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INTERNACHI CERTIFIED

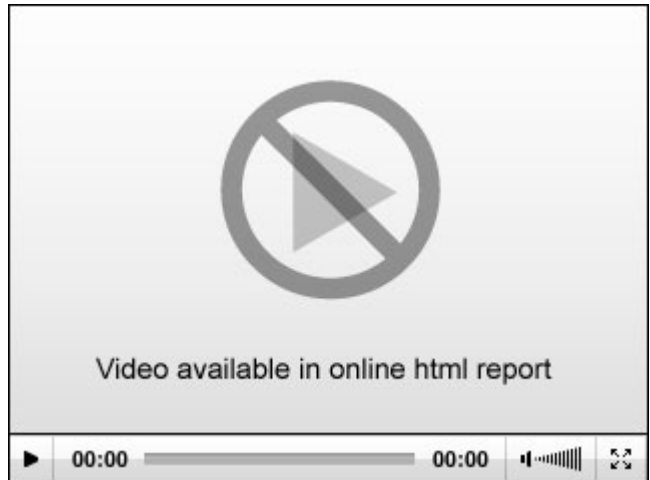
Home Inspection Report

Mr. and Mrs. Happy Homeowner

Property Address:
8197 Happygo Lucky Lane
Encinitas CA 92024



8197 Happygo Lucky Lane



Video of Front

Certified Inspection Services, LLC

Frank Rotte, CPI
5521 Mission Road #1422
Bonsall, CA 92003-1422
760-542-8020
951-523-8020



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Date: 9/17/2015	Time: 02:00 PM	Report ID: 1011
Property: 8197 Happygo Lucky Lane Encinitas CA 92024	Customer: Mr. and Mrs. Happy Homeowner	Real Estate Professional: The Best Agent The Best RE Office

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction: The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current [Standards of Practice](#) and [Code of Ethics](#) (Spanish [Estándares de la Práctica](#) and [Código de ética](#)) of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

Scope: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by Certified Inspection Services, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Certified Inspection Services, LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions: The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of **AFCI/GFCI** outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

CALIFORNIA HOME INSPECTOR COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI) Member #14040115. I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI [Code of Ethics](#) and [Standards of Practice](#) (Spanish [Estándares de la Práctica](#) and [Código de ética](#)) and the signed Home Inspection Agreement.

Frank Rotte, Certified Professional Inspector®, for Certified Inspection Services, LLC

This report has been produced in accordance with the **AGREEMENT** and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT**. Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE**. If you're reading this report but did not hire us, Certified Inspection Services, LLC, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly at (760) 542-8020 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank You!

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact Certified Inspection Services, LLC immediately if any adverse conditions are observed that were not commented on in your inspection report.

Standards of Practice: InterNACHI International Association of Certified Home Inspectors	Type of building:: Single Family (1 story)	Approximate Square Footage:: 1633
Approximate Year of Original Construction:: 1974	Inspection started at:: 2pm	Inspection ended at:: 4:30pm
Approximate Elevation: Sea level- 1000 ft/305 metres	Occupancy:: The home was occupied	Attending the Inspection:: Buyer's Agent - Best Agent in SoCal
Weather during the Inspection:: Clear	Significant precipitation in last 3 days:: Yes	Temperature during inspection:: Over 60 (F) = 15.5 (C)

Ground/Soil surface condition:

Dry



General Summary



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5521 Mission Road #1422
Bonsall, CA 92003-1422
760-542-8020
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Customer

Mr. and Mrs. Happy Homeowner

Address

8197 Happygo Lucky Lane
Encinitas CA 92024

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.2 Primary Roof Covering

Repair/Replace

At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Contingency Period, you consult with a qualified roofing contractor to discuss options and costs for replacement.. There were a few torn roof shingles, and several areas where the shingles were not adhered to the layer beneath. The inspector recommends an evaluation by a licensed roofing contractor to determine the cost of repair or replacement.

1.4 Roof Drainage System

Repair/Replace

(1) The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report. Several of the downspouts were not discharging the water away from the structure. Some of the downspouts were also not run to ground level. The inspector recommends evaluation and repairs by a licensed contractor.

(2) Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

1. Roof

1.6 Chimney at Roof

Repair/Replace

(1) The brick chimney had severely deteriorated brick and mortar. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

2. Attic

2.4 Attic Electrical

Repair/Replace

Energized electrical wires in the attic were improperly terminated. Wires should terminate in an approved enclosure with a listed cover. This condition is a shock/electrocution and potential fire hazard. All such electrical wires should be terminated correctly by a qualified electrical contractor.

2.5 Attic Thermal Envelope

Inspected

(2) The attic was missing insulation over some areas . This condition can result in increased heating and cooling costs, reduced comfort levels. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor

6. Electrical

6.7 Overcurrent Protection Devices

Inspected, Repair/Replace

(1) The GFCI breaker was in the "off" position at the time of the inspection. I placed the breaker in the "on" position, and then pushed the test button. The test button did not activate the disconnect feature of the GFCI breaker. The inspector recommends evaluation and repair by licensed electrical contractor. I was not able to find any devices that appeared to be controlled by this breaker.

6.12 GFCI/AFCI Electrical Receptacles

Repair/Replace

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

7. Plumbing

7.4 Gas Water Heater

Inspected

(4) The exhaust flue of this gas-fired water heater was insulated with a material which had a strong possibility of containing asbestos. Although asbestos is considered to be a known carcinogen, it is not considered to be a health hazard unless it is in a form in which it can be inhaled. Confirmation of the presence of asbestos in a material requires laboratory testing. Disposing of asbestos can be expensive and you would be required by law to disclose your knowledge of its presence should you decide to sell the home. Consider consulting with a qualified contractor about the importance of the presence of this material.

7. Plumbing

7.5 Gas System

Repair/Replace

(1) Gas pipes in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor.

9. Garage

9.0 Vehicle Doors

Inspected

(2) An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.

9.5 Fire Separation

Repair/Replace

(1) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

For safety reasons, the inspector recommends action be taken to make the garage door compliant. All work should be performed by a qualified contractor.

9.7 Garage Electrical

Repair/Replace

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in the garage be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

10. Interior

10.4 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Inspected

(2) Because this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults. You may wish to have the home inspected, or assessed for risk. Inspection: An inspection is a surface-by-surface investigation to determine whether there is lead-based paint in a home or child-occupied facility, and where it is located. Inspections can be legally performed only by certified inspectors or risk assessors. Lead-based paint inspections determine the presence of lead-based paint. It is particularly helpful in determining whether lead-based paint is present prior to purchasing or renovating a home, and identifying potential sources of lead exposure at any time. Risk Assessment A risk assessment is an on-site investigation to determine the presence, type, severity, and location of lead-based paint hazards (including lead hazards in paint, dust, and soil) and provides suggested ways to control them. Risk assessments can be legally performed only by certified risk

10. Interior

assessors. Lead-based paint risk assessments are particularly helpful in determining sources of current exposure and in designing possible solutions.

(3) The Inspector recommends installing a carbon monoxide detector to protect the entire home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation by a qualified contractor.

(4) The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: 1. In the immediate vicinity of the bedrooms. 2. In all bedrooms. 3. In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. 4. In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. 5. Any smoke detector located within 20 feet of a kitchen or bathbedroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72: 1. Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling. 2. Smoke detectors should not be located within three (3) feet of a door to a bathbedroom containing a tub or a shower or the supply registers of a forced air HVAC system. 3. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

The smoke detector protecting sleeping areas was older and may not be functional. The life expectancy of smoke detectors is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. To test the sensor, use an aerosol can of smoke alarm test spray that simulates smoke. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

11. Bathrooms

11.10 Toilet

Repair/Replace

In the master bathroom, the thermal imaging camera and moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends that this be investigated further and remedied by a qualified plumbing contractor to avoid subfloor damage from decay.

12. Kitchen and Built-in Appliances

12.12 Built-in Oven(s)

Repair/Replace

(2) The built-in oven door latch was inoperable at the time of the inspection. Repairs should be made by a qualified technician.

12.13 Dishwasher

Repair/Replace

The dishwasher did not appear to have an anti-siphon device or high loop installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and

12. Kitchen and Built-in Appliances

contaminating its contents. The Inspector recommends an anti-siphon device or high loop be installed by a qualified technician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a certified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Frank Rotte, CPI

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

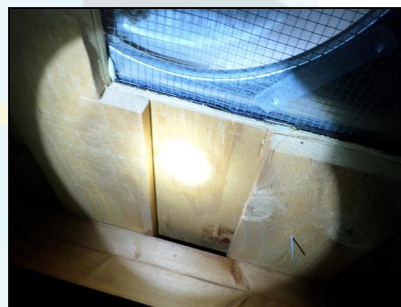
The roof style was:: Gable Hip	Primary roof-covering type:: Architectural Fiberglass Asphalt Shingle	Drainage system description:: Partial gutters and downspouts installed
Chimney flue material:: Tile	Underlayment/Interlayerment:: Black Felt	

Items

1.0 Roof Structure Exterior

Comments: Inspected

The roof appeared to be sheathed with plywood approximately 3/8-inch thick, applied over previously installed 1"x6" self-spaced sheathing.



1.0 Item 1(Picture) Plywood over 1x6

1.1 Underlayment

Comments: Inspected

The Inspector observed no deficiencies in the condition of the underlayment visible at the time of the inspection. Most underlayment was hidden by the roof-covering material and was not inspected.

1.2 Primary Roof Covering

Comments: Repair/Replace

At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Contingency Period, you consult with a qualified roofing contractor to discuss options and costs for replacement.. There were a few torn roof shingles, and several areas where the shingles were not adhered to the layer beneath. The inspector recommends an evaluation by a licensed roofing contractor to determine the cost of repair or replacement.



1.2 Item 1(Picture) Not sealed



1.2 Item 2(Picture) Torn roof material

1.3 Roof Flashing

Comments: Inspected

The inspector observed no deficiencies when inspecting roof flashing. The diverters in both the front and rear of the home should be sealed with the appropriate sealant by a licensed roofing contractor. This is a regular maintenance item that should be monitored and addressed annually.



1.3 Item 1(Picture) Diverter



1.3 Item 2(Picture) Diverter

1.4 Roof Drainage System

Comments: Repair/Replace

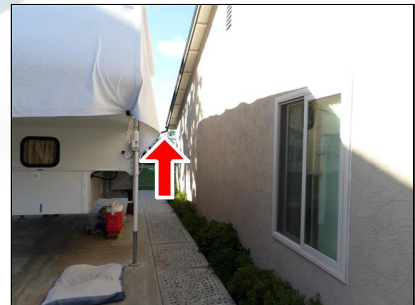
(1) The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report. Several of the downspouts were not discharging the water away from the structure. Some of the downspouts were also not run to ground level. The inspector recommends evaluation and repairs by a licensed contractor.



1.4 Item 1(Picture) Downspout too high

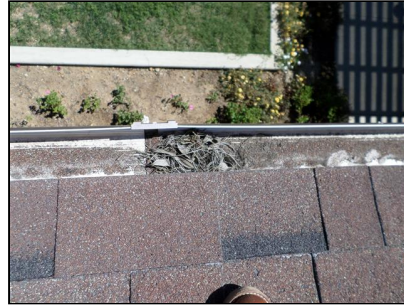


1.4 Item 2(Picture) Downspout too high



1.4 Item 3(Picture) Downspout too high

(2) Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



1.4 Item 4(Picture) Gutter debris

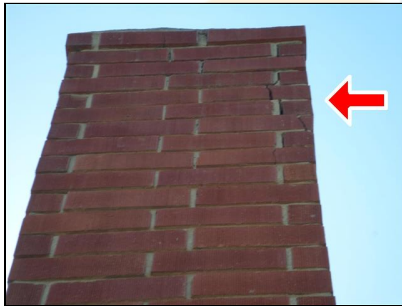
1.5 Plumbing and Combustion Vents

Comments: Inspected

1.6 Chimney at Roof

Comments: Repair/Replace

(1) The brick chimney had severely deteriorated brick and mortar. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.



1.6 Item 1(Picture) Cracked mortar & brick



1.6 Item 2(Picture) Cracks



1.6 Item 3(Picture) Cracks

(2) The chimney crown was constructed using mortar instead of concrete. Mortar is moderately durable, and to extend its lifespan as far as possible, the crown should be inspected on a regular basis and any cracks should be sealed with an appropriate sealant to prevent damage from moisture.



1.6 Item 4(Picture) Crown

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Contingency Period you have the flue inspected by a specialist.

2. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Styles & Materials

Attic inspected from::

Inside the attic

Attic thermal insulation material::

Fiberglass Batt

Approximate attic thermal insulation depth::

Less than 6 inches

Roof Structure Ventilation::

Attic ventilation appeared sufficient

Roof structure ventilation device type::

Roof vents
Gable vents

Roof Framing Type::

Combination of Conventional Framing and Roof Trusses

Roof Sheathing Material::

1x6 spaced boards
3/8 inch plywood

Items

2.0 Attic Access

Comments: Inspected

The attic was accessed through a hatch in laundry room ceiling.



2.0 Item 1(Picture) Access

2.1 Truss Roof Framing

Comments: Inspected

2.2 Roof Sheathing

Comments: Inspected

The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

2.3 Roof Structure Ventilation

Comments: Inspected

Gable vents were installed as attic ventilation devices. The performance of gable vents can vary with wind direction and opening size.

Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.



2.3 Item 1(Picture) Roof vent



2.3 Item 2(Picture) Gable vent

2.4 Attic Electrical

Comments: Repair/Replace

Energized electrical wires in the attic were improperly terminated. Wires should terminate in an approved enclosure with a listed cover. This condition is a shock/electrocution and potential fire hazard. All such electrical wires should be terminated correctly by a qualified electrical contractor.



2.4 Item 1(Picture) Improper Wire Termination

2.5 Attic Thermal Envelope

Comments: Inspected

(1) Thermal insulation installed in the attic to limit heat gain and loss in the living space did not appear to meet generally-accepted modern standards. To reduce energy consumption and heating/cooling costs and to improve comfort levels, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.

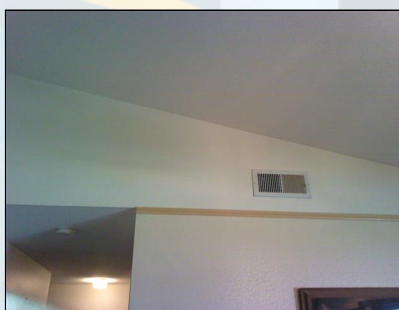


2.5 Item 1(Picture) Approx. 3" Insulation

(2) The attic was missing insulation over some areas . This condition can result in increased heating and cooling costs, reduced comfort levels. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor



2.5 Item 2(Picture) Yellow area is missing insulation



2.5 Item 3(Picture) Family room

3. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Driveway Material::

Concrete

Walkway Materials::

Concrete

Chimney Exterior Wall Covering

Material::

Brick

Additional Structures or Accessories::

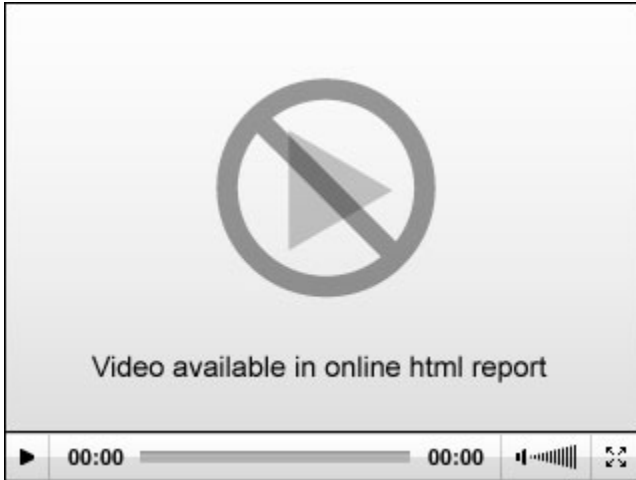
Spa (not inspected)

Items

3.0 Exterior Views

Comments: Inspected

The photos show the front, rear, right side, and left side of the home.



3.0 Item 1(Video) Front



3.0 Item 2(Picture) Rear



3.0 Item 3(Picture) Right side



3.0 Item 4(Picture) Left side

3.1 Driveway

Comments: Inspected

Common cracks (a ¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding a ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway substrate from moisture.

3.2 Walkways

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.

3.3 General Grounds

Comments: Inspected

The home was built on a hillside that will drain runoff from precipitation toward the home foundation. Grading near the home sloped away from the foundation adequately and this will help protect soil near the home from becoming saturated. Saturation of soil supporting the foundation can cause structural problems.

3.4 Exterior Trim

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior trim.

3.5 Porch

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch.

3.6 Patio

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio cover.

3.7 Retaining walls

Comments: Inspected

The inspector observed no deficiencies in the retaining walls at the time of the inspection.

3.8 Fences, Gates, and Boundary Walls

Comments: Not Inspected

Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected.

3.9 Water Features

Comments: Not Inspected

The home was equipped with a fountain. Inspection of domestic water features lies beyond the scope of the General Home Inspection. The Inspector recommends having this fountain inspected by a qualified plumbing or landscape contractor before the expiration of your Inspection Contingency Period.

3.10 Door Exteriors

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors. Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition;
- Weather-stripping condition;
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold);
- Jamb condition;
- Threshold condition; and

- Moisture-intrusion integrity

3.11 Window Exteriors

Comments: Inspected

The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

3.12 Exterior Wall Penetrations

Comments: Inspected

3.13 Stucco

Comments: Inspected

The Inspector observed no deficiencies in the condition of Stucco covering exterior walls.

3.14 Stone Veneer

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the stone covering exterior walls. Inspection of stone typically includes examination of installation practices and visible condition.

4. Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation Configuration::

Concrete Slab-on-Grade

Foundation Method/Materials::

Poured concrete footings

Exterior Wall Structures::

Conventional 2x4 Wood Frame

Typical Ceiling Structure::

Drywall attached to roof trusses

Items

4.0 Exterior Wall Construction

Comments: Inspected

4.1 Slab-on-Grade

Comments: Inspected

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage

typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

5. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

<p>Heating System Type:: Gas-fired Furnace (standard efficiency-80% or less)</p>	<p>Energy Source:: Natural gas</p>	<p>Number of Heat Systems (excluding wood):: One</p>
<p>Heating/Cooling Ducts:: Insulated</p>	<p>Air Filter Type:: Disposable</p>	<p>Air Filter Size:: 14x24</p>
<p>Air Filter Location:: Behind sliding panel at furnace</p>	<p>Heating System Brand:: Rheem</p>	

Items

5.0 Presence of installed heat source in each room

Comments: Inspected

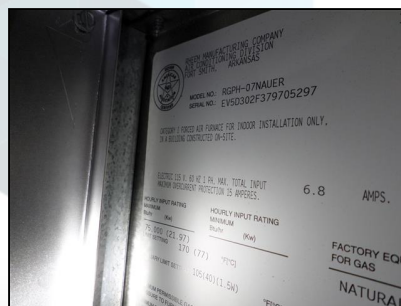
5.1 Furnace

Comments: Inspected

(1) The year of furnace manufacture appeared to be 1997. According to the serial number on the data plate. EV5D302F >3797< 05297. The 37th week of 1997.

This furnace was manufactured by Rheem.

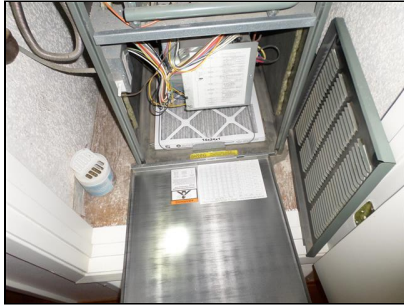
At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.



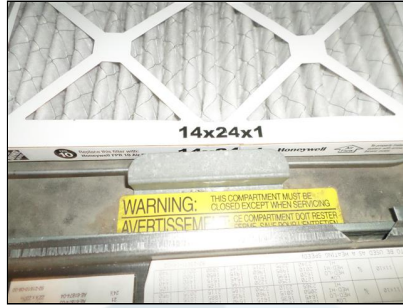
5.1 Item 1(Picture) Data plate

(2) The air filter for this furnace was located behind an access cover. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After

removing the upper panel, lift up and pull off the cover of the lower compartment. The air filter should be checked quarterly and replaced when dirty enough that particulates may be blown loose from the filter and enter air in the living space. Your filter size is 14x24x1



5.1 Item 2(Picture) Filter location



5.1 Item 3(Picture) Filter size

(3) The furnace was located in the closet.



5.1 Item 4(Picture) Closet in hall

5.2 Fuel, Piping and Support

Comments: Inspected

The pipes supplying fuel to the furnace appeared to be properly configured and in serviceable condition at the time of the inspection.

The furnace fuel shut-off is shown in the photo.



5.2 Item 1(Picture) Shut-off

5.3 Thermostat

Comments: Inspected

The thermostat for this furnace was located in the entry hall..



5.3 Item 1(Picture) Thermostat

5.4 Filter condition

Comments: Inspected

5.5 Central Air Conditioner

Comments: Not Present

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:: Underground service 120/240 volt service	Service Panel Type:: Load Center	Service Panel Manufacturer:: Murray
Service Disconnect Location:: At Service Panel	Service Disconnect Type:: Breaker	Service Disconnect Ampacity:: 100 amps
Service Grounding Electrode: Ufer (concrete/rebar)	Wiring Methods:: Surface mounted distribution	Type of Branch Wiring:: Romex
Ground Fault Circuit Interruptor (GFCI) Protection:: NO	Arc Fault Circuit Interruptor (AFCI) Protection:: NO	

Items

6.0 General Electrical System Description

Comments: Inspected

Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

6.1 General Electrical System Condition

Comments: Inspected

6.2 Electric Meter

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

6.3 Service Entrance Conductors

Comments: Not Inspected

Because the service entrance conductors were hidden behind service panel components the inspector was unable to view markings in order to determine the service conductor amperage rating. Confirmation of correct service entrance conductors sizing will require the services of a qualified electrical contractor.

6.4 Service Panel Cabinet, Ampacity, and Cover

Comments: Inspected

The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

6.5 Service Panel Wiring

Comments: Inspected

6.6 Service Disconnect

Comments: Inspected

The electrical service disconnect was rated at 100 amps.



6.6 Item 1(Picture) Main breaker

6.7 Overcurrent Protection Devices

Comments: Inspected, Repair/Replace

(1) The GFCI breaker was in the "off" position at the time of the inspection. I placed the breaker in the "on" position, and then pushed the test button. The test button did not activate the disconnect feature of the GFCI breaker. The inspector recommends evaluation and repair by licensed electrical contractor. I was not able to find any devices that appeared to be controlled by this breaker.



6.7 Item 1(Picture) GFCI breaker

(2) Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.



6.7 Item 2(Picture) Breakers

6.8 Service Grounding Electrode System & Service Bond

Comments: Inspected

The service was grounded to steel re-bar left protruding from the foundation for this purpose. This type of ground is called a "ufer" (YOO-fer) ground. This type of grounding electrode has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

6.9 Equipment Grounding & Bonding

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

6.10 Exterior Electrical Receptacles

Comments: Not Present

6.11 Conventional Electrical Receptacles (interior)

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the home. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

6.12 GFCI/AFCI Electrical Receptacles

Comments: Repair/Replace

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

6.13 Switches

Comments: Inspected

6.14 Lighting

Comments: Inspected

6.15 Visible Wiring

Comments: Inspected

6.16 Smoke Detectors

Comments: Inspected

The smoke detector is located in the hall.

The smoke detector protecting sleeping area was older and may not be functional. The life expectancy of smoke detector is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. To test the sensor, use an aerosol can of smoke alarm test spray that simulates smoke. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.



6.16 Item 1(Picture) Smoke detector

6.17 Carbon Monoxide Detectors

Comments: Not Present

Carbon monoxide is a colorless, odorless gas. It is a by-product of incomplete combustion from fuel burning appliances such as a furnace, water heater or fireplace. The symptoms of long term exposure to low concentrations include slight headaches, fatigue and shortness of breath with only moderate exertion. Continued exposure or high concentrations can result in severe headaches, breathing difficulties, dizziness, confusion, cardiac trauma, brain damage and ultimately, death. To help reduce the risk of exposure to carbon monoxide, fuel burning appliances should be inspected annually by a qualified technician. Recommend that Carbon monoxide detectors be installed near sleeping areas, they can also be installed on or near the ceiling in each room where there is a fuel burning appliance. Much like smoke detectors, carbon monoxide detectors can be wired directly into the homes electrical system, plugged into a receptacle and/or battery operated. Also, like smoke detectors, battery operated units should be tested weekly while hard wired systems should be tested monthly. If a CO detector does go off, immediately evacuate everyone from the home and call the fire department, open doors and windows to ventilate the house. Remember that because carbon monoxide is colorless and odorless, never ignore an alarm even if you feel no adverse symptoms. More information can be found in the CMHC document at http://www.strandhi.com/library/cmhc_co_62046.pdf.

From the United States EPA (Environmental Protection Agency): Carbon Monoxide Detectors are widely available in stores and you may want to consider buying one as a back-up, BUT NOT AS A REPLACEMENT for proper use and maintenance of your fuel-burning appliances. However, it is important for you to know that the technology of CO detectors is still developing, that there are several types on the market, and that they are not generally considered to be as reliable as the smoke detectors found in homes today. Some CO detectors have been laboratory-tested, and their performance varied. Some performed well, others failed to alarm even at very high CO levels, and still others alarmed even at very low levels that did not pose any immediate health risk. Unlike a smoke detector, where you can easily confirm the cause of the alarm, CO is invisible and odorless, so its harder to tell if an alarm is false or a real emergency. Don't let buying a CO detector lull you into a false sense of security. Preventing CO from becoming a problem in your home is better than relying on an alarm.

6.18 Doorbell

Comments: Inspected

The doorbell responded to the switch at the time of the inspection.

6.19 Ceiling Fans

Comments: Inspected

The electrical system in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the electricity is turned off then the system could not be completely inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Supply Source::

Public Water Supply

Main Water Supply Pipe::

3/4-inch

Water Distribution Pipes::

3/4-inch copper

Functional Flow:

All plumbing fixtures had functional flow

Distribution Pipe Bonding::

Pipes were not bonded

Sewage System Type::

Public

Drain Waste and Vent Pipe Materials::

Acrylonitrile butadiene styrene (ABS)

Gas Pipe Material::

Galvanized Steel

Type of Gas::

Natural Gas

Items

7.0 Exterior Plumbing

Comments: Inspected

At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior water faucets. Notable exceptions will be listed in this report. Water faucets were missing vacuum breakers at the time of the inspection. The vacuum breaker helps prevent contamination of the potable water system. The inspector recommends installing vacuum breakers on the hose bibbs.

7.1 Source of Water

Comments: Inspected

The home water was supplied from a public source.

7.2 Water Supply and Distribution

Comments: Inspected

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.



7.2 Item 1(Picture) Meter & shut-off

(2) The inspector observed no bonding of water distribution pipes in the home. Electrical bonding of the water pipes helps to ensure that safe conditions exist if the pipes should somehow come into contact with electrical wiring and become energized. Bonding of water pipes is required in new homes by generally-accepted modern safety standards. Although it may not have been required at the time the home was originally constructed, a safety measure the Inspector recommends that water pipes be bonded by a qualified electrical contractor.

7.3 Sewage and DWV Systems

Comments: Inspected

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system. The clean-out is located in the driveway.



7.3 Item 1(Picture) Sewer clean-out

7.4 Gas Water Heater

Comments: Inspected

(1) The photo shows the data plate of the water heater.

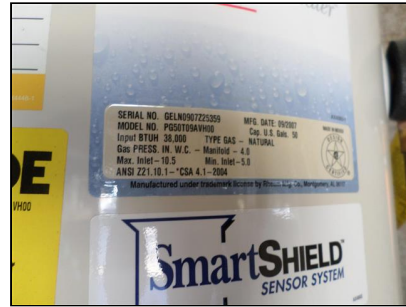
The water heater was manufactured by Rheem.

This water heater serial number was GELN0907Z25359.

The year of manufacture for this water heater was 2007.

Water heater capacity was 50 gallons

.At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



7.4 Item 1(Picture)

(2) The photo shows the location of the shut-off valve for gas at the water heater.



7.4 Item 2(Picture) Shut-off

(3) The photo shows the locations of shut-off valve for water at this water heater.



7.4 Item 3(Picture) Shut-off

(4) The exhaust flue of this gas-fired water heater was insulated with a material which had a strong possibility of containing asbestos. Although asbestos is considered to be a known carcinogen, it is not considered to be a health hazard unless it is in a form in which it can be inhaled. Confirmation of the presence of asbestos in a material requires laboratory testing. Disposing of asbestos can be expensive and you would be required by law to disclose your knowledge of its presence should you decide to sell the home. Consider consulting with a qualified contractor about the importance of the presence of this material.



7.4 Item 4(Picture) Possible asbestos

7.5 Gas System

Comments: Repair/Replace

(1) Gas pipes in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor.

(2) The main gas shut-off was located at the gas meter located at the side of the garage.

The home was fueled by natural gas supplied by a public utility.



7.5 Item 1(Picture) Gas shut-off

(3) Gas shut-off for dryer was located behind the dryer as pictured.



7.5 Item 2(Picture) Shut-off for dryer

Underground utilities, especially those involving fluids, are **NOT VISIBLE** during the scope of a standard home inspection, and are therefore specifically **excluded** from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots can sometimes infiltrate the interior of waste lines, acting as a source of blockage. Older drain pipes, which include Orangeburg Pipe, Cast Iron, and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Frequently, problems associated with these conditions do not show up until days, weeks, or even months after the time of the inspection. For this reason, the Inspector strongly recommends a video scan OR a complete and intrusive sanitary drain line testing prior to closing. These are available from various sources such as, licensed plumbers or other qualified contractors with specialized bore-scopes or video scanning equipment.

8. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Types of Fireplaces:

Conventional
Gas/LP Log starter

Energy Source::

Natural gas
Wood

Operable Fireplaces:

One

Items

8.0 Fireplace

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace in the living room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



8.0 Item 1(Picture) Shut-off

The gas shut-off was located to the left of the firebox. The shut-off was not tested or operated.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

9. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage Vehicle Door Type::	Number of Vehicle Doors::	Number of Automatic Openers::
Double	1	1
Vehicle Door Automatic Reverse::		
Installed and operating correctly		
Photosensor installed too high		

Items

9.0 Vehicle Doors

Comments: Inspected

(1) All automatic garage door opener responded to the controls at the time of the inspection.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle door.

(2) An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.



9.0 Item 1(Picture) Sensor too high

(3) No ground fault circuit interrupter (GFCI) protection of garage electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home

was built, for safety reasons, the Inspector recommends that electrical receptacles located in the garage be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

9.1 Conventional Doors

Comments: Inspected

9.2 Floors

Comments: Inspected

The garage floor had common shrinkage cracks. These cracks are not a structural concern.

9.3 Walls

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

9.4 Ceiling

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

9.5 Fire Separation

Comments: Repair/Replace

(1) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

For safety reasons, the inspector recommends action be taken to make the garage door compliant. All work should be performed by a qualified contractor.



9.5 Item 1(Picture) Not self-closing

(2) The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

9.6 Stairs/Steps to Living Space

Comments: Inspected

9.7 Garage Electrical

Comments: Repair/Replace

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in the garage be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

9.8 General Condition and Ventilation

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

9.9 Attic

Comments: Not Present

9.10 Roof Framing

Comments: Inspected

The garage roof structure was built using conventional framing methods (rafters and ridge).

10. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Carpet
Tile
Modern Hardwood Flooring

Interior Doors::

Wood Hollow Core

Window Material::

Vinyl

Window Glazing::

Double-pane

Window Operation::

Sliding

Cabinets::

Solid Wood

Countertops::

Tile
Composite

Smoke/CO Detectors::

Smoke detectors installed (hardwired)

Items

10.0 Floors

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

10.1 Walls

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walls.

10.2 Ceilings

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home ceilings.

10.3 Lighting

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

10.4 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Comments: Inspected

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.

The doorbell responded to the switch at the time of the inspection.

Inspection of the interior typically includes examination of the following components:

ROOMS

- Wall, floor and ceiling surfaces;
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation);
- Windows (type, condition and proper operation);
- Ceiling fans (condition and proper operation)

ELECTRICAL

- Switches and outlets (condition and proper operation);
- Light fixtures (condition and proper operation)

INTERIOR TRIM

- Door casing;
- Window casing, sashes and sills (condition and proper operation);
- Baseboard;
- Molding (crown, wainscot, chair rail, etc.)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home interior.

(2) Because this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults. You may wish to have the home inspected, or assessed for risk. Inspection: An inspection is a surface-by-surface investigation to determine whether there is lead-based paint in a home or child-occupied facility, and where it is located. Inspections can be legally performed only by certified inspectors

or risk assessors. Lead-based paint inspections determine the presence of lead-based paint. It is particularly helpful in determining whether lead-based paint is present prior to purchasing or renovating a home, and identifying potential sources of lead exposure at any time. Risk Assessment A risk assessment is an on-site investigation to determine the presence, type, severity, and location of lead-based paint hazards (including lead hazards in paint, dust, and soil) and provides suggested ways to control them. Risk assessments can be legally performed only by certified risk assessors. Lead-based paint risk assessments are particularly helpful in determining sources of current exposure and in designing possible solutions.

(3) The Inspector recommends installing a carbon monoxide detector to protect the entire home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation by a qualified contractor.

(4) The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: 1. In the immediate vicinity of the bedrooms. 2. In all bedrooms. 3. In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. 4. In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. 5. Any smoke detector located within 20 feet of a kitchen or bathbedroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72: 1. Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling. 2. Smoke detectors should not be located within three (3) feet of a door to a bathbedroom containing a tub or a shower or the supply registers of a forced air HVAC system. 3. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

The smoke detector protecting sleeping areas was older and may not be functional. The life expectancy of smoke detectors is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. To test the sensor, use an aerosol can of smoke alarm test spray that simulates smoke. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

10.5 Doors

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

10.6 Windows and Skylights

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

10.7 Interior Trim

Comments: Inspected

- At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following: Door and window casing;
- Baseboard;
- Any trim around walls and ceilings;
- Any permanently-installed corner or cabinet trim; and
- Built-in features such as book cases.

10.8 Cabinets and Countertops

Comments: Inspected

Although the cabinets in the home were older, the Inspector observed few deficiencies in their condition.

11. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

<p>Exhaust Fans: Fan only</p>	<p>Sink:: Sink in a cabinet</p>	<p>Toilet Type:: Low-volume flush (1.6 gal. [6 litres] or less)</p>
<p>Bathub:: Cast iron</p>	<p>Shower:: Tiled enclosure</p>	<p>Cabinets:: Solid Wood</p>

Items

11.0 Floors

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the master bathroom and hall bathroom.

11.1 Walls

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the master bathroom and hall bathroom.

11.2 Ceilings

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the master bathroom and hall bathroom ceiling.

11.3 Doors

Comments: Inspected

11.4 Windows

Comments: Inspected

11.5 Skylights

Comments: Not Present

11.6 Electrical Receptacles and Switches

Comments: Inspected

A ground fault circuit interrupter (GFCI) electrical receptacle in the master bathroom and hall bathroom were not present at the time of the inspection. The Inspector recommends that these receptacles be replaced with new GFCI receptacles by a qualified electrical contractor.

11.7 Lighting

Comments: Inspected

11.8 Ventilation

Comments: Inspected

(1) The master bathroom had an operable source of ventilation at the time of the inspection.

(2) Although the hall bathroom had a window, no exhaust fan was installed to exhaust moist air from bathing activities. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as corrosion and deterioration of materials, and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

11.9 Cabinets

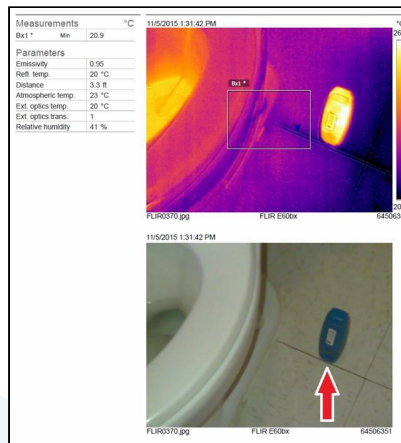
Comments: Inspected

Although the cabinets in the master bathroom and hall bathroom were older, the Inspector observed few deficiencies in their condition.

11.10 Toilet

Comments: Repair/Replace

In the master bathroom, the thermal imaging camera and moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends that this be investigated further and remedied by a qualified plumbing contractor to avoid subfloor damage from decay.



11.10 Item 1(Picture) Master toilet

11.11 Bathtub

Comments: Inspected

The tub in the hall bathroom was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.

11.12 Shower

Comments: Inspected

The shower in the master bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

11.13 Medicine Cabinet

Comments: Inspected

The medicine cabinet in the master bathroom and hall bathroom was serviceable.

11.14 Mirrors

Comments: Inspected

The mirror in the master bathroom and hall bathroom was serviceable.

12. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets::

Solid Wood

Countertop Material::

Tiled

Range Hood::

Vents to exterior
Lights and fan operable

Range Hood Brand::

LG

Dishwasher::

Present, Inspected

Dishwasher brand::

Kenmore

Garbage Disposal brand::

Waste King

Cooktop::

Gas

Trash Compactor Brand::

Whirlpool

Built-in Oven::

Electric heating elements

Built-in Microwave Brand::

LG

Refrigerator::

Present, not inspected

Items

12.0 Floors

Comments: Inspected

12.1 Walls

Comments: Inspected

12.2 Ceilings

Comments: Inspected

12.3 Doors

Comments: Not Present

12.4 Windows

Comments: Inspected

12.5 Interior Trim

Comments: Inspected

12.6 Receptacles and Switches

Comments: Inspected

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report. Outlets had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker. All work should be performed by a licensed electrical contractor.

12.7 Lighting

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

12.8 Cabinets

Comments: Inspected

Although the cabinets in the kitchen were older, the Inspector observed few deficiencies in their condition. Notable exceptions will be listed in this report.

12.9 Range Hood

Comments: Inspected

The exhaust vent of the cooktop hood discharged exhaust to the home exterior.

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop hood exhaust fan and lights.

12.10 Garbage Disposal

Comments: Inspected

12.11 Cooktop

Comments: Inspected

The home was equipped with a gas-fired cooktop and separate built-in oven instead of a range. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.

12.12 Built-in Oven(s)

Comments: Repair/Replace

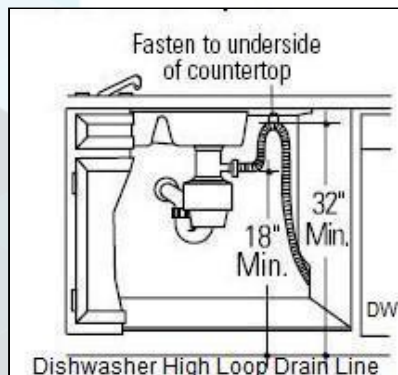
(1) The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

(2) The built-in oven door latch was inoperable at the time of the inspection. Repairs should be made by a qualified technician.

12.13 Dishwasher

Comments: Repair/Replace

The dishwasher did not appear to have an anti-siphon device or high loop installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. The Inspector recommends an anti-siphon device or high loop be installed by a qualified technician.

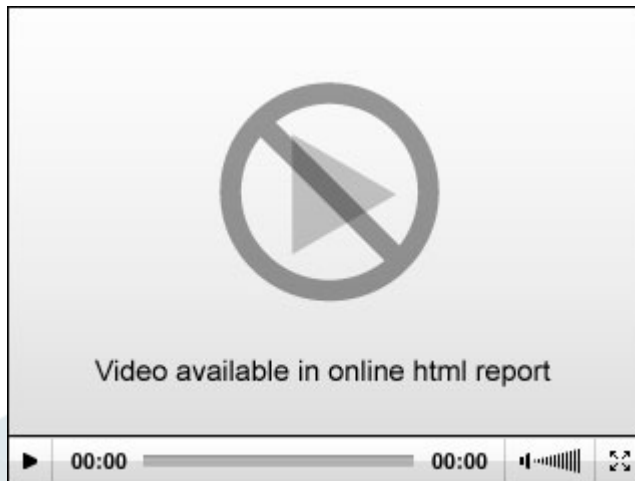


12.13 Item 1(Picture) High loop

12.14 Trash Compactor

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the trash compactor. It was however very noisy.



12.14 Item 1(Video) Trash compactor

12.15 Built-in Microwave

Comments: Inspected

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. 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, you should seek further evaluation by qualified technician prior to closing.

(2) Microwave was manufactured in 2010 by LG

Model number was LMV1680ST



12.15 Item 1(Picture) Data plate

12.16 Refrigerator

Comments: Not Inspected

13. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Dryer Power::

Gas

Dryer Vent::

Aluminum expanding vent

Dryer 240-volt electrical receptacle::

Not present

Dryer Gas Supply::

Natural gas

Items

13.0 Floors

Comments: Inspected

13.1 Walls

Comments: Inspected

13.2 Ceilings

Comments: Inspected

13.3 Doors

Comments: Not Present

13.4 Windows

Comments: Not Present

13.5 Receptacles, Switches, Connections

Comments: Inspected

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by:

1. Replacing the current standard electrical receptacles with GFCI outlets;
2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or
3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

(2) No 240-volt dryer receptacle was installed in the laundry area, but a connection for a gas-fired dryer was installed. Dryer options will be limited to installation of a gas-fired dryer, or of a 120-volt electric dryer, which will have a relatively small capacity and longer drying times. Before the expiration of your Inspection Contingency Period you may wish to consult with a qualified electrical contractor to discuss options and costs for installation of a 240-volt dryer receptacle.

13.6 Lighting

Comments: Inspected

13.7 Cabinets

Comments: Inspected

The laundry room cabinets had no doors at the time of the inspection.

13.8 Dryer Venting

Comments: Inspected

14. Yard Irrigation System

The inspector shall:

1. report system type/manufacture
2. number of zones
3. number of heads and type per zone
4. manually operate all zones or stations on the system through the controller

and report as Deficient:

1. the absence of a rain, moisture or freeze sensor
2. inoperative zone valves
3. surface water leaks
4. the absence of a backflow prevention
5. the absence of shut-off valves between the water meter and backflow device
6. deficiencies in the performance and mounting of the controller, plug cord and wiring
7. missing or damaged components
8. deficiencies in the performance of the water emission devices; such as, sprayer heads, rotary sprinkler heads, bubblers or drip lines
9. any heads within 6" of the foundation
10. any apparent ponding (standing water that may not evaporate within 24 hours)
11. overspray that impacts any air conditioning equipment, doors, outdoor appliances, paved surfaces (driveways, sidewalks, streets), walls or windows
12. in areas where freeze is a concern; absence of manual drain, automatic drain, or blowout

The inspector is not required to inspect:

1. for effective coverage of the irrigation system
2. the automatic function of the controller
3. the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors
4. sizing and effectiveness of backflow prevention device

The inspector is not required to:

1. operate manual valves
2. uncover or excavate any lines, control devices or concealed components of the system
3. inspect any system that has been winterized, shut down, or otherwise secured where proper inspection cannot be completed

Styles & Materials

Rain Sensors:

Not present

Items

14.0 Backflow Valve

Comments: Not Present

There was no backflow device installed at the home. It was not required at the time of construction.


14.1 SPRINKLER OPERATION

Comments: Inspected


14.2 CONTROLLERS

Comments: Inspected

The control valves are the manual anti-siphon type and were located at the entry and the rear of the home. There were seven (7) valves controlling seven (7) "zones".



14.2 Item 1(Picture) Entry



14.2 Item 2(Picture) Rear

14.3 SPRINKLER HEADS

Comments: Inspected

14.4 VISIBLE CONNECTIONS OR CLAMPS

Comments: Inspected

14.5 DRAINS

Comments: Not Present

14.6 SENSORS

Comments: Not Present

14.7 IRRIGATION SHUT-OFF VALVE

Comments: Not Present

The irrigation system was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. The Safe Home Book

Certified Inspection Services, LLC is providing you with the 226 page The Safe Home Book as part of your inspection report. This book is full of helpful safety information for items and issues around the home. You may save the link for future viewing anytime you wish. Click the link below and enjoy, as a gift from me. And please share it with anyone you care about.

[**The Safe Home Book**](#)

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 The **Safe Home Book** contains chapters on the following:

CHILD SAFETY 12 safety devices to protect your children, crib safety, furniture and TV tip-over hazards, anti-tip brackets, window falls, safety glass, child-proofing windows and stairs, garage doors and openers, trampoline safety, tree swings, treehouses.

LADDERS AND STAIRWAYS Ladder safety, attic pull-down ladders, stairways, deck safety.

SWIMMING POOL SAFETY Home pools, swimming pool barriers, pool alarms, pool drain hazards, pool water pathogens, saunas.

HOME SECURITY Burglar-resistant homes, bump keys, the 10 best places to hide valuables in your home, window bars, safe rooms (panic rooms).

FIRE SAFETY Dryer vent safety, pilot lights, hearths and hearth extensions, holiday safety, firestops, clothes closet lighting, barbecue safety, kerosene heaters, attached garage fire containment, non-conforming bedrooms, window wells, fire extinguishers, smoke alarms, fire sprinklers, house numbers.

ELECTRICAL SAFETY Aluminum wiring, knob-and-tube wiring, ungrounded electrical receptacles, ground-fault circuit interrupters (GFCIS), arc-fault circuit interrupters (AFCIS), electric fences, generators.

ENVIRONMENTAL CONCERNS Asbestos, asbestos cement siding, lead facts, formaldehyde, carbon monoxide, backdrafting, fireplace fuel, ventless fireplaces, mold, central humidifiers, bathroom ventilation, sewer gases, pesticides, pet allergens, greywater, backflow prevention, carpeted bathrooms, chinese drywall, home heating oil tanks, underground fuel storage tanks, compost pile hazards, Hantavirus, plants and indoor air quality.

MOTHER NATURE Earthquake preparedness, tornado inspections, wind mitigation, windbreaks, tree dangers, lightning, poison ivy, oak and sumac, rodents, bed bugs, venomous pests, snow guards, defensible space, emergency preparedness.

ELDERLY SAFETY Aging in place, aging in place checklist, anti-scald valves.



16. Back Page

CONCLUSION:

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

Important Pest Notice and Disclaimer:

California drywood termites attack a high majority of homes in the eaves, rafter tails and attics. Certified Inspection Services, LLC recommends that the client obtain a pest inspection and report from a qualified and licensed pest inspector before the end of the Inspection Contingency Period. California law allows only persons who possess a valid "Structural Pest Control License", issued by the State of California Structural Pest Control Board, to inspect or make reports with respect to pest infestations including wood destroying insects, Termites, and other organisms such as fungus (causing wood rot). This report is not a termite inspection and no responsibility is assumed for any infestation or damage caused by wood-destroying organisms. More information can be found here: <http://www.pestboard.ca.gov/>

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases CERTIFIED INSPECTION SERVICES, LLC of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

Sincerely,

Frank Rotte, Certified Professional Inspector®

Managing Member of Certified Inspection Services, LLC

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The State of California requires the inspection report to include contact information for energy savings. This information is provided below:

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org.

California Department of Consumer Affairs: www.dca.ca.gov

California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or www.consumerenergycenter.org.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates, and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov.

Local Utility Company: SDG&E 800-411-7343

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

