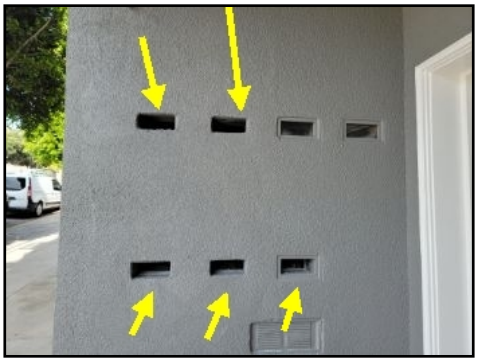

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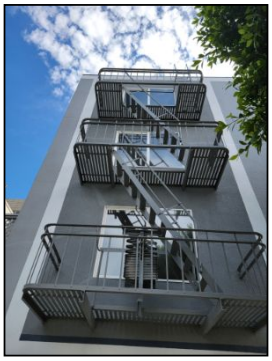

Recommend having the fire escape ladders tested and/ or serviced by a licensed professional as needed; this is noted as a maintenance recommendation.

Please be advised the fire alarm system is not part of this inspection, this is noted as information only.

Vent extension at the roof top was loose and/ or not properly secured, we recommend repairing/ improving this condition as needed.

Moisture stains were noted within the electric panel utility closet; we recommend monitoring this area during inclement weather and repairing/ replacing as needed.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, windows, soffits and fascia's accessible from ground level. Areas inaccessible for inspection due to attached structures, storage, and general limitations will be noted and excluded from this report.

1. Gutter

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.
• MAINTANENCE TIP: Make sure to periodically check and clean out debris from gutters to keep it flowing well when it rains. If it clogs, it will over flow, and may potentially cause roof leaks.

2. Stucco

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Exterior stucco showed signs of typical cracking recommend sealing/ monitoring/ repairing/ replacing as needed.
• Stucco siding was missing a proper weep screed this is noted as a typical condition for homes of this area and of this age and is mentioned as information only.
• Certain stucco abutments were missing proper venting and/ or vent was restricted recommend contacting a licensed contractor to repair/ replace as needed.
• Due to the numerous amounts of cracks/ sealed cracks/ repairs noted at the exterior wall, we recommend periodically monitoring and maintaining as needed. Party of interest should also monitor the interior walls during inclement weather as needed.

Stucco siding was missing a proper weep screed this is noted as a typical condition for homes of this area and of this age and is mentioned as information only.

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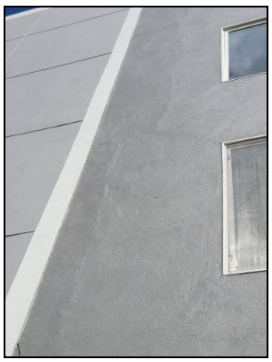

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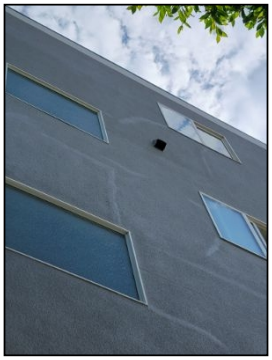

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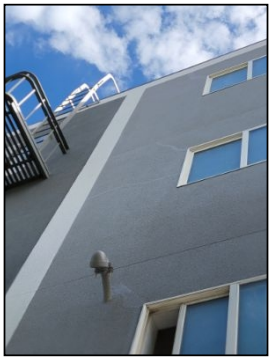


Exterior stucco showed signs of typical cracking recommend sealing/ monitoring/ repairing/ replacing as needed.

Due to the numerous amounts of cracks/ sealed cracks/ repairs noted at the exterior wall, we recommend periodically monitoring and maintaining as needed. Party of interest should also monitor the interior walls during inclement weather as needed.

3. Siding/ Trim Condition

Good	Fair	Poor	N/A	None
✘				

Materials: Stucco • Wood
Observations:
• Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter

4. Exterior Paint

Good	Fair	Poor	N/A	None
✘				

Observations:
• All exterior painted wood siding and trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
• Maintenance: Recommend painting/ sealing/ maintaining exterior walls/ trim as needed.
• Maintenance: Recommend caulking/ sealing around windows/ doors/ masonry ledges/ corners/ utility penetration as needed.
• Exterior areas of property appear to have been recently painted. New paint or patch work may conceal evidence of infestation, infection or damage. No guarantees or warranties are either expressed or implied regarding conditions concealed by new paint or patch work.

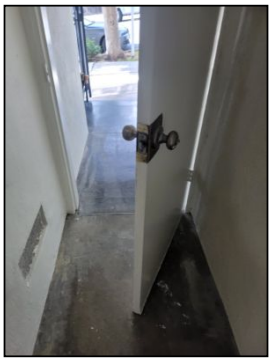
• Due to the age of this structure, lead paint and asbestos maybe present. Identification and evaluation of hazardous materials is beyond the scope of this inspection. Refer to S.F. Dept. of Environmental Health (415-554-2770) or a hazardous materials contractor for further information as needed.

5. Doors

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Exterior door showed signs of rotted/ damaged wood refer to the WDO report for additional information/ recommendations.
• Recommend adjusting door/ components as needed.
• Auto closure mechanism at the roof top door was poorly installed and/ or not properly installed, we recommend contacting a licensed professional to repair/ improve as needed.
• Minor rust was noted at the roof top access door, recommend maintaining/ improving as needed.

Auto closure mechanism at the roof top door was poorly installed and/ or not properly installed, we recommend contacting a licensed professional to repair/ improve as needed.



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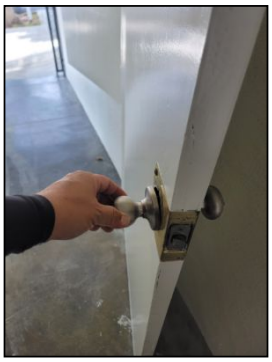

Recommend adjusting door/ components as needed.

6. Window/ General Screen Condition

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Damaged screen(s) observed, recommend repairing/ replacing as needed.
• Some window screens missing. Check with seller to determine if they are on the property.

Damaged screen(s) observed, recommend repairing/ replacing as needed.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.
The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof 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 framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. 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. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

1. Roof Condition

Good	Fair	Poor	N/A	None
✘				

Materials: Rolled roofing noted. • Modified Bitumen
Observations:
• Evidence of ponding noted in some areas this is noted as a sensitive condition recommend monitoring/ repairing/ replacing as needed.
• Recommend contacting a licensed plumber/ roofer to properly service/ test roof drains as needed. Testing/ servicing drains should be part of normal maintenence.
• No major system safety or function concerns noted at time of inspection.
• Roof below the decking boards at the side of the home was not inspected, no access to this area was present at the time of inspection.

No major system safety or function concerns noted at time of inspection.

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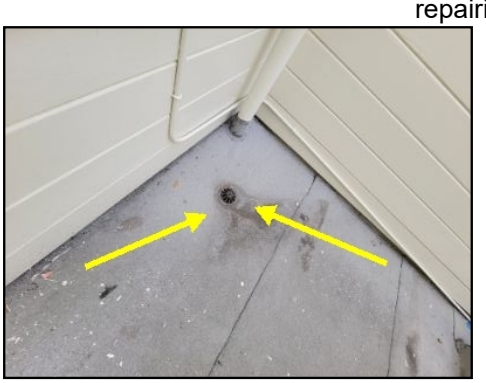

Recommend contacting a licensed plumber/ roofer to properly service/ test roof drains as needed. Testing/ servicing drains should be part of normal maintenence.

No major system safety or function concerns noted at time of inspection.

2. Roof Age

Roof Age 5-10 Years

3. Flashing

Good	Fair	Poor	N/A	None
✘				

Observations:
• Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
• Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
• Recommend re-sealing and painting flashing/ vents as needed this recommendation is part of normal maintenance.

Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.

Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

4. Chimney

Good	Fair	Poor	N/A	None
			✘	

5. Sky Lights

Good	Fair	Poor	N/A	None
✘				

6. Vent Caps

Good	Fair	Poor	N/A	None
✘				

Garage

1. Floor Condition

Good	Fair	Poor	N/A	None
	✘			

Materials: Concrete floor noted.
Observations:
• Typical cracks were noted to the garage floor recommend repairing/ replacing as needed.

2. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Typical cracking was noted to the wall covering and/ or ceiling recommend repairing/ replacing as needed.
• Evidence of repairs were noted at the time of inspection this is noted as general information only.

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Evidence of repairs were noted at the time of inspection this is noted as general information only.

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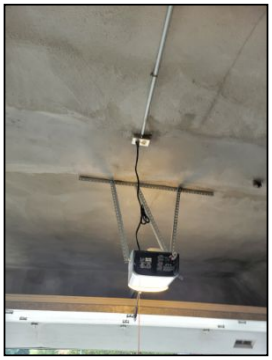
3. Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Minimal amount of receptacles were present at the time of inspection this is a common condition for properties of this age and in this area recommend considering adding/ improving as needed.
• Electrical box was loose recommend properly installing/ repairing/ replacing as needed.
• We noted a light fixture installed in a substandard manner/ not fully secured due to inadequate clearance to the adjacent plumbing line. We recommend improving/ repairing as needed.



Minimal amount of receptacles were present at the time of inspection this is a common condition for properties of this age and in this area recommend considering adding/ improving as needed.

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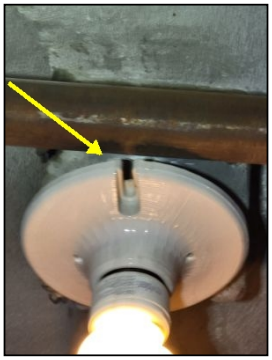

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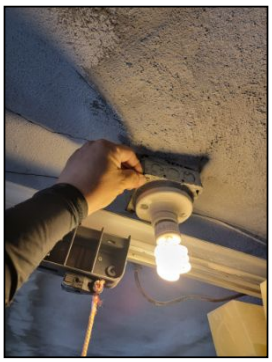

Electrical box was loose recommend properly installing/ repairing/ replacing as needed.

4. GFCI

Good	Fair	Poor	N/A	None
				✘

Observations:
• Recommend GFCI for all receptacles located in the garage repair/ replace as needed.

Recommend GFCI for all receptacles located in the garage repair/ replace as needed.

5. 240 Volt

Good	Fair	Poor	N/A	None
				✘

Observations:
• There are no 240 volt outlets visible in the garage this is noted as information only.

6. Walls

Good	Fair	Poor	N/A	None
	✘			

Observations:
• The common wall between the garage and home has damage or improper covered areas. Fire potential to the home is at a greater risk. Recommend repairing or installing the proper fire rated wall.
• Typical cracking was noted to the wall covering and/ or ceiling recommend repairing/ replacing as needed.

The common wall between the garage and home has damage or improper covered areas. Fire potential to the home is at a greater risk. Recommend repairing or installing the proper fire rated wall.

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Typical cracking was noted to the wall covering and/ or ceiling recommend repairing/ replacing as needed.

7. Anchor Bolts

Good	Fair	Poor	N/A	None
			✘	

Observations:
• The anchor bolts were not visible.

8. Exterior Door

Good	Fair	Poor	N/A	None
				✘

9. Fire Door

Good	Fair	Poor	N/A	None
		✘		

Observations:
• The door is damaged, recommend repairing/ replacing as needed. Recommend replacing with a Fire Rated door.
• Recommend adjusting the doors and associated components as needed.
• The door is not fire rated this is noted as a SAFETY HAZARD.
• The automatic closure device is missing. This could allow a fire to enter the home and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
• We noted a fire door which opened directly to a step; this installation is noted as a potential safety hazard/ concern. A door should not open to a step and should open to a landing/ flat area. We recommend changing the swing of the door or contact a licensed professional to repair/ replace as needed.

The door is not fire rated this is noted as a SAFETY HAZARD.

We noted a fire door which opened directly to a step; this installation is noted as a potential safety hazard/ concern. A door should not open to a step and should open to a landing/ flat area. We recommend changing the swing of the door or contact a licensed professional to repair/ replace as needed.

The door is not fire rated this is noted as a SAFETY HAZARD.

The door is damaged, recommend repairing/ replacing as needed. Recommend replacing with a Fire Rated door.

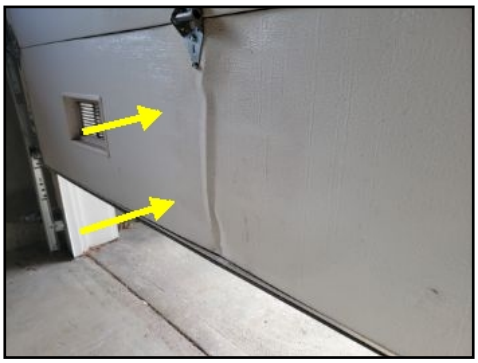
The automatic closure device is missing. This could allow a fire to enter the home and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.

Recommend adjusting the doors and associated components as needed.

10. Garage Overhead Door Condition

Good	Fair	Poor	N/A	None
	✘			

Materials: Fiberglass • Metal
Observations:
• Minor damage was noted to the garage overhead door panel; recommend monitoring and improving as needed.



Minor damage was noted to the garage overhead door panel; recommend monitoring and improving as needed.

11. Garage Opener Status

Good	Fair	Poor	N/A	None
	✘			

Observations:
• DEFERRED COST: The openers are older. SB-969 is a law passed in California that requires all garage door openers in residential applications sold or installed in California on or after July 1st, 2019 to be equipped with battery backup.
• Garage door remote was placed adjacent to the garage door guides/ rails this is noted as a potential safety hazard repair/ replace as needed.

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12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		✘		

Observations:
• Garage door opener safety reverse was not properly operating this is noted as a potential safety hazard recommend repairing/ replacing as needed.

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Garage door opener safety reverse was not properly operating this is noted as a potential safety hazard recommend repairing/ replacing as needed.

13. Ventilation

Good	Fair	Poor	N/A	None
✘				

Observations:
• Garage ventilation was overall adequate at the time of inspection.

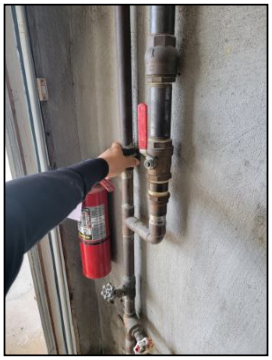
14. Plumbing/ Utility Lines/ Valves

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend updating corroded/ rusted water supply lines as needed.

• Utility line was exposed to mechanical damage and/ or loose recommend properly securing/ bracing as needed.

Recommend updating corroded/ rusted water supply lines as needed.



Utility line was exposed to mechanical damage and/ or loose recommend properly securing/ bracing as needed.

15. General

Good	Fair	Poor	N/A	None
	✘			

Observations:
• The window servicing the garage was screwed shut and/ or not operating, we recommend contacting a licensed window contractor to improve/ repair as needed.
• Storage area support post was noted as substandard and/ or inadequate we recommend improving repairing as needed.

The window servicing the garage was screwed shut and/ or not operating, we recommend contacting a licensed window contractor to improve/ repair as needed.

The window servicing the garage was screwed shut and/ or not operating, we recommend contacting a licensed window contractor to improve/ repair as needed.

Storage area support post was noted as substandard and/ or inadequate we recommend improving repairing as needed.

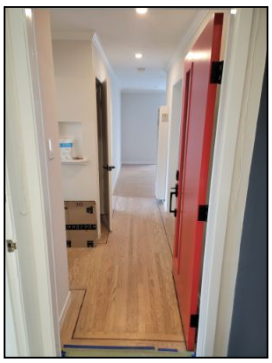
Unit 1

**The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. **Bathrooms can consist of many features from jacuzzi, tubs, showers, and toilets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. It is also very import to assure all electrical components are properly installed and operating. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. **The main area of inspection in the rooms is the structural and electrical system. This means that all walls, ceilings, floors, and electrical components will be inspected and reviewed as long as proper accessibility is present. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items. **The Interior section covers areas of the house that may not be mentioned within the room/ bathroom sections this would included doors, windows, walls, ceilings, fireplaces, stairs, railings, ETC. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, moisture, and electrical problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adjusting door/ components as needed.
• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
• The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.



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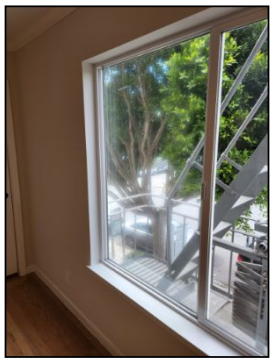
The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.

Recommend adjusting door/ components as needed. Unit 1 Bedroom

2. Window Condition

Good	Fair	Poor	N/A	None
	✘			

Window Type: Double Pane • Vinyl Window
Observations:
• Certain windows showed signs of leaking insulated glass recommend contacting a licensed window contractor to repair/ further evaluate as needed.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.
• Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.
• Operated windows appeared functional, at time of inspection



Certain windows showed signs of leaking insulated glass recommend contacting a licensed window contractor to repair/ further evaluate as needed.

Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.

3. Floor

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adding a drain pan for the washer appliance as needed.
• We noted evidence of water/ WDO damage was noted to the flooring in the bedroom refer to the WDO report for additional information and/ or recommendations as needed.

Recommend adding a drain pan for the washer appliance as needed.

We noted evidence of water/ WDO damage was noted to the flooring in the bedroom refer to the WDO report for additional information and/ or recommendations as needed.

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4. Walls/ Ceilings Condition

Good	Fair	Poor	N/A	None
✘				

Observations:
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.

5. Patio Doors

Good	Fair	Poor	N/A	None
✘				

Observations:
• The sliding patio door was functional during the inspection.

6. Closets

Good	Fair	Poor	N/A	None
✘				

Observations:
• The closets were in serviceable condition.

7. Bathroom Vanities

Good	Fair	Poor	N/A	None
✘				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

8. Bathroom Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend adding additional caulking/ grout/ sealant as needed.

9. Bathroom Sinks

Good	Fair	Poor	N/A	None
✘				

Observations:
• No deficiencies observed.

10. Bathroom Exhaust Fan

Good	Fair	Poor	N/A	None
✘				

Observations:
• The bath fan was operated and no issues were found.
• Maintenance: Recommend periodically cleaning the exhaust fan for optimal performance.

The bath fan was operated and no issues were found.

11. Bathroom Plumbing

Good	Fair	Poor	N/A	None
✘				

12. Bathroom Toilets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated when tested. No deficiencies noted.

13. Bathroom Showers

Good	Fair	Poor	N/A	None
				✘

14. Bathroom Tubs

Good	Fair	Poor	N/A	None
✘				

15. Bathroom Shower/ Tub Walls

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional caulking/ sealing throughout the bathrooms as needed.

16. Bathroom Enclosure

Good	Fair	Poor	N/A	None
✘				

Observations:
• The shower/ tub enclosure was functional at the time of the inspection.

17. Bathroom Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

18. Bathroom GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.
• GFCI receptacle tested and functioned properly at the time of inspection.

Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.

19. Rooms Electrical

Good	Fair	Poor	N/A	None
✘				

20. Kitchen Cabinets

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adjusting/ tightening cabinet hinges as needed.

Recommend adjusting/ tightening cabinet hinges as needed.

21. Kitchen Counters

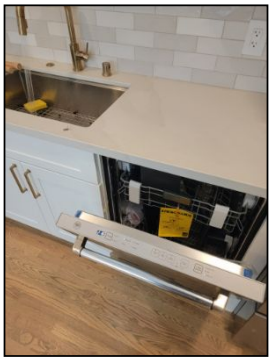
Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional caulking/ grout throughout the kitchen as needed.

22. Kitchen Dishwasher

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated.



Operated.

23. Kitchen Garbage Disposal

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated - appeared functional at time of inspection.

Operated - appeared functional at time of inspection.

24. Kitchen Microwave

Good	Fair	Poor	N/A	None
✘				

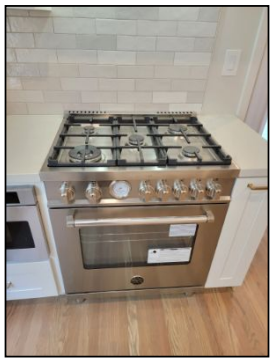
Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

25. Kitchen Oven & Range

Good	Fair	Poor	N/A	None
✘				

Observations:
• Oven: gas burners
• All heating elements operated when tested.
• Gas valve is located behind the appliance.



All heating elements operated when tested.

Gas valve is located behind the appliance.

26. Kitchen Sink/ Faucet

Good	Fair	Poor	N/A	None
✘				

27. Kitchen Refrigerator

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Refrigerator is not a part of this inspection.

28. Kitchen Exhaust Vent Condition

Good	Fair	Poor	N/A	None
✘				

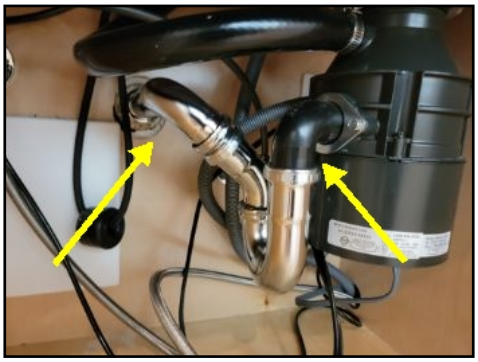
Venting Type: Exterior Vented
Observations:
• Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

29. Kitchen Plumbing

Good	Fair	Poor	N/A	None
		✘		

Observations:
• Dishwasher drain line at the air gap was not properly secured, recommend repairing/ improving as needed.
• Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.



Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.

Dishwasher drain line at the air gap was not properly secured, recommend repairing/ improving as needed.

30. Kitchen Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend replacing the missing cover plate(s) as needed.
• Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

Recommend replacing the missing cover plate(s) as needed.

Recommend replacing the missing cover plate(s) as needed.

Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

31. Kitchen GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

32. Laundry Dryer Vent

Good	Fair	Poor	N/A	None
				✘

Observations:
• Could not fully inspect the dryer vent due to the limited access/ visibility present at the time of inspection.
• It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

33. Laundry Gas Valves

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the gas valve this due to the limited access/ visibility present at the time of inspection.

34. Laundry Plumbing

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

35. Laundry Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.
• No major system safety or function concerns noted at time of inspection.
• 240v outlets are not part of this inspection, no representation is made to these areas.

240v outlets are not part of this inspection, no representation is made to these areas.

No major system safety or function concerns noted at time of inspection.

36. Laundry GFCI

Good	Fair	Poor	N/A	None
			✘	

Observations:
• GFCI was not tested we were unable to access the GFCI this is due to limited access present at the time of inspection.

37. Laundry Appliances

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Please be advised we do not test or operate the laundry appliances. No representation/ inspection was made to this area.

38. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated when tested.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• Smoke Alarms shall be installed in the following locations:
-In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

Unit 2

1. Doors

Good	Fair	Poor	N/A	None
	✘			

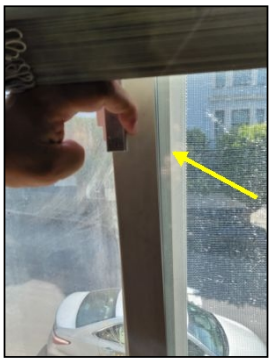
Observations:
• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.

The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.

2. Window Condition

Good	Fair	Poor	N/A	None
	✘			

Window Type: Double Pane • Vinyl Window
Observations:
• Single pane windows observed, recommend budgeting for replacement for added efficiency to home.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.
• Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.



Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.

3. Floor

Good	Fair	Poor	N/A	None
	✘			

Observations:
• We noted evidence of water damage to the flooring outside of the shower (tiled floor/ hardwood floor) refer to the WDO report for additional information and/ or recommendations as needed.
• Damaged grout observed, suggest re-grouting as necessary.
• Threshold was loose recommend repairing/ replacing as needed.
• Recommend caulking/ grouting and/ or sealing at the bathroom floor as needed. (missing grout noted)
• Moisture stains were noted to the flooring in the living room, we recommend contacting a licensed flooring contractor to repair/ maintain this area and we also recommend monitoring this area during inclement weather.

We noted evidence of water damage to the flooring outside of the shower (tiled floor/ hardwood floor) refer to the WDO report for additional information and/ or recommendations as needed.

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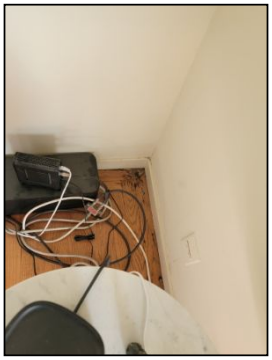

Moisture stains were noted to the flooring in the living room, we recommend contacting a licensed flooring contractor to repair/ maintain this area and we also recommend monitoring this area during inclement weather.

Threshold was loose recommend repairing/ replacing as needed.

4. Walls/ Ceilings Condition

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.
• Evidence of moisture stains/ damage was noted on the wall/ceiling. They tested dry at the time of the inspection however we recommend contacting a licensed contractor to further review and repair as needed. We highly recommend monitoring this area during inclement weather.
• Peeling paint observed, suggest scraping and painting as necessary.

Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.

Evidence of moisture stains/ damage was noted on the wall/ceiling. They tested dry at the time of the inspection however we recommend contacting a licensed contractor to further review and repair as needed. We highly recommend monitoring this area during inclement weather.

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Evidence of moisture stains/ damage was noted on the wall/ceiling. They tested dry at the time of the inspection however we recommend contacting a licensed contractor to further review and repair as needed. We highly recommend monitoring this area during inclement weather.

5. Closets

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Certain closet doors were missing floor guides recommend adding/ repairing/ replacing as needed.

Certain closet doors were missing floor guides recommend adding/ repairing/ replacing as needed.

6. Bathroom Vanities

Good	Fair	Poor	N/A	None
				✘

7. Bathroom Counters

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adding additional caulking/ grout/ sealant as needed this should be a part of normal maintenance.

8. Bathroom Sinks

Good	Fair	Poor	N/A	None
	✘			

Observations:
• The sink stopper is missing recommend repairing/ replacing as needed.

The sink stopper is missing recommend repairing/ replacing as needed.

9. Bathroom Exhaust Fan

Good	Fair	Poor	N/A	None
				✘

Observations:
• No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

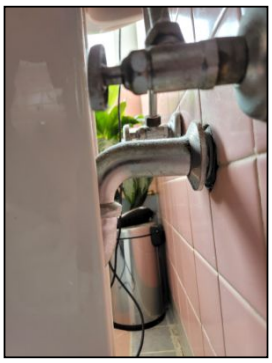
No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

10. Bathroom Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Corrosion/ rusting was noted around the plumbing lines/ components, however, no active leaks present at the time of inspection recommend monitoring/ repairing/ replacing as needed.
• Corrosion was noted around the drain lines, however, no active leaks present at the time of inspection recommend monitoring/ repairing/ replacing as needed.

Corrosion/ rusting was noted around the plumbing lines/ components, however, no active leaks present at the time of inspection recommend monitoring/ repairing/ replacing as needed.



Corrosion was noted around the drain lines, however, no active leaks present at the time of inspection recommend monitoring/ repairing/ replacing as needed.

11. Bathroom Toilets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated when tested. No deficiencies noted.

12. Bathroom Showers

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Based on the moisture damage outside of the shower area, we suspect that the shower pan has failed. We recommend contacting a licensed professional to repair/ improve as needed.

13. Bathroom Tubs

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Unable to fully inspect the tub and associated components due to personal property in the tuib at the time of inspection repair/ replace as needed.

Unable to fully inspect the tub and associated components due to personal property in the tuib at the time of inspection repair/ replace as needed.

14. Bathroom Shower/ Tub Walls

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend additional grout/ caulking/ sealant throughout the bathrooms as needed this is noted as part of normal maintenance.
• Recommend sealing holes & gaps to stop water infiltration into walls.

Recommend sealing holes & gaps to stop water infiltration into walls.

15. Bathroom Enclosure

Good	Fair	Poor	N/A	None
✘				

Observations:
• The shower enclosure was functional at the time of the inspection.

16. Bathroom Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

17. Bathroom GFCI

Good	Fair	Poor	N/A	None
✘				

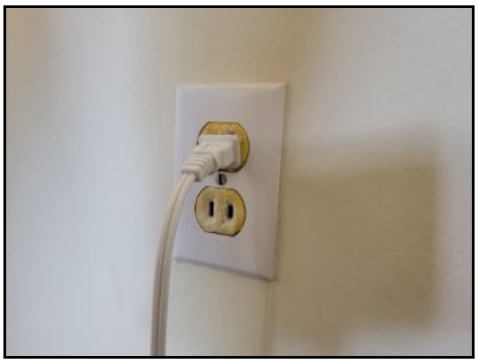
Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

18. Rooms Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• 2-prong outlets -
The home contained outdated, non-grounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

• Some outlets not accessible due to furniture and or stored personal items.
• It is recommended to avoid use of multiplier outlet plugins (converts 2 into 6 outlets).
• Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
• No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.
Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.
Arc-fault protection can be provided using either of two methods:
1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.
• It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits. In the near future it will be a requirement and is a very safe and sound update.
• Receptacles showed signs of open ground; this is noted as a common condition for a home of this age and in this area, however, it is noted as a potential safety concern/ hazard recommend contacting a licensed electrician to repair/ replace as needed.



2-prong outlets - The home contained outdated, non-grounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

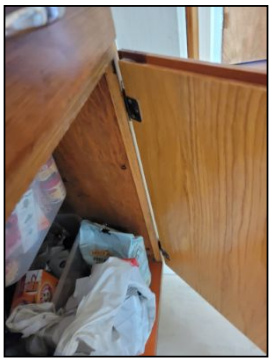
It is recommended to avoid use of multiplier outlet plugins (converts 2 into 6 outlets).

19. Kitchen Cabinets

Good	Fair	Poor	N/A	None
	✘			

Observations:
- DEFERRED COST: The cabinets are original. Consider upgrading.
- Cabinets showed signs of normal wear and tear.
- Most not accessible due to stored personal items.
- Recommend adjusting/ tightening cabinet hinges as needed.

DEFERRED COST: The cabinets are original. Consider upgrading.

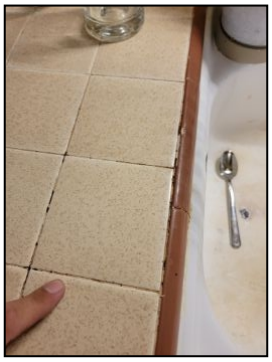


Recommend adjusting/ tightening cabinet hinges as needed.

20. Kitchen Counters

Good	Fair	Poor	N/A	None
	✘			

Observations:
- Damaged grout observed, suggest re-grouting as necessary.
- Some areas not visible due to stored personal items on the counter tops.
- There is normal wear noted for the age of the counter tops.



Damaged grout observed, suggest re-grouting as necessary.

21. Kitchen Garbage Disposal

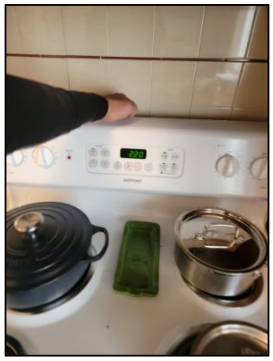
Good	Fair	Poor	N/A	None
				✘

22. Kitchen Oven & Range

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Oven: Electric radiant heating coils or infrared halogen.
• All heating elements operated when tested.
• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.
• Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.
• SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.

Oven: Electric radiant heating coils or infrared halogen.



SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.

23. Kitchen Sink/ Faucet

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Sinks finish is damaged and stained recommend repairing /replacing as needed.

Sinks finish is damaged and stained recommend repairing /replacing as needed.

24. Kitchen Refrigerator

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Refrigerator is not a part of this inspection.

25. Kitchen Exhaust Vent Condition

Good	Fair	Poor	N/A	None
		✘		

Venting Type: Exterior Vented
Observations:
• Exhaust fan light bulb and light bulb cover are missing recommend repairing/ replacing as needed.
• Recommend cleaning filter regularly for fire safety.
• Exhaust fan control panel was damaged/ cracked, we recommend contacting a licensed professional to repair/ improve as needed.
• In the inspectors opinion the hood/fan is near the end of its useful life due to the units age and condition.
• The exhaust fan light fixture cover was missing and the general installation was noted as poor. The current condition is noted as a potential safety hazard/ concern. We recommend contacting a licensed professional to repair/ improve as needed.

Exhaust fan control panel was damaged/ cracked, we recommend contacting a licensed professional to repair/ improve as needed.

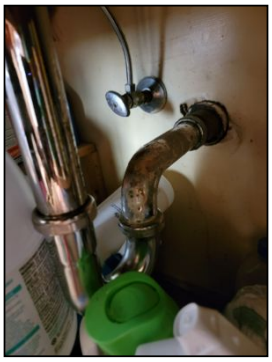
Recommend cleaning filter regularly for fire safety.

The exhaust fan light fixture cover was missing and the general installation was noted as poor. The current condition is noted as a potential safety hazard/ concern. We recommend contacting a licensed professional to repair/ improve as needed.

26. Kitchen Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Drain lines showed signs of corrosion, however, no active leaking was present at the time of inspection recommend monitoring/ repairing/ replacing as needed.



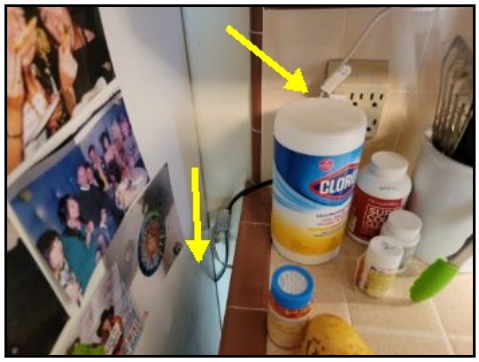
Drain lines showed signs of corrosion, however, no active leaking was present at the time of inspection recommend monitoring/ repairing/ replacing as needed.

27. Kitchen Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• It is recommended to avoid use of multiplier outlet plugins (converts 2 into 6 outlets).
• Please note: The refrigerator was plugged into an outlet on the counter, typically, the appliance should have an outlet behind/ below the unit. We recommend contacting a licensed electrician to improve this installation as needed.
• Please note the refrigerator was plugged into a outlet on the counter/ typically the appliance should have a outlet behind/ below the unit. We recommend contacting a licensed electrician to improve this installation as needed.

It is recommended to avoid use of multiplier outlet plugins (converts 2 into 6 outlets).



Please note the refrigerator was plugged into a outlet on the counter/ typically the appliance should have a outlet behind/ below the unit. We recommend contacting a licensed electrician to improve this installation as needed.

28. Kitchen GFCI

Good	Fair	Poor	N/A	None
				✘

Observations:
• Recommend adding GFCI to kitchen receptacles as needed.

Recommend adding GFCI to kitchen receptacles as needed.

29. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
✘				

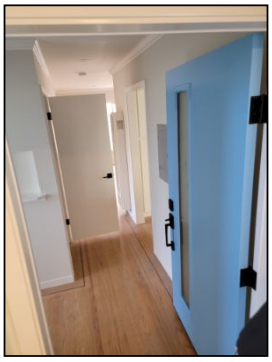
Observations:
• Operated when tested.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• Smoke Alarms shall be installed in the following locations:
-In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

Unit 3

1. Doors

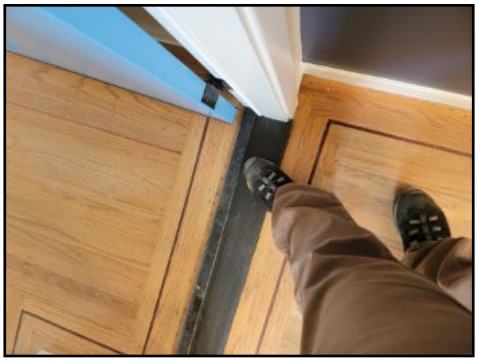
Good	Fair	Poor	N/A	None
	✘			

Observations:
• Threshold was loose recommend repairing/ replacing as needed.
• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
• The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.



The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.

The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.



Threshold was loose recommend repairing/ replacing as needed.

2. Window Condition

Good	Fair	Poor	N/A	None
✘				

Window Type: Double Pane • Vinyl Window
Observations:
• Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.
• Operated windows appeared functional, at time of inspection

Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.

3. Floor

Good	Fair	Poor	N/A	None
✘				

Observations:
• Recommend adding a drain pan for the washer appliance as needed.

4. Walls/ Ceilings Condition

Good	Fair	Poor	N/A	None
✘				

Observations:
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.

5. Closets

Good	Fair	Poor	N/A	None
	✘			

Observations:
• We noted evidence of water stains to the flooring outside of the bathroom, since no active leaking was present we recommend monitoring this area and improving if needed.

We noted evidence of water stains to the flooring outside of the bathroom, since no active leaking was present we recommend monitoring this area and improving if needed.

6. Bathroom Vanities

Good	Fair	Poor	N/A	None
✘				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

7. Bathroom Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend adding additional caulking/ grout/ sealant as needed.

8. Bathroom Sinks

Good	Fair	Poor	N/A	None
	✘			

Observations:
• The sink stopper is inoperable recommend repairing/ replacing as needed.

The sink stopper is inoperable recommend repairing/ replacing as needed.

9. Bathroom Exhaust Fan

Good	Fair	Poor	N/A	None
✘				

Observations:
• The bath fan was operated and no issues were found.
• Maintenance: Recommend periodically cleaning the exhaust fan for optimal performance.

The bath fan was operated and no issues were found.

10. Bathroom Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Tub faucet was not properly operating; both shower head/ spout were operating at the same time recommend contacting a licensed plumber to repair/ replace as needed.

Tub faucet was not properly operating; both shower head/ spout were operating at the same time recommend contacting a licensed plumber to repair/ replace as needed.

Tub faucet was not properly operating; both shower head/ spout were operating at the same time recommend contacting a licensed plumber to repair/ replace as needed.

11. Bathroom Toilets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated when tested. No deficiencies noted.

12. Bathroom Tubs

Good	Fair	Poor	N/A	None
✘				

13. Bathroom Shower/ Tub Walls

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional grout/caulking/ sealant throughout the bathrooms as needed.

14. Bathroom Enclosure

Good	Fair	Poor	N/A	None
✘				

Observations:
• The shower/ tub enclosure was functional at the time of the inspection.

15. Bathroom Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

16. Bathroom GFCI

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.
• GFCI receptacles tested and functioned properly.

Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.

17. Rooms Electrical

Good	Fair	Poor	N/A	None
✘				

18. Kitchen Cabinets

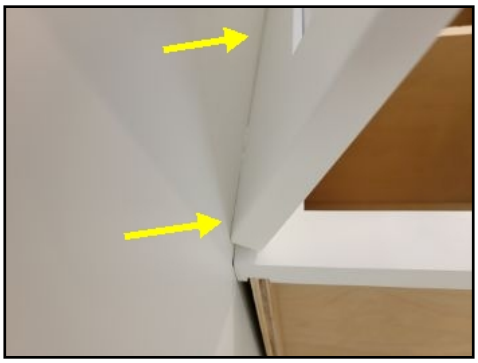
Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adjusting/ tightening cabinet hinges as needed.
• The cabinet door had minimal to poor clearance to the adjacent wall. We recommend monitoring this area and/ or adjusting/ repairing as needed.

Recommend adjusting/ tightening cabinet hinges as needed.

Recommend adjusting/ tightening cabinet hinges as needed.

The cabinet door had minimal to poor clearance to the adjacent wall. We recommend monitoring this area and/ or adjusting/ repairing as needed.



The cabinet door had minimal to poor clearance to the adjacent wall. We recommend monitoring this area and/ or adjusting/ repairing as needed.

19. Kitchen Counters

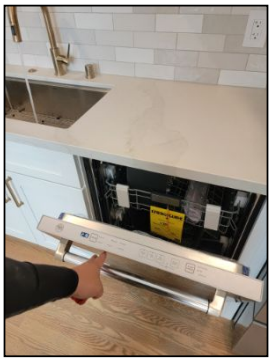
Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional caulking/ grout throughout the kitchen as needed.

20. Kitchen Dishwasher

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated.



Operated.

21. Kitchen Garbage Disposal

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated - appeared functional at time of inspection.

Operated - appeared functional at time of inspection.

22. Kitchen Microwave

Good	Fair	Poor	N/A	None
✘				

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

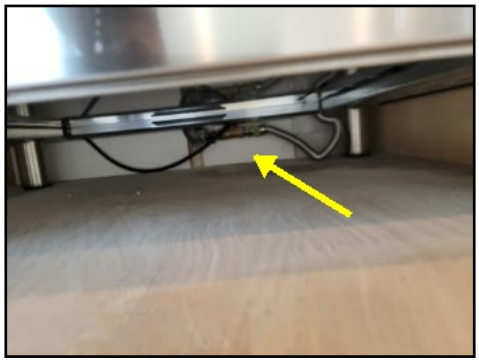
Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

23. Kitchen Oven & Range

Good	Fair	Poor	N/A	None
✘				

Observations:
• Oven: gas burners
• All heating elements operated when tested.
• Gas valve is located behind the appliance.

All heating elements operated when tested.



Gas valve is located behind the appliance.

24. Kitchen Sink/ Faucet

Good	Fair	Poor	N/A	None
✘				

25. Kitchen Refrigerator

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Refrigerator is not a part of this inspection.

26. Kitchen Exhaust Vent Condition

Good	Fair	Poor	N/A	None
✘				

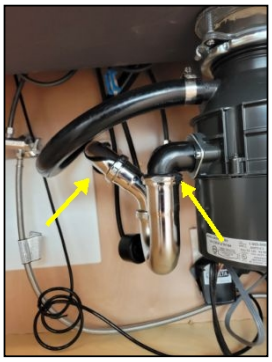
Venting Type: Exterior Vented
Observations:
• Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

27. Kitchen Plumbing

Good	Fair	Poor	N/A	None
		✘		

Observations:
• Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.



Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.

28. Kitchen Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

29. Kitchen GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

30. Laundry Dryer Vent

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the dryer vent due to the limited access/ visibility present at the time of inspection.
• It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

31. Laundry Gas Valves

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the gas valve this due to the limited access/ visibility present at the time of inspection.

32. Laundry Plumbing

Good	Fair	Poor	N/A	None
✘				

Observations:
• Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

33. Laundry Electrical

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.
• 240v outlets are not part of this inspection, no representation is made to these areas.
• No major system safety or function concerns noted at time of inspection.

34. Laundry GFCI

Good	Fair	Poor	N/A	None
			✘	

Observations:
• GFCI was not tested we were unable to access the GFCI this is due to limited access present at the time of inspection.

35. Laundry Appliances

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Please be advised we do not test or operate the laundry appliances. No representation/ inspection was made to this area.

36. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
✘				

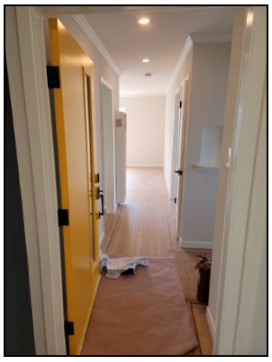
Observations:
• Operated when tested.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• Smoke Alarms shall be installed in the following locations:
-In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

Unit 4

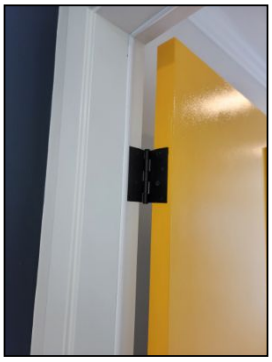
1. Doors

Good	Fair	Poor	N/A	None
	✘			

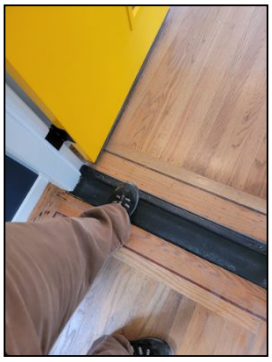
Observations:
• Threshold was loose recommend repairing/ replacing as needed.
• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
• The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.



The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.



The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.



Threshold was loose recommend repairing/ replacing as needed.

2. Window Condition

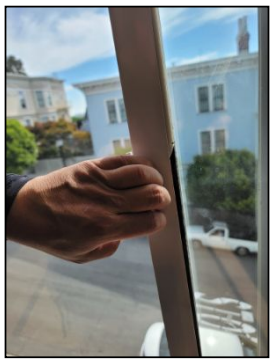
Good	Fair	Poor	N/A	None
	✘			

Window Type: Double Pane • Vinyl Window
Observations:
• Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.
• Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.
• Damaged vinyl windows noted at the time of inspection, we recommend repairing/ improving as needed.

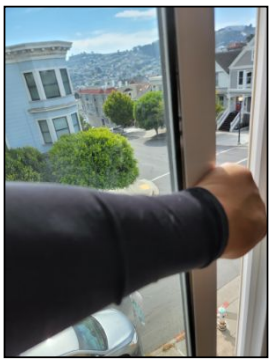
Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.

Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.

Damaged vinyl windows noted at the time of inspection, we recommend repairing/ improving as needed.



Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.



Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.

3. Floor

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adding a drain pan for the washer appliance as needed.
• We noted evidence of water/ WDO damage to the flooring refer to the WDO report for additional information and/ or recommendations as needed.

Recommend adding a drain pan for the washer appliance as needed.

We noted evidence of water/ WDO damage to the flooring refer to the WDO report for additional information and/ or recommendations as needed.

We noted evidence of water/ WDO damage to the flooring refer to the WDO report for additional information and/ or recommendations as needed.

4. Walls/ Ceilings Condition

Good	Fair	Poor	N/A	None
✘				

Observations:
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.

5. Closets

Good	Fair	Poor	N/A	None
✘				

Observations:
• The closets were in serviceable condition.

6. Bathroom Vanities

Good	Fair	Poor	N/A	None
✘				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

7. Bathroom Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend adding additional caulking/ grout/ sealant as needed.

8. Bathroom Sinks

Good	Fair	Poor	N/A	None
✘				

Observations:
• No deficiencies observed.

9. Bathroom Exhaust Fan

Good	Fair	Poor	N/A	None
✘				

Observations:
• The bath fan was operated and no issues were found.
• Maintenance: Recommend periodically cleaning the exhaust fan for optimal performance.

The bath fan was operated and no issues were found.

10. Bathroom Plumbing

Good	Fair	Poor	N/A	None
✘				

11. Bathroom Toilets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated when tested. No deficiencies noted.

12. Bathroom Tubs

Good	Fair	Poor	N/A	None
✘				

13. Bathroom Shower/ Tub Walls

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional grout/ caulking/ sealant throughout the bathrooms as needed.

14. Bathroom Enclosure

Good	Fair	Poor	N/A	None
✘				

Observations:
• The shower/ tub enclosure was functional at the time of the inspection.

15. Bathroom Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

16. Bathroom GFCI

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.
• GFCI receptacles tested and functioned properly.

Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.

17. Rooms Electrical

Good	Fair	Poor	N/A	None
✘				

18. Kitchen Cabinets

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adjusting/ tightening cabinet hinges as needed.
• Cabinet drawer handle was loose recommend tightening/ repairing as needed.

Recommend adjusting/ tightening cabinet hinges as needed.

Recommend adjusting/ tightening cabinet hinges as needed.

Cabinet drawer handle was loose recommend tightening/ repairing as needed.

19. Kitchen Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional caulking/ grout throughout the kitchen as needed.

20. Kitchen Dishwasher

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated.

Operated.

21. Kitchen Garbage Disposal

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated - appeared functional at time of inspection.

Operated - appeared functional at time of inspection.

22. Kitchen Microwave

Good	Fair	Poor	N/A	None
✘				

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

23. Kitchen Oven & Range

Good	Fair	Poor	N/A	None
✘				

Observations:
• Oven: gas burners
• All heating elements operated when tested.
• Gas valve is located behind the appliance.

All heating elements operated when tested.

Gas valve is located behind the appliance.

24. Kitchen Sink/ Faucet

Good	Fair	Poor	N/A	None
✘				

25. Kitchen Refrigerator

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Refrigerator is not a part of this inspection.

26. Kitchen Exhaust Vent Condition

Good	Fair	Poor	N/A	None
✘				

Venting Type: Exterior Vented
Observations:
• Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

27. Kitchen Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Drain showed signs of back up at the time of inspection recommend contacting a licensed plumber to repair/ replace as needed.
• Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.

Drain showed signs of back up at the time of inspection recommend contacting a licensed plumber to repair/ replace as needed.

Drain installation was noted as overall poor/ sub-standard recommend contacting a licensed plumber to properly repair/ replace as needed.

28. Kitchen Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.
• No major system safety or function concerns noted at time of inspection.

Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

29. Kitchen GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

30. Laundry Dryer Vent

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the dryer vent due to the limited access/ visibility present at the time of inspection.
• It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

31. Laundry Gas Valves

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the gas valve this due to the limited access/ visibility present at the time of inspection.

32. Laundry Plumbing

Good	Fair	Poor	N/A	None
✘				

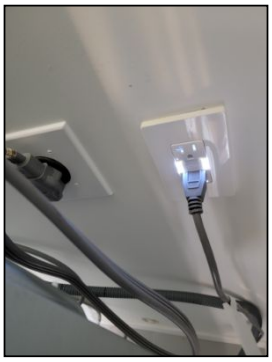
Observations:
• Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

33. Laundry Electrical

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.
• 240v outlets are not part of this inspection, no representation is made to these areas.



Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.

34. Laundry GFCI

Good	Fair	Poor	N/A	None
			✘	

Observations:
• GFCI was not tested we were unable to access the GFCI this is due to limited access present at the time of inspection.

35. Laundry Appliances

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Please be advised we do not test or operate the laundry appliances. No representation/ inspection was made to this area.

36. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
✘				

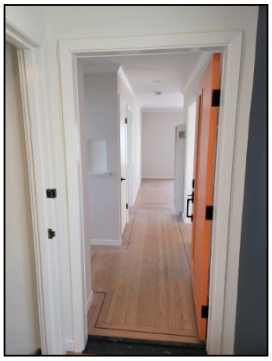
Observations:
• Operated when tested.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• Smoke Alarms shall be installed in the following locations:
-In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

Unit 5

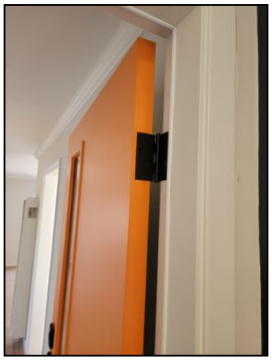
1. Doors

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adjusting door/ components as needed.
• Threshold was loose recommend repairing/ replacing as needed.
• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
• The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.

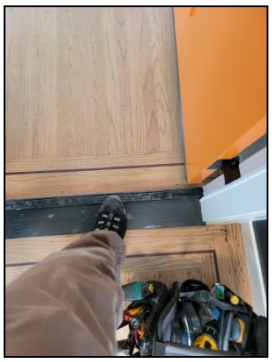


The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.



The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.

Recommend adjusting door/ components as needed.

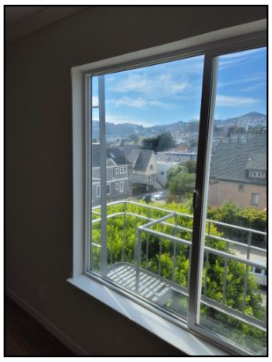


Threshold was loose recommend repairing/ replacing as needed.

2. Window Condition

Good	Fair	Poor	N/A	None
	✘			

Window Type: Double Pane • Vinyl Window
Observations:
• Certain windows showed signs of leaking insulated glass recommend contacting a licensed window contractor to repair/ further evaluate as needed.
• Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.



Certain windows showed signs of leaking insulated glass recommend contacting a licensed window contractor to repair/ further evaluate as needed.

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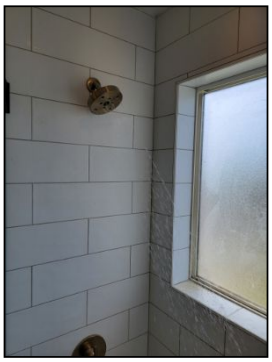
Certain windows showed signs of leaking insulated glass recommend contacting a licensed window contractor to repair/ further evaluate as needed.



Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.

3. Floor

Good	Fair	Poor	N/A	None
✘				

Observations:
• Recommend adding a drain pan for the washer appliance as needed.

Recommend adding a drain pan for the washer appliance as needed.

4. Walls/ Ceilings Condition

Good	Fair	Poor	N/A	None
✘				

Observations:
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.

5. Closets

Good	Fair	Poor	N/A	None
✘				

Observations:
• The closets were in serviceable condition.

6. Bathroom Vanities

Good	Fair	Poor	N/A	None
✘				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

7. Bathroom Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend adding additional caulking/ grout/ sealant as needed.

8. Bathroom Sinks

Good	Fair	Poor	N/A	None
✘				

Observations:
• No deficiencies observed.

9. Bathroom Exhaust Fan

Good	Fair	Poor	N/A	None
✘				

Observations:
• The bath fan was operated and no issues were found.
• Maintenance: Recommend periodically cleaning the exhaust fan for optimal performance.

The bath fan was operated and no issues were found.

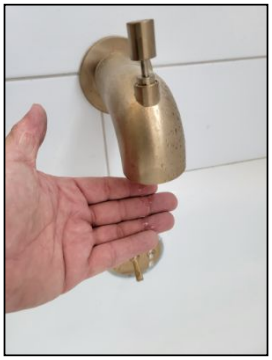
10. Bathroom Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Drain showed signs of a back up at the time of inspection recommend repairing/ replacing as needed.
• Tub faucet was not properly operating; both shower head/ spout were operating at the same time recommend contacting a licensed plumber to repair/ replace as needed.
• Faucets/ plumbing fixtures were loose recommend properly securing/ repairing/ replacing as needed.

Drain showed signs of a back up at the time of inspection recommend repairing/ replacing as needed.

Tub faucet was not properly operating; both shower head/ spout were operating at the same time recommend contacting a licensed plumber to repair/ replace as needed.



Tub faucet was not properly operating; both shower head/ spout were operating at the same time recommend contacting a licensed plumber to repair/ replace as needed.

Faucets/ plumbing fixtures were loose recommend properly securing/ repairing/ replacing as needed.

11. Bathroom Toilets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated when tested. No deficiencies noted.

12. Bathroom Tubs

Good	Fair	Poor	N/A	None
✘				

13. Bathroom Shower/ Tub Walls

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional grout/ caulking/ sealant throughout the bathrooms as needed.

14. Bathroom Enclosure

Good	Fair	Poor	N/A	None
✘				

Observations:
• The shower/ shower enclosure was functional at the time of the inspection.

15. Bathroom Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

16. Bathroom GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

17. Rooms Electrical

Good	Fair	Poor	N/A	None
✘				

18. Kitchen Cabinets

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adjusting/ tightening cabinet hinges as needed.

Recommend adjusting/ tightening cabinet hinges as needed. Recommend adjusting/ tightening cabinet hinges as needed.

19. Kitchen Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenance: Recommend additional caulking/ grout throughout the kitchen as needed.

20. Kitchen Dishwasher

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated.

Operated.

21. Kitchen Garbage Disposal

Good	Fair	Poor	N/A	None
✘				

Observations:
• Operated - appeared functional at time of inspection.

Operated - appeared functional at time of inspection.

22. Kitchen Microwave

Good	Fair	Poor	N/A	None
✘				

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

23. Kitchen Oven & Range

Good	Fair	Poor	N/A	None
✘				

Observations:
• Oven: gas burners
• All heating elements operated when tested.
• Gas valve is located behind the appliance.

All heating elements operated when tested.

Gas valve is located behind the appliance.

24. Kitchen Sink/ Faucet

Good	Fair	Poor	N/A	None
✘				

25. Kitchen Refrigerator

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Refrigerator is not a part of this inspection.

26. Kitchen Exhaust Vent Condition

Good	Fair	Poor	N/A	None
✘				

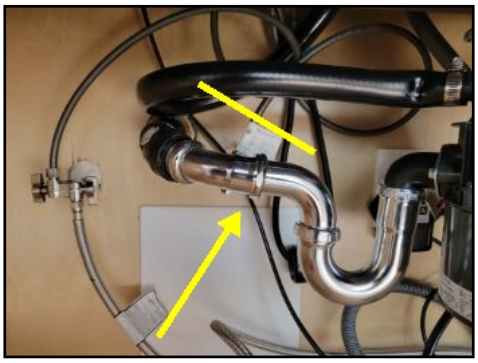
Venting Type: Exterior Vented
Observations:
• Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

Maintenance Recommendation: Recommend cleaning filter regularly for fire safety.

27. Kitchen Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Drain line was incorrectly sloped and/ or noted as sub-standard installation recommend properly repairing/ replacing as needed.
• Dishwasher drain line was pinched and/ or poorly installed, we recommend repairing/ improving this installation as needed.



Drain line was incorrectly sloped and/ or noted as sub-standard installation recommend properly repairing/ replacing as needed.

Dishwasher drain line was pinched and/ or poorly installed, we recommend repairing/ improving this installation as needed.

28. Kitchen Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

Receptacle under the sink is missing labeling identifying the dishwasher and garbage disposal plug in location. Recommend properly labeling the circuit below the sink as needed.

29. Kitchen GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

30. Laundry Dryer Vent

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the dryer vent due to the limited access/ visibility present at the time of inspection.
• It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

31. Laundry Gas Valves

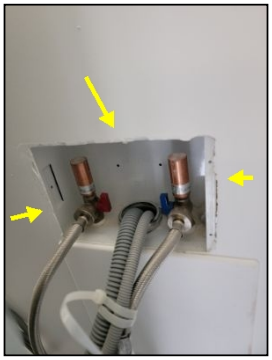
Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the gas valve this due to the limited access/ visibility present at the time of inspection.

32. Laundry Plumbing

Good	Fair	Poor	N/A	None
✘				

Observations:
• Plumbing recessed box was missing its trim this is noted as a common condition and is mentioned as information only.
• Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.



Plumbing recessed box was missing its trim this is noted as a common condition and is mentioned as information only.

33. Laundry Electrical

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.
• 240v outlets are not part of this inspection, no representation is made to these areas.

Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.

34. Laundry GFCI

Good	Fair	Poor	N/A	None
	✘			

Observations:
• GFCI was not tested we were unable to access the GFCI this is due to limited access present at the time of inspection.

35. Laundry Appliances

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Please be advised we do not test or operate the laundry appliances. No representation/ inspection was made to this area.

36. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
✘				

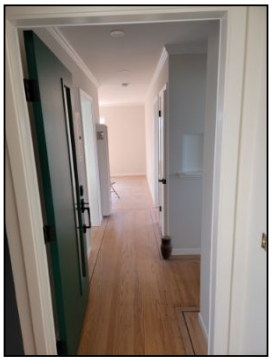
Observations:
• Operated when tested.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• Smoke Alarms shall be installed in the following locations:
-In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

Unit 6

1. Doors

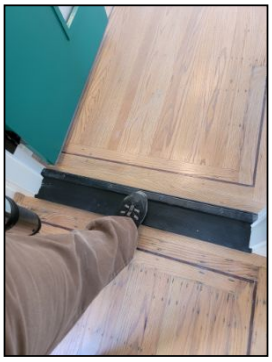
Good	Fair	Poor	N/A	None
	✘			

Observations:
• Threshold was loose recommend repairing/ replacing as needed.
• The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.
• The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.



The door between the common area & unit is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, and smoke. This means that should a fire occur in the common area, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. This condition is noted as a common condition for homes of this age and in this area.

The automatic closure device was missing. This could allow a fire to enter the unit and is considered a SAFETY HAZARD. Recommend contacting a licensed door contractor to repair/ replace as needed.



Threshold was loose recommend repairing/ replacing as needed.

2. Window Condition

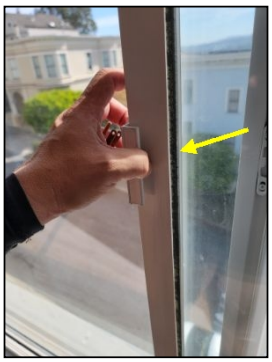
Good	Fair	Poor	N/A	None
	✘			

Window Type: Double Pane • Vinyl Window
Observations:
• Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.
• Some windows are very difficult to open, we recommend adjusting/ maintaining the windows as needed.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.
• Certain windows showed signs of leaking insulated glass and/ or failed seals recommend contacting a licensed window contractor to repair/ further evaluate as needed.
• Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.

Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.

Some windows are very difficult to open, we recommend adjusting/ maintaining the windows as needed.

Window height in the tub/ shower area was noted as sub-standard/ low this condition may lead to potential water intrusion/ damage recommend monitoring/ updating/ repairing/ replacing as needed.



Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.

Certain windows showed signs of leaking insulated glass and/ or failed seals recommend contacting a licensed window contractor to repair/ further evaluate as needed.

Please be advised we noted that the vinyl window sash/ frame has detached from the window pane, we recommend contacting a licensed window contractor to repair/ improve as needed.

3. Floor

Good	Fair	Poor	N/A	None
✘				

4. Walls/ Ceilings Condition

Good	Fair	Poor	N/A	None
✘				

Observations:
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.

5. Closets

Good	Fair	Poor	N/A	None
✘				

Observations:
• The closets were in serviceable condition.

6. Bathroom Vanities

Good	Fair	Poor	N/A	None
✘				

Observations:
• No deficiencies observed.

7. Bathroom Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenence Recommendation: Recommend adding additional caulking/ grouting/ sealing as needed.

8. Bathroom Sinks

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Stopper is missing/inoperable.

Stopper is missing/inoperable.

9. Bathroom Exhaust Fan

Good	Fair	Poor	N/A	None
✘				

Observations:
• The bath fan was operated and no issues were found.

10. Bathroom Plumbing

Good	Fair	Poor	N/A	None
✘				

11. Bathroom Toilets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Observed as functional and in good visual condition.

12. Bathroom Tubs

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Drain grate was damaged, recommend properly repairing as needed.
• Recommend replacing the missing screw at the tub overflow cap as needed.

Recommend replacing the missing screw at the tub overflow cap as needed.

Drain grate was damaged, recommend properly repairing as needed.

13. Bathroom Shower/ Tub Walls

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenence Recommendation: Recommend additional caulking/ sealing throughout the bathrooms as needed this is noted as part of normal maintenence.

14. Bathroom Enclosure

Good	Fair	Poor	N/A	None
✘				

Observations:
• The shower/ tub enclosure was functional at the time of the inspection.

15. Bathroom Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

16. Bathroom GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI receptacles were in place and operational.
• Electrical component noted in the wet area (Shower/Tub) was not properly GFCI protected recommend considering adding GFCI protection as needed.

17. Rooms Electrical

Good	Fair	Poor	N/A	None
✘				

18. Kitchen Cabinets

Good	Fair	Poor	N/A	None
✘				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.
• Recommend adding additional cabinet screws as drywall screws have been used.

Recommend adding additional cabinet screws as drywall screws have been used.

19. Kitchen Counters

Good	Fair	Poor	N/A	None
✘				

Observations:
• Maintenence Recommendation: Recommend additional caulking/ grouting throughout the kitchen as needed.

20. Kitchen Dishwasher

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Dishwasher was not operated this is due to the drain line not being connected. Recommend testing as needed.
• There was a air gap present on the counter however when inspected from below we noted that the air gap was not connected and/ or not in use; recommend properly installing as needed.

There was a air gap present on the counter however when inspected from below we noted that the air gap was not connected and/ or not in use; recommend properly installing as needed.

Dishwasher was not operated this is due to the drain line not being connected. Recommend testing as needed.

21. Kitchen Garbage Disposal

Good	Fair	Poor	N/A	None
				✘

22. Kitchen Microwave

Good	Fair	Poor	N/A	None
✘				

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

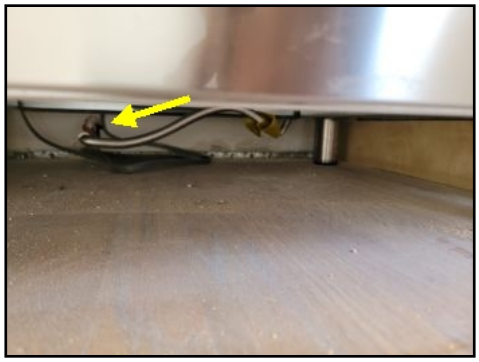
Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

23. Kitchen Oven & Range

Good	Fair	Poor	N/A	None
✘				

Observations:
• Oven: gas burners
• All heating elements operated when tested.
• Gas valve is located behind the appliances.

Oven: Electric radiant heating coils or infrared halogen.



Oven: gas burners

24. Kitchen Sink/ Faucet

Good	Fair	Poor	N/A	None
✘				

25. Kitchen Exhaust Vent Condition

Good	Fair	Poor	N/A	None
✘				

Venting Type: Exterior Vented
Observations:
• Maintenence Recommendation: Recommend cleaning filter regularly for fire safety.

Maintenence Recommendation: Recommend cleaning filter regularly for fire safety.

26. Kitchen Plumbing

Good	Fair	Poor	N/A	None
✘				

27. Kitchen Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.

28. Kitchen GFCI

Good	Fair	Poor	N/A	None
✘				

Observations:
• GFCI in place and operational.
• GFCI tested and functioned properly.

29. Laundry Dryer Vent

Good	Fair	Poor	N/A	None
✘				

Observations:
• It appears that there is no need for dryer vent extension this is due to the appliance type, this is noted as information only.

30. Laundry Plumbing

Good	Fair	Poor	N/A	None
✘				

Observations:
• Could not fully inspect the plumbing components this due to the limited access/ visibility present at the time of inspection.

31. Laundry Electrical

Good	Fair	Poor	N/A	None
✘				

Observations:
• No major system safety or function concerns noted at time of inspection.
• Could not fully inspect the electrical components this due to the limited access/ visibility present at the time of inspection.

32. Laundry GFCI

Good	Fair	Poor	N/A	None
			✘	

Observations:
• GFCI was not tested we were unable to access the GFCI this is due to limited access present at the time of inspection.

33. Laundry Appliances

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Please be advised we do not test or operate the laundry appliances. No representation/ inspection was made to this area.

34. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
	✘			

Observations:
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• Smoke Alarms shall be installed in the following locations:
-In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

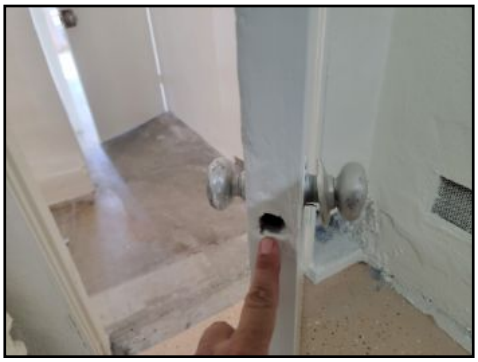
• Unit did not have adequate number of properly operating C/O and/ or Smoke Detectors this is noted as a potential safety hazard recommend repairing/ replacing as needed.

Common Area

1. Doors

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Door latch at the ground floor utility room was not properly operating, we recommend contacting a licensed professional to repair/ improve as needed.

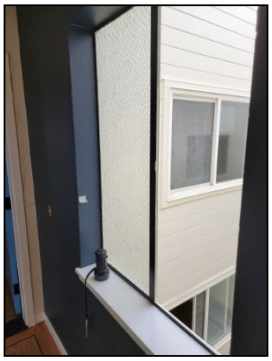


Door latch at the ground floor utility room was not properly operating, we recommend contacting a licensed professional to repair/ improve as needed.

2. Window Condition

Good	Fair	Poor	N/A	None
	✘			

Window Type: Single Pane • Metal Window
Observations:
• Single pane windows observed, recommend budgeting and improving as needed.
• In accordance with InterNACHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Highly recommend operating all windows during final walk through inspection.
• Recommend replacing the missing window screen as needed.



Single pane windows observed, recommend budgeting and improving as needed.

3. Floor

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Clean out was slighly protruding from the ground floor (at the utility room), this condition may lead to a potential trip hazard, recommend improving/ repairing as needed.
• Recommend contacting a licensed plumber/ drainage contractor to service and test the garage drains to confirm proper functionality. (ground floor utility room)

Recommend contacting a licensed plumber/ drainage contractor to service and test the garage drains to confirm proper functionality. (ground floor utility room)

Clean out was slighly protruding from the ground floor (at the utility room), this condition may lead to a potential trip hazard, recommend improving/ repairing as needed.

4. Stairs & Handrail

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Railing was loose and missing a return this is noted as a potential safety hazard recommend contacting a licensed contractor to repair/ replace as needed.

Railing was loose and missing a return this is noted as a potential safety hazard recommend contacting a licensed contractor to repair/ replace as needed.

Railing was loose and missing a return this is noted as a potential safety hazard recommend contacting a licensed contractor to repair/ replace as needed.

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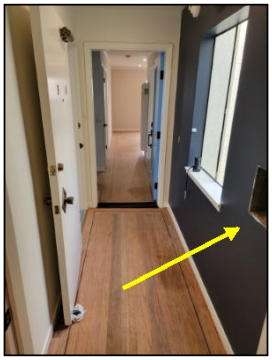
Railing was loose and missing a return this is noted as a potential safety hazard recommend contacting a licensed contractor to repair/ replace as needed.

Railing was loose and missing a return this is noted as a potential safety hazard recommend contacting a licensed contractor to repair/ replace as needed.

5. Walls/ Ceilings Condition

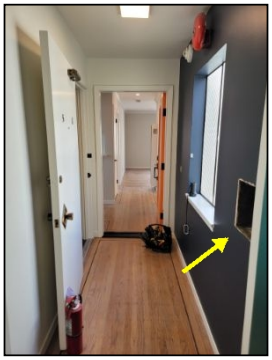
Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend replacing missing utility door at the common area hallway as needed.
• Typical cracking in the wall finish is noted this is mentioned as information for the party of interest.



Recommend replacing missing utility door at the common area hallway as needed.

Recommend replacing missing utility door at the common area hallway as needed.



Recommend replacing missing utility door at the common area hallway as needed.

Recommend replacing missing utility door at the common area hallway as needed.

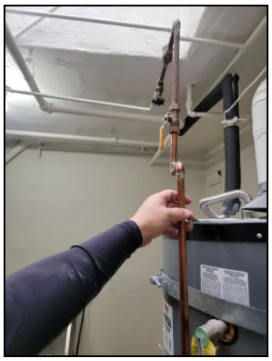
6. Plumbing

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Utility lines were exposed to mechanical damage recommend adding additional bracing/ support as needed.
• We noted a that the faucet did not have proper clearance to the sink, we recommend improving this installation as needed.
• Flex drain observed, these are subject to frequent clogging.
• Plumbing valves at the ground floor utility room was leaking, we recommend contacting a licensed professional to repair/ improve this condition as needed.
• Recommend updating black rubber/ plastic water supply lines as needed, these lines are suseptible to potential leaking. (Braided type water supply recommended)
• Drain lines showed signs of corrosion however no active leaking was present at the time of inspection recommend monitoring/ repairing/ replacing as needed.
• Recommend removing tape noted around sprinkler head in the ground floor utility room.

Utility lines were exposed to mechanical damage recommend adding additional bracing/ support as needed.

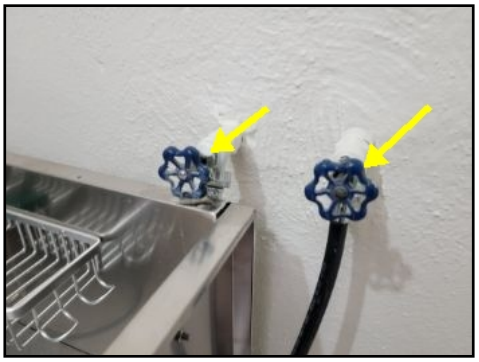
Recommend removing tape noted around sprinkler head in the ground floor utility room.



Utility lines were exposed to mechanical damage recommend adding additional bracing/ support as needed.

Flex drain observed, these are subject to frequent clogging.

We noted a that the faucet did not have proper clearance to the sink, we recommend improving this installation as needed.



Plumbing valves at the ground floor utility room was leaking, we recommend contacting a licensed professional to repair/ improve this condition as needed.

Drain lines showed signs of corrosion however no active leaking was present at the time of inspection recommend monitoring/ repairing/ replacing as needed.

7. Electrical

Good	Fair	Poor	N/A	None
	✘			

Observations:
• 240v outlets are not part of this inspection, no representation is made to these areas.
• We noted a electrical conduit which was damaged and/ or disconnected. We recommend contacting a licensed electrician to repair/ improve as needed.

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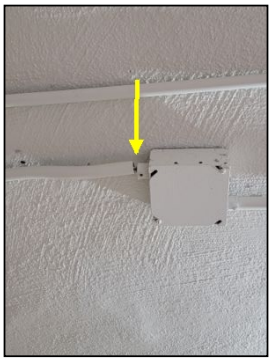
We noted a electrical conduit which was damaged and/ or disconnected. We recommend contacting a licensed electrician to repair/ improve as needed.



We noted a electrical conduit which was damaged and/ or disconnected. We recommend contacting a licensed electrician to repair/ improve as needed.

8. GFCI

Good	Fair	Poor	N/A	None
				✘

Observations:
• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

9. Sink

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Sink is loose, suggest securing as necessary.

Sink is loose, suggest securing as necessary.

10. Smoke and C/O Detectors

Good	Fair	Poor	N/A	None
		✘		

Observations:
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• The common area did not have adequate number of properly operating C/O and/ or Smoke Detectors this is noted as a potential safety hazard recommend repairing/ replacing as needed.

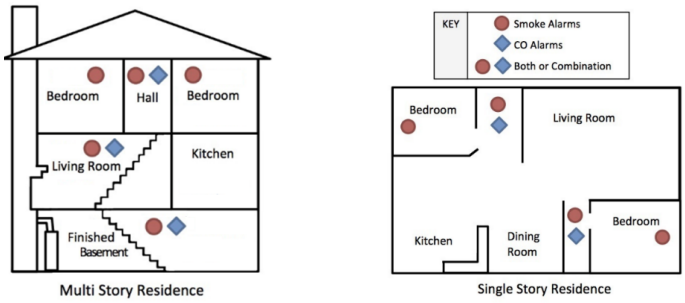
Smoke Alarms and Carbon Monoxide Alarms Save Lives

Smoke Alarms

Approximately two-thirds of home fire deaths occur in homes without working smoke alarms. Since most fatal fires occur at night, it's essential that every home has working smoke alarms to provide an early warning. Working smoke alarms increase the chance of surviving a home fire by 50 percent.

Placement

Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room or near the stairway to the upper level, or in both locations. Smoke alarms should be mounted on the ceiling at least 4" from the wall; wall mounted smoke alarms should be placed 4"-12" from the ceiling. Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level. Smoke alarms shall be installed at least 10 feet from a cooking appliance to minimize false alarms when cooking and 3 feet from bathroom doors. Do not install near draft areas (windows, vents, or fans).



Carbon Monoxide Alarms

You can't see or smell carbon monoxide, but at high levels it can kill a person in minutes. If home fuel-burning appliances are not working properly or are used incorrectly, dangerous levels of CO can result. Hundreds of people die accidentally every year from CO poisoning caused by malfunctioning or improperly used fuel-burning appliances.

Combination Alarms

For years smoke and carbon monoxide alarms were separate units. More recently, alarms are being manufactured that detect both smoke and carbon monoxide. These are called "combination alarms" and meet the requirements of the California and San Francisco Fire Codes.

It's the Law!

The San Francisco Fire Code and the Housing Code require that smoke alarms be installed and maintained in all dwelling units by the property owners. The landlord must promptly repair or replace inoperable smoke alarms upon request. As of July 2014, new smoke alarms that are solely battery powered must have a non-replaceable, non-removable battery that is capable of powering the smoke alarm for at least 10 years.

Battery Replacement

Smoke and combination alarms with non-replaceable (long-life) batteries are designed to remain effective for up to 10 years. If the alarm chirps, warning that the battery is low, replace the entire alarm right away. For alarms with any other type of battery, replace batteries at least once a year. If the alarm chirps, replace only the battery.

Smoke and Carbon Monoxide Alarm Maintenance

Test your smoke and CO alarms. A suggested frequency is every month by simply holding down the test button. Vacuum your alarm at least once a year. Dust and cobwebs can impair sensitivity. Never paint over a smoke/CO alarm. Alarms should be replaced every 10 years or per manufacturer's instructions.

Carbon Monoxide Alarms

Carbon Monoxide Alarms

You can't see or smell carbon monoxide, but at high levels it can kill a person in minutes. If fuel-burning appliances are not working properly or are used incorrectly, dangerous levels of CO can result.

According to the American Medical Association, carbon monoxide is the leading cause of accidental poisoning deaths in the United States. The federal Centers for Disease Control and Prevention estimate that carbon monoxide kills approximately 500 people each year and injures another 20,000 people nationwide.

On May 7, 2010, the Carbon Monoxide Poisoning Prevention Act (SB-183) of 2010 was signed into legislation. This act was created due to the alarming statistics related to carbon monoxide poisonings. The need for a carbon monoxide detector in your home is great because a person cannot see or smell carbon monoxide. Carbon monoxide devices provide a vital, highly effective, and low-cost protection against carbon monoxide poisoning. Protect your family and install California approved carbon monoxide device in your home today. Do not delay this life saving measure.

Where required

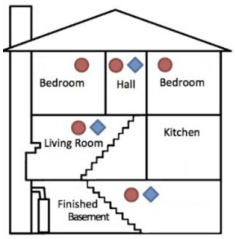
Carbon monoxide detection shall be provided in **dwelling units, sleeping units, and classrooms**:

1) that contain fuel-burning appliances and fuel-burning fireplaces
2) served by a fuel-burning, forced air furnace
3) located in buildings that contain fuel-burning appliances or fuel-burning fireplaces
4) in buildings with an attached private garage
   a) **Exceptions**: See San Francisco Fire Code, Section 915 for all exceptions

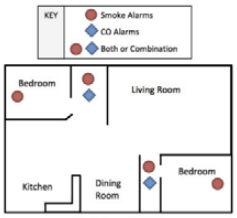
Placement

Install carbon monoxide alarms at the following locations:

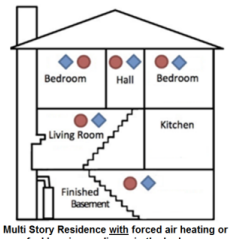
1) Outside of each separate sleeping area in the immediate vicinity of the bedroom
2) On every occupiable level of a dwelling unit, including basements
3) Where a fuel-burning appliance is located within a bedroom or its attached bathroom, CO detection shall be installed within the bedroom.
4) Inside sleeping units with fuel burning appliances within the sleeping unit or its attached bathroom, or inside a sleeping unit served by a forced air furnace.
5) Mounting location for each carbon monoxide alarm shall be per the manufacturer's instructions.
   a) **Exceptions**: See San Francisco Fire Code, Section 915 for all exceptions



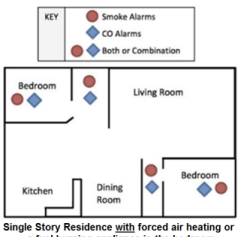
Multi Story Residence



Single Story Residence



Multi Story Residence with forced air heating or a fuel burning appliance in the bedroom



Single Story Residence with forced air heating or a fuel burning appliance in the bedroom

It's the Law!

As of July 2013 the San Francisco Fire Code and the Housing Code require that carbon monoxide alarms be installed and maintained in all dwelling units by the property owners. The landlord must promptly repair or replace inoperable carbon monoxide alarms upon request. All carbon monoxide alarms shall be approved for use by the California State Fire Marshal and shall be replaced per the manufacturer's requirements. http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/List_CSFM_Approved.pdf

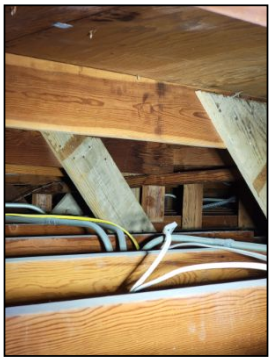
Attic

This report describes the method used to inspect any accessible attics; and describes the insulation in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. 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.

1. Access

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Scuttle Hole located in: the bedroom closet of unit 5-6.



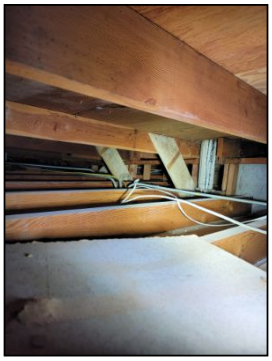
Scuttle Hole located in: the bedroom closet of unit 5-6.

2. Structure

Good	Fair	Poor	N/A	None
✘				

Observations:
• Inspection was very limited this is due to limited height/ access present at the time of inspection.
• Roof Joist/ Rafter roof structure was noted at the time of inspection.
• Plywood sheathing noted.
• Moisture stains were noted to the rafters/ sheathing in the attic area, however due to the lack of rain we were unable to determine if this is from a active or old leaks recommend monitoring/ repairing/ replacing as needed.
• We noted that the ceiling joist were notched to create the attic access hatch opening, we recommend having a licensed professional improve reenforce the joist as needed. (recommend adding blocking as needed)

Roof Joist/ Rafter roof structure was noted at the time of inspection.



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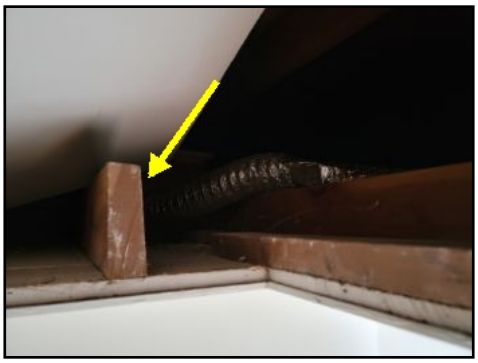

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3. Firewall Between

Good	Fair	Poor	N/A	None
				✘

Observations:
• No firewall noted between the units this is noted as a common condition, however, it is noted as a potential safety hazard and/ or concern. Recommend considering improving as needed.

4. Ventilation

Good	Fair	Poor	N/A	None
				✘

5. Electrical

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Any electrical components in attic were not accessible to inspection, therefore not within scope of this report.

6. Attic Plumbing

Good	Fair	Poor	N/A	None
			✘	

Observations:
• None visible

7. Insulation Condition

Good	Fair	Poor	N/A	None
				✘

Observations:
• IMPROVE: The attic did not have any insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

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8. Exhaust Vent

Good	Fair	Poor	N/A	None
✘				

Observations:
• One of the ceiling fans was concealed and/ or not accessible this is noted as information only.
• The exposed ceiling fan appeared to be in adequate condition no major concerns noted at the time of inspection.

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One of the ceiling fans was concealed and/ or not accessible this is noted as information only.

Foundation

This report describes the foundation, wall, Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist.
Please note if a crawlspace is present additional comments/ sections will be added to provide information regarding the condition of any existing framing, plumbing, electrical, and moisture issues. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Type

Good	Fair	Poor	N/A	None
✘				

Foundation Type/ Material:
• Poured Concrete Perimeter and/ or Intermediate Foundation

Poured Concrete Perimeter and/ or Intermediate Foundation

Poured Concrete Perimeter and/ or Intermediate Foundation

Poured Concrete Perimeter and/ or Intermediate Foundation

2. Foundation Walls

Good	Fair	Poor	N/A	None
	✘			

Observations:
• There was a condition known as efflorescence on the foundation walls. This whitish, crystalline or powdery material is a deposit of soluble salts that were originally within the concrete or masonry and were brought to the surface by water traveling through his material. When the water evaporates, the salts are deposited on the surface. Efflorescence, for the most part, is a visual condition and generally does not cause structural problems, however it does indicate an occasional surplus of moisture around the foundation recommend monitoring as needed.
• Cracks / Holes (1/4" or less) present in: foundation / floor / ext. wall. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.
• Evidence of WDO infestation was noted at the time of inspection refer to the WDO report for additional information and/ or recommendations as needed.

• We observed form board nails present to the foundation wall recommend removing as needed.

• Our inspection is a visual non-intrusive inspection which is limited to accessible and uncovered areas, and our qualifications are limited; if buyer has further concerns or would like a thorough evaluation of foundation and soil we recommend a P.E. (Professional Engineer) is contacted.

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3. Cripple Walls

Good	Fair	Poor	N/A	None
			✘	

Observations:
• We were unable to perform a complete inspection of the cripple wall this is due to closed walls/ finished surfaces limiting our visibility/ access. Recommend perform periodic inspections as needed.

4. Anchor Bolts

Good	Fair	Poor	N/A	None
			✘	

Observations:
• The anchor bolts were not visible, obscured by finished wall covering.
• Evidence of improved/ added retrofitting components were noted at the time of inspection. We recommend referring to any permitting history and/ or disclosure package to under stand what was done and when. This is noted as general information only.

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Heat/AC

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.
Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

1. Heater Condition

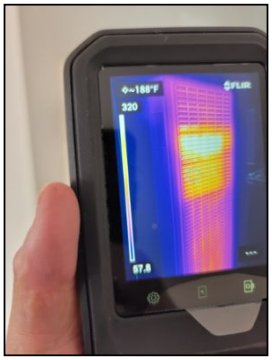
Good	Fair	Poor	N/A	None
✘				

Heater Location: Location: • There is a heating unit within each unit.
Heater Type: Gas wall furnace
Observations:
• The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use.
• Recommend contacting a licensed HVAC contractor service the furnace prior to normal use as needed.
• Certain heating units were approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 1)

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 1)

(Unit 1) Label



The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Units 3)

(Units 3) Furnace Label

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 4)

Recommend contacting a licensed HVAC contractor service the furnace prior to normal use as needed. (Unit 4)

(Unit 4) Furnace Label

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 5)

(Unit 5) Furnace Label

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 5)

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 6)

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 6)

(Unit 6) Furnace Label

The heating units were in overall normal operating condition however we recommend contacting a licensed HVAC contractor to repair/ service the unit prior to normal use. (Unit 1)

(Unit 1) Furnace Label

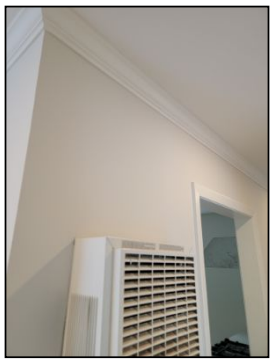
2. Heater Age

Heater Age: 10-15 Years (differed cost budget for update)

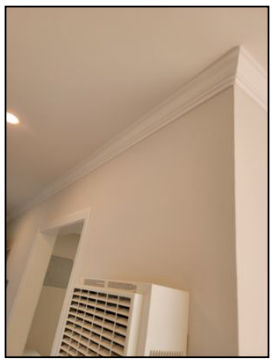
3. Flue

Good	Fair	Poor	N/A	None
			✘	

Observations:
• Unable to completely inspect the fireplace flue's this is due to the flue type (concealed in the wall) this is noted as information only.



Unable to completely inspect the fireplace flue's this is due to the flue type (concealed in the wall) this is noted as information only. (Unit 1)

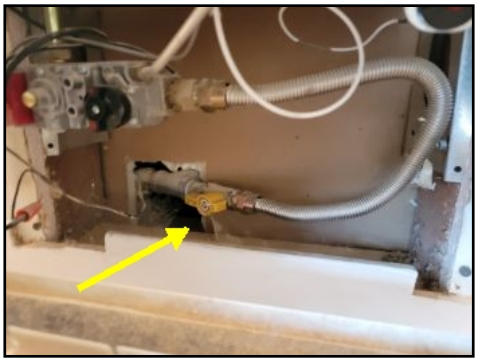


Unable to completely inspect the fireplace flue's this is due to the flue type (concealed in the wall) this is noted as information only. (Unit 4)

4. Gas Valves

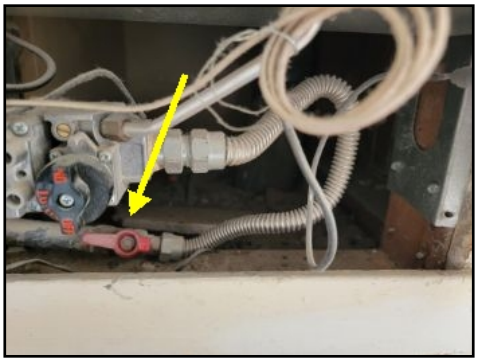
Good	Fair	Poor	N/A	None
✘				

Observations:
• Gas shut off valves were present and functional.

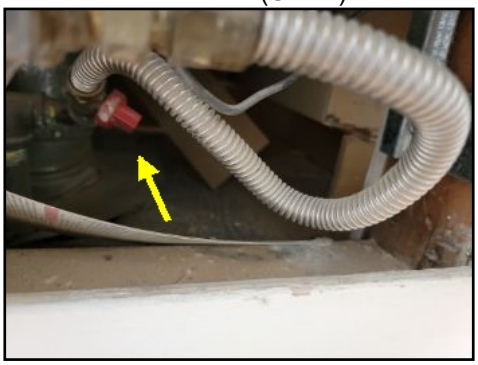


Gas shut off valves were present and functional. (Unit 1)

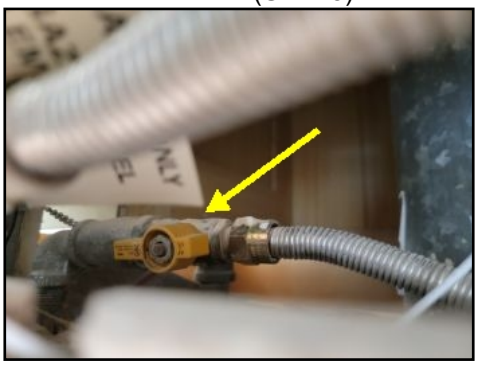
Gas shut off valves were present and functional. (Units 3)



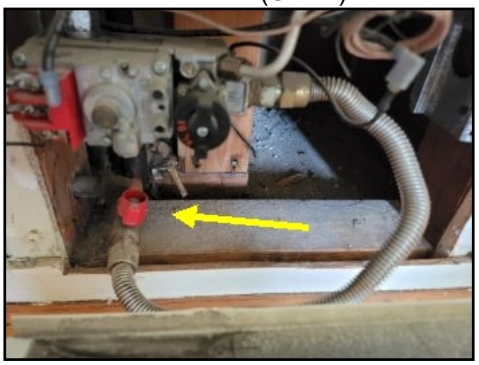
Gas shut off valves were present and functional. (Unit 4)



Gas shut off valves were present and functional. (Unit 5)



Gas shut off valves were present and functional. (Unit 6)



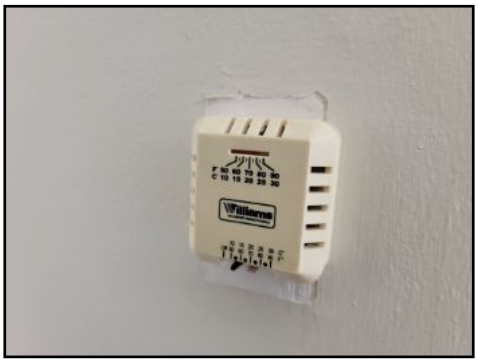
Gas shut off valves were present and functional. (Unit 1)

5. Thermostats

Good	Fair	Poor	N/A	None
	✘			

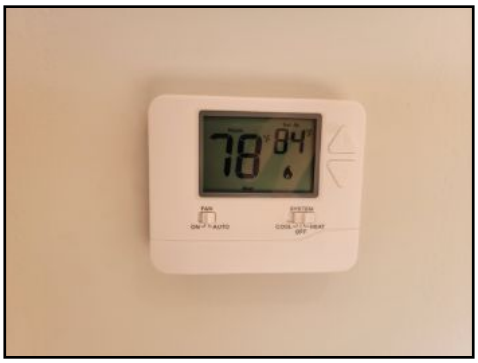
Observations:
• Digital - programmable type. (Units 1, 3-6)
• Functional at the time of inspection.
• Thermostats are not checked for calibration or timed functions.
• Analog, non-programmable type. (Unit 1)
• IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.

Digital - programmable type. (Unit 1)



Analog, non-programmable type. (Unit 1)

Digital - programmable type. (Unit 3)



Digital - programmable type. (Unit 4)

Digital - programmable type. (Unit 5)

Digital - programmable type. (Unit 6)

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

1. Water Heater Condition

Good	Fair	Poor	N/A	None
✘				

Heater Type: Gas
Location: The water heater is located in the ground floor utility room.
Observations:
• No major system safety or function concerns noted at time of inspection.
• Recommend having the water heater serviced by a licensed plumber as needed.

Recommend having the water heater serviced by a licensed plumber as needed.

2. Water Heater Age

Water Heater Age 10-15 Years unit is older recommend budgeting for update as needed.

3. Number Of Gallons

Good	Fair	Poor	N/A	None
✘				

Observations:
• 100 gallons

100 gallons

4. Flue

Good	Fair	Poor	N/A	None
✘				

Observations:
• Water heater flue was in overall adequate condition at the time of inspection.

5. Combustion Air Venting

Good	Fair	Poor	N/A	None
✘				

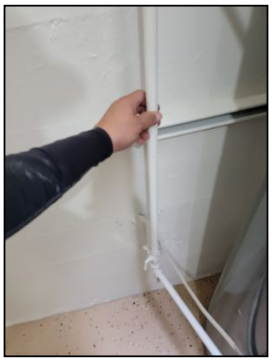
Observations:
• The combustion chamber appears to in functional condition.

6. Gas Line/ Valve

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Appears functional.
• Recommend updating older gas valves as needed.
• Gas line/ utility line was exposed to mechanical damage recommend additional bracing/ securing as needed.

Appears functional.



Gas line/ utility line was exposed to mechanical damage recommend additional bracing/ securing as needed.

7. Plumbing

Good	Fair	Poor	N/A	None
✘				

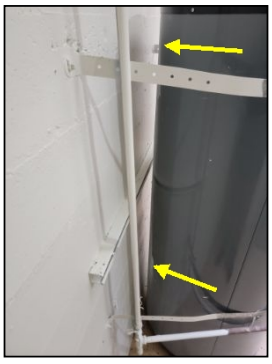
Materials: Copper
Observations:
• Most of the piping is concealed and cannot be identified.

8. Strapping/ Seismic Restraints

Good	Fair	Poor	N/A	None
		✘		

Observations:
• Not to code, requires three 1 1/2" steel straps 16 gauge, recommend improving/ repairing as needed.
• Stand-off blocks should be installed between the water heater and the framing of the building to reduce the potential for movement of the water heater during an earthquake.
• Seismic strapping was loose recommend properly securing/ repairing/ replacing as needed.

Not to code, requires three 1 1/2" steel straps 16 gauge, recommend improving/ repairing as needed.



Stand-off blocks should be installed between the water heater and the framing of the building to reduce the potential for movement of the water heater during an earthquake.

Seismic strapping was loose recommend properly securing/ repairing/ replacing as needed.

9. Base

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Recommend adding a drain pan to the water heater as needed.

Recommend adding a drain pan to the water heater as needed.

10. TPRV

Good	Fair	Poor	N/A	None
		✘		

Observations:
• A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
• Temperature-Pressure relief valve extension needs to be 4"-6" off of the floor - this is a Safety Concern.

Temperature-Pressure relief valve extension needs to be 4"-6" off of the floor - this is a Safety Concern.

11. General

General Comments Due to the age of the home we recommend party of interest consider having a licensed plumber perform a sewer lateral inspection. • An excellent tool to keep handy for dealing with gas leaks, fire safety, and other disasters or emergencies is emergency gas shut off wrench.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician. Please review the entire report as general electrical comments may be added and noted with in the body of the report.

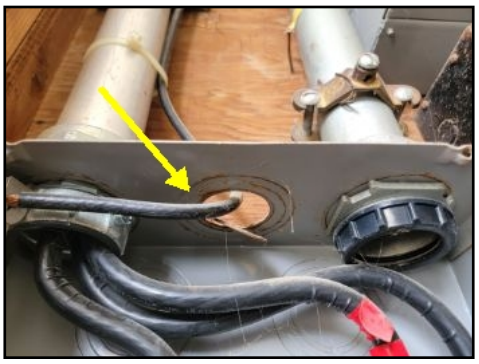
1. Electrical Panel

Good	Fair	Poor	N/A	None
	✘			

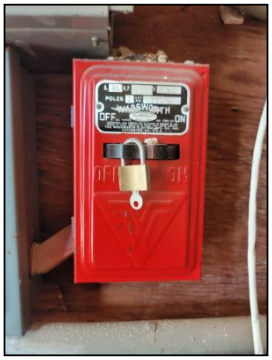
Location: Main Location: • Exterior common area/ utility closet.
Location: Sub Panel Location: • Located in the exterior common area/ utility closet. • Located in the garage. • Located in each of the units (hallway)
Observations:
• Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.
• Excess conduits were noted within the unit 2 main panel, we recommend contacting a licensed professional to repair/ improve as needed.
• Recommend replacing missing panel latches as needed.
• Fire alarm panel is not part of this inspection, no representation is made to this area.
• We noted excess gap between certain subpanels and the wall covering, we recommend improving/ repairing this installation as needed.
• We observed junctions/ terminations performed with in the panels our recommendation is to have all junctions/ terminations performed in a junction box out side of the panel as needed.
• Please note FPE/ Zinsco panels inspection is very limited recommend contacting a licensed electrician to repair/ update as needed.
• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: http://www.Ismypanelsafe.com
• Outdated panel was noted at the time of inspection we recommend contacting a licensed electrician to repair/ update as needed. Please refer to the web site provided here for further information; http://www.ismypanelsafe.com/outdated.php
Due to the panel type our inspection was very limited.
• Missing connectors were noted in the sub-panel this is noted as a potential safety hazard recommend repairing/ replacing as needed.

Building Main Switch Panel


Building Main Switch Panel (Cover off)


Missing connectors were noted in the sub-panel this is noted as a potential safety hazard recommend repairing/ replacing as needed. Building Main Switch Panel

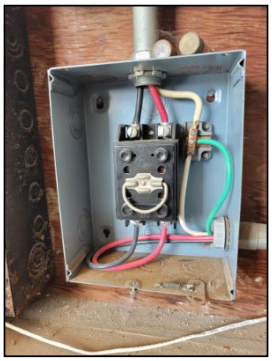
Common Area/ House Main Panel


Fire alarm panel is not part of this inspection, no representation is made to this area.


Outdated panel was noted at the time of inspection we recommend contacting a licensed electrician to repair/ update as needed. Please refer to the web site provided here for further information; http://www.ismypanelsafe.com/outdated.php Due to the panel type our inspection was very limited. Unit 1 Main Panel


Unit 1 Main Panel (Cover off)


Unit 3 Main Panel


Unit 3 Main Panel (Cover off)


Unit 2 Main Panel


Excess conduits were noted within the unit 2 main panel, we recommend contacting a licensed professional to repair/ improve as needed.


Unit 4 Main Panel

Outdated panel was noted at the time of inspection we recommend contacting a licensed electrician to repair/ update as needed. Please refer to the web site provided here for further information; http://www.ismypanelsafe.com/outdated.php Due to the panel type our inspection was very limited. Unit 4 Main Panel

Unit 5 Main Panel

Recommend replacing missing panel latches as needed. Unit 5 Main Panel

Unit 5 Main Panel (Cover off)

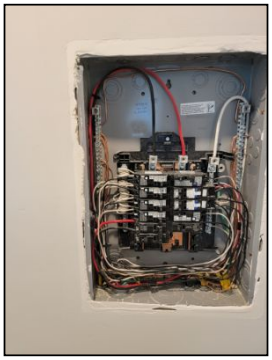
Unit 6 Main Panel

Unit 6 Main Panel (Cover off)

Outdated panel was noted at the time of inspection we recommend contacting a licensed electrician to repair/ update as needed. Please refer to the web site provided here for further information; http://www.ismypanelsafe.com/outdated.php Due to the panel type our inspection was very limited.

There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: http://www.Ismypanelsafe.com

Unit 1 Sub-Panel

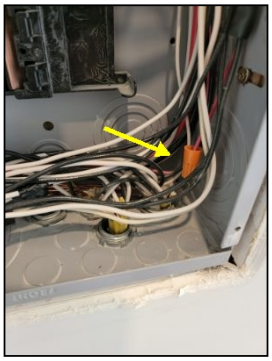

Unit 1 Sub-Panel (Cover off)


Unit 3 Sub-Panel


We noted excess gap between certain subpanels and the wall covering, we recommend improving/ repairing this installation as needed. Unit 3 Sub-Panel

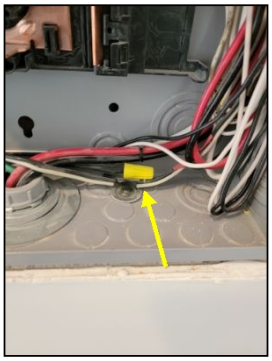

Unit 4 Sub-Panel

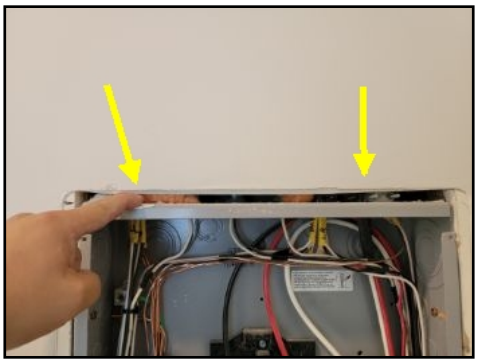

Unit 4 Sub-Panel (Cover off)


We observed junctions/ terminations performed with in the panels our recommendation is to have all junctions/ terminations performed in a junction box out side of the panel as needed. Unit 4 Sub-Panel


Unit 5 Sub-Panel


Unit 5 Sub-Panel (Cover off)


We observed junctions/ terminations performed with in the panels our recommendation is to have all junctions/ terminations performed in a junction box out side of the panel as needed. Unit 5 Sub-Panel



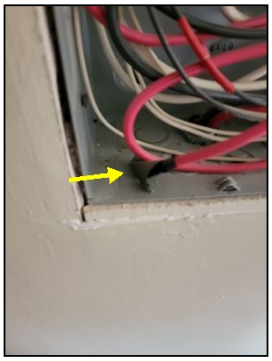
We noted excess gap between certain subpanels and the wall covering, we recommend improving/ repairing this installation as needed. Unit 5 Sub-Panel

Unit 6 Sub-Panel

Unit 6 Sub-Panel (Cover off)

Unit 1 Sub-Panel

Unit 1 Sub-Panel (Cover off)

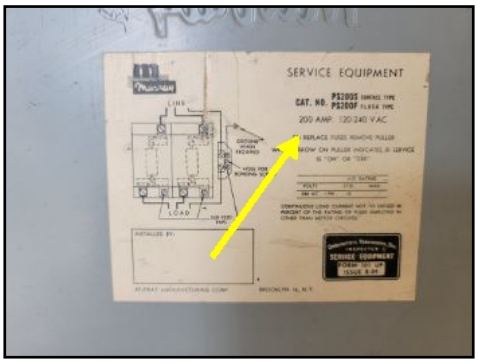


We observed junctions/ terminations performed with in the panels our recommendation is to have all junctions/ terminations performed in a junction box out side of the panel as needed. Unit 1 Sub-Panel

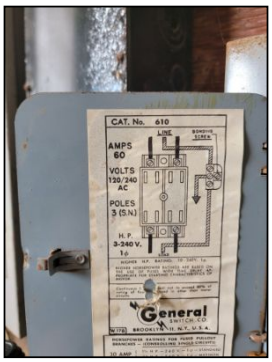
2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	✘			

Observations:
• 40 amp (House common area)
• 60 amp (Fuse - Units - Under rated and/ or minimally rated, we recommend having a licensed electrician further review and provide recommendations for a potential update/ repair.)
• 200 amp - Fuse - (Main Switch - Recommend having a licensed electrician further review and provide recommendations for repair/ update)



200 amp - Fuse - (Main Switch - Recommend having a licensed electrician further review and provide recommendations for repair/ update)



60 amp (Fuse - Units - Under rated and/ or minimally rated, we recommend having a licensed electrician further review and provide recommendations for a potential update/ repair.)

3. Service Feed

Good	Fair	Poor	N/A	None
✘				

Observations:
• There is an underground service lateral noted.

4. Breakers

Good	Fair	Poor	N/A	None
	✘			

Materials: Copper non-metallic sheathed cable noted. • Copper armor sheathed cable noted. • Aluminum non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.
• The FPE/ Zinsco breakers or interior components are excluded from our inspection. Update for this panel is highly recommended.

5. Fuses

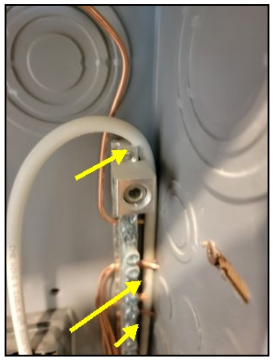
Good	Fair	Poor	N/A	None
	✘			

Observations:
• Non-matching sized fuses noted in the A/C subpanel recommend repairing/ replacing as needed.

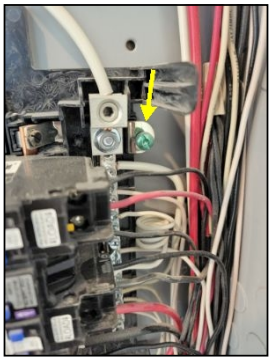
6. Nuetral/ Ground (Sub-Panels)

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Please note the neutral conduit in the subpanel located in Unit 1 was pinched against the ground bar and/ or secured in a substandard manner, we recommend contacting a licensed electrician to repair/ improve as needed.
• Neutral was not properly isolated from the sub-panel this is noted as a potential safety hazard repair/ replace as needed. (Grounding screw at the neutral bar was not removed)



Please note the neutral conduit in the subpanel located in Unit 1 was pinched against the ground bar and/ or secured in a substandard manner, we recommend contacting a licensed electrician to repair/ improve as needed.



Neutral was not properly isolated from the sub-panel this is noted as a potential safety hazard repair/ replace as needed. (Grounding screw at the neutral bar was not removed) Unit 5 Sub-Panel

7. Bonding/ Grounding

Good	Fair	Poor	N/A	None
	✘			

Observations:
• Grounding/ bonding was noted as fair/ marginal recommend contacting a licensed electrician to repair/ replace as needed.

Photos


Unit 1 Bedroom


Unit 1 Bathroom


Unit 1 Living Room


Unit 1 Kitchen


Unit 1 Laundry Room


Unit 3 Bedroom

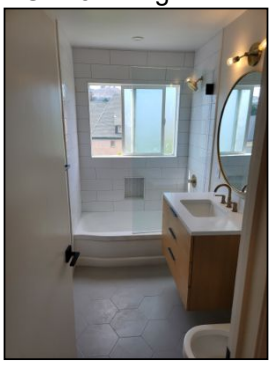

Unit 3 Bathroom


Unit 3 Laundry


Unit 3 Living Room


Unit 3 Kitchen


Unit 4 Bedroom


Unit 4 Bathroom


Unit 4 Laundry Room


Unit 4 Living Room


Unit 4 Kitchen


Unit 5 Bedroom

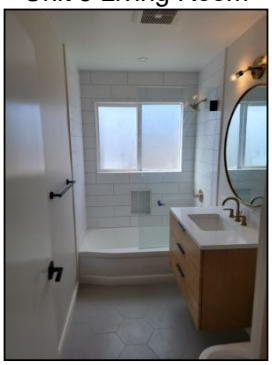

Unit 5 Bathroom


Unit 5 Laundry Closet


Unit 5 Living Room

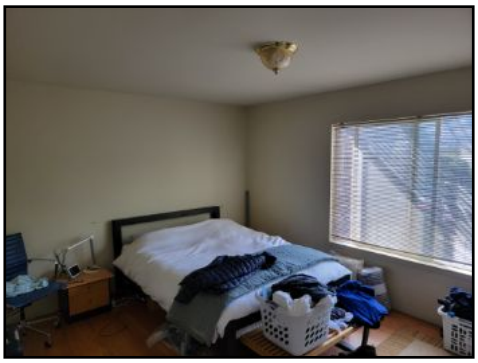

Unit 5 Kitchen

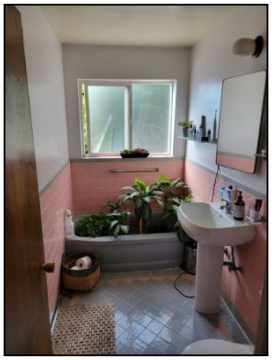

Unit 6 Bedroom


Unit 6 Bathroom


Unit 6 Living Room


Unit 6 Kitchen


Unit 2 Bedroom


Unit 2 Bathroom


Unit 2 Living Room


Unit 2 Kitchen

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Open Ground	An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Open grounds are common in houses built prior to the adoption of the 1962 electrical code. When old two-prong receptacles are replaced with modern three-prong receptacles and a grounding conductor is not added, you create an open ground. You can also find open grounds in post-1962 houses where the equipment grounding conductor has been disabled for one reason or another.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

WDO	WDO is an acronym for Wood Destroying Organisms. The most common types found in Northern California are the Drywood Termite, Subterranean Termite, Wood Boring Beetle and the Carpenter Ant. Dry rot or fungus damage are also WDO's that should be looked out for and are more common than termites. Together they cause billions worth of damage to persons and properties throughout the entire U.S. which is why a WDO inspection is so important.

GROUNDS

SERVICE WALKS/DRIVEWAYS
Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

PATIOS
that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces.

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steal or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE
Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL
Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS
The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS
Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS
It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

DEFINITIONS

SATISFACTORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

ROOF

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance.
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles.
*Asphalt Interlocking. Shingles**	15-25 years	Especially good in high-wind areas.
Asphalt Rolls	10 years	Used on low slope roofs.
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles.
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay.
*Clay Tiles**, *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, * requiring a good subsurface base.
*Slate Shingles**	30-100 years [2]	Extremely durable, but brittle and expensive.
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair.
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted.
Single Ply	15-25 years	New material; not yet passed test of time.
Membrane (mfgr's claim) *Polyurethane with Elastomenic* Coating	5-10 years [1]	Used on low slope roofs.

* Not recommended for use on low slope roof
[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

EXTERIOR

CHIMNEYS
Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels. **Unlined Chimney** - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED
The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING
Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DO
This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING
Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also. Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

DOORS AND WINDOWS
These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.
New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING
Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

GARAGE/CARPORT

OVERHEAD DOOR OPENERS
We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

BURNERS
Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less

INTERIOR

PLASTER ON WOOD LATH
Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)
Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING
Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS
Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING
Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES (If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new Dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS
Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS
A representative number of windows are inspected.

BATHROOM(S)

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner***. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended. (See page 28)

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

INTERIOR

DOOR STOPS
All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES
Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS
Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

INTERIOR

WINDOW FRAMES AND SILLS
Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house. See comments regarding caulking doors and windows, page 8.

FIREPLACES
It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS
Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION
Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION
The recommended insulation in the attic area is R-38, approximately 12”. If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS
Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS
The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

SAFETY GLAZING
Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS
Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

BASEMENT

BASEMENT/CRAWLSPACE
Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

FOUNDATION (COVERED WALLS)
Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

INSULATED CONCRETE FORMS (ICF'S) are formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

MONITOR indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

VAPOR BARRIER
Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT
Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture.
No repre-sentation is made to future moisture that may appear.

PALMER VALVE
Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE
We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS
We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

BASEMENT/CRAWL SPACE

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur). The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas. Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture.
No repre-sentation is made to future moisture that may appear.

PLUMBING

WELLS
Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS
The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES
Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

HOSE BIBS
During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER
The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS
During a visual inspection it is not possible to determine if water is being properly softened.

PLUMBING
The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES
Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING
This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

CSST
Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

HEATING SYSTEM

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR . . . . . .15-25 years
OIL-FIRED HOT AIR . . . . . .20-30 years
CAST IRON BOILER . . . . . .30-50 years
(Hot water or steam) or more
STEEL BOILER . . . . . .30-40 years
(Hot water or steam) or more
COPPER BOILER . . . . . .10-20 years
(Hot water or steam)
CIRCULATING PUMP (Hot water) . . . . . .10-15 years
AIR CONDITIONING COMPRESSOR . . . .8-12 years
HEAT PUMP . . . .8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

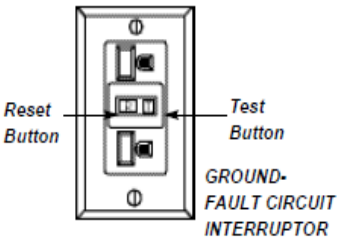
Combustible Gas Detector - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

EXTERIOR

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:

If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when eeded.



Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc Faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Updrade as desired forenhanced safely.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

A/C CONDENSER COIL They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

COSTS OF REMODELING OR REPAIR

PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION and MASONRY: Basements, Exterior Walls**: To prevent seepage and condensation problems.
a. Check basement for dampness and leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS, GUTTERS, and EAVESTROUGH:** To prevent roof leaks, condensation, seepage, and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage and decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay, and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark and label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.
c. Check exposed wiring and cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibbs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING and COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. **Know the location of:**
• Main water shutoff valve.
• Main emergency shutoff switch for the heating system.
• Main electrical disconnect or breaker.