Property Inspection Report

, 1333 E J Street, Chula Vista, CA 91910
Inspection prepared for: & Joy & Rob Auman
Date of Inspection: 9/28/2021 Time: 5:30 pm
Age of Home: 1999 Size: 2314 sq ft (redfin)
Weather: Clear

Inspector: Eric Martinez
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Report Summary

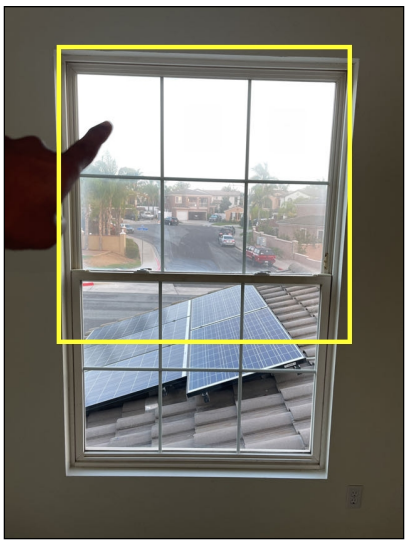
The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion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

Grounds		
Page 9 Item: 9	Lighting Condition	9.1. Exterior light covers damaged/missing bulbs/non functional in various areas.

Roof		
Page 13 Item: 1	Roof Condition	1.2. The tile roof was observed with cracked/chipped tiles in various locations. Seek a licensed roofing contractor for further evaluations, inspection and repairs.

Water Heater		
Page 24 Item: 8	Gas Valve	8.2. Gas water heater is not equipped with a sediment trap

		drip leg. Current standards require a drip leg at the gas connection. Seek licensed plumbing contractor for repairs.
Heat/AC		
Page 26 Item: 7	Filters	7.1. The HVAC filters are dirty. Needs replacement. Advise correcting by a qualified professional.
		
Interior Areas		
Page 34 Item: 2	Floors Condition	2.1. Flooring/carpet not installed in some areas.
		
Bedrooms		
Page 37 Item: 2	Window Condition	2.1. Bedroom windows show signs of loss of seal/condensation.



Bathroom		
Page 39 Item: 6	Cabinets	6.2. Cabinets/drawers missing in the bathroom.

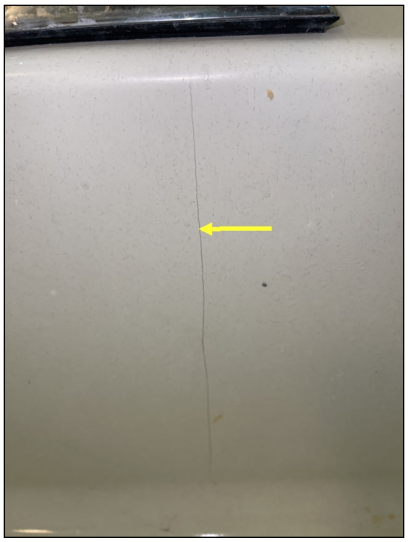
Kitchen		
Page 48 Item: 6	Cabinets	6.1. Cabinets/shelving are missing/incomplete.

Page 49 Item: 8	Electrical	8.1. Outlet covers missing inside the vent cabinet.

Page 52 Item: 15	Vent Condition	15.1. Fan hood not installed

Laundry

Page 54 Item: 3	Wash Basin	3.1. Sink appears to be cracked.



Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. This report will focus on safety and function, not current code. **This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.** For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a thorough final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. **The inspection is performed in accordance with the InterNachi standards of practice in effect at the time of the inspection.** These standards are available at the link provided https://www.nachi.org/sop.htm. Sections &Items highlighted in BLUE needs further evaluations and/or repairs by a qualified licensed tradesman. Sections &Items highlighted in RED are conditions the inspector considers to be a potential safety hazard and/or items that need immediate attention. Words highlighted in YELLOW are construction terminology. Refer to glossary section at the end of the report for definitions.

1. Attendance

No parties present at inspection.

2. Property Type

Detached

Single Family Home

Two levels

3. Occupancy

Vacant

Grounds

Grounds Continued

1. Grounds & Informational Comments

Observations:

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. If the windows are original to the home they should be closely monitored for condensation. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

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

2. Plumbing

Materials: Water is supplied to the property by copper water piping.

Observations:

2.1. The main water meter and primary shut off is located at the front exterior of the home near the street.

2.2. The secondary water shut off is located inside of the garage.

2.3. The potable water supply includes a water filtration or water softner that we do not have the expertise to evaluated and was not inspected. Refer to the sellers to demonstrate.

Grounds Continued

3. Pressure Regulator

Observations:

3.1. A functional pressure regulator is in place on the plumbing system.

4. Main gas Valve Condition

Location: The Main Gas Meter is located at the exterior of the property.

Observations:

4.1. The main gas meter appears to be in acceptable condition.

4.2. There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Grounds Continued

5. Driveway and Walkway Condition

Observations:

5.1. Driveway in good shape for age and wear. No deficiencies noted.

6. Gate Condition

Observations:

6.1. The side yard gates were functional during time of inspection.

7. Fence Condition

Observations:

7.1. The fences appeared serviceable at time of inspection.

7.2. The concrete block walls are in acceptable condition.

Grounds Continued

8. GFCI

Observations:

8.1. GFCI receptacles are installed and operated when tested during the time of inspection.

9. Lighting Condition

Observations:

9.1. Exterior light covers damaged/missing bulbs/non functional in various areas.

10. Balcony/Patio Cover

Observations:

10.1. Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

Grounds Continued

11. Sprinklers

11.1. We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Foundation/Slab

Foundation/Slab Continued

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

1.2. We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

2.1. There are areas around the property that impede the inspectors full view of the concrete stem wall due to stucco, exterior decking, exterior paving and/or grading and vegetation covering the slab. Monitor conditions.

Foundation/Slab Continued

3. Foundation Plumbing

Observations:

3.1. ABS waste plumbing noted.

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

3.3. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Exterior Components

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Stucco

Observations:

1.1. No major system or safety concerns noted.

Exterior Components Continued

2. Window Condition

Observations:

2.1. Foam insulation strips glued to windows. Recommend removal.

Roof

1. Roof Condition

We evaluated the roof and its components from walking on its surface.

Materials:

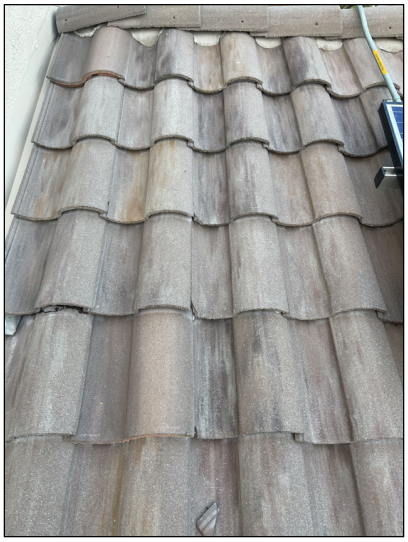
The roof is a concrete tile roof. Concrete & Clay tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

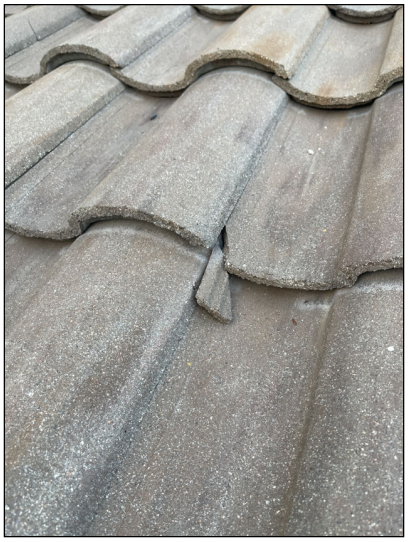
Observations:

1.1. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

1.2. The tile roof was observed with cracked/chipped tiles in various locations. Seek a licensed roofing contractor for further evaluations, inspection and repairs.

Roof Continued





2. Flashing

Observations:

2.1. The roof flashings are in acceptable condition.

3. Ventilation

Observations:

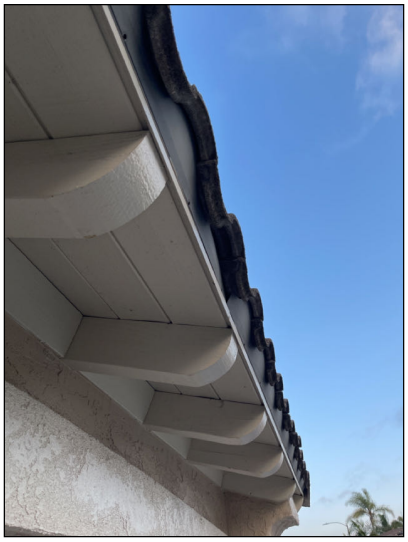
3.1. Ventilation is provided by a combination of eave or gable vents, and should be adequate.

4. Eaves & Facia

Observations:

4.1. The eaves and facia boards that were inspected appear to be in serviceable condition.

Roof Continued



Attic

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

1. Access

Observations:

1.1. The attic access is located in the master bedroom closet.

Attic Continued

2. Insulation Condition

Materials:

Unfinished fiberglass batts noted.

Observations:

2.1. Insulation appears standard and adequate.

3. Structure

Observations:

3.1. The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Attic Continued

Attic Continued

4. Duct Work

Observations:

4.1. The visible portion of the air ducts are in acceptable condition.

5. Exhaust Vent

Observations:

5.1. Appears to be functional.

Electrical Panel

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

1. General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. They should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Electrical Panel Continued

2. Electrical Panel

Location:

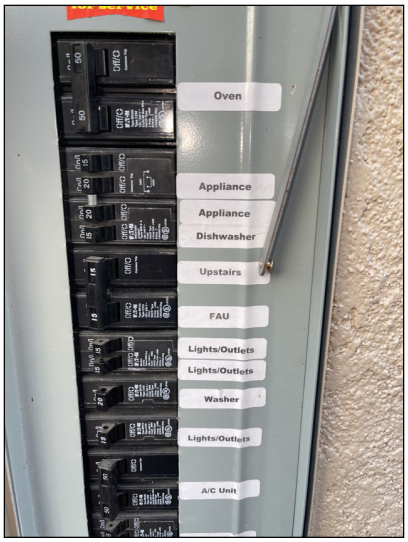
The main electrical panel is located outside the home.

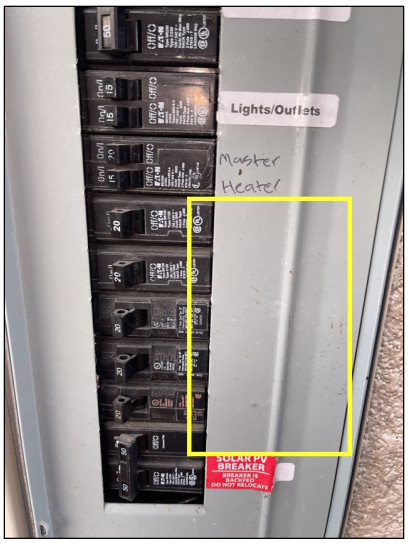
Observations:

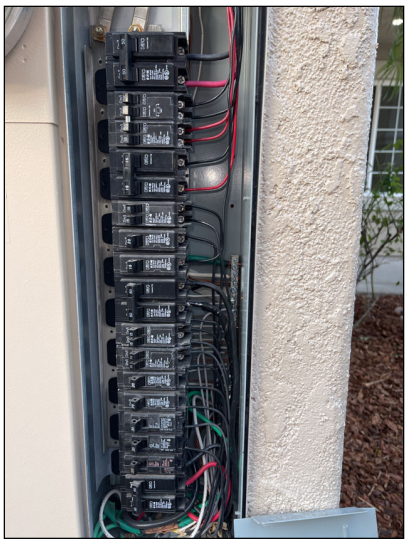
2.1. The main panel appears to be in good visual condition.

2.2. Knockouts need snap-in caps inside panel box & should be installed to keep mice out of panel box and to avoid potential electrocution hazard.

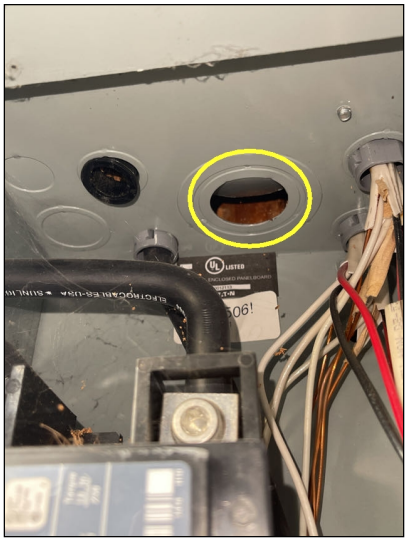
2.3. The main electrical panels dead front cover is not fully labeled. Seek a licensed electrical contractor for further evaluations and repairs.







Electrical Panel Continued



3. Main Amp Breaker/Main Disc

4. Cable Feeds

Observations:

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

5. Breakers

Materials: The residence is wired predominantly with a modern vinyl conduit known as non-metallic sheathing (Romex).

Observations:

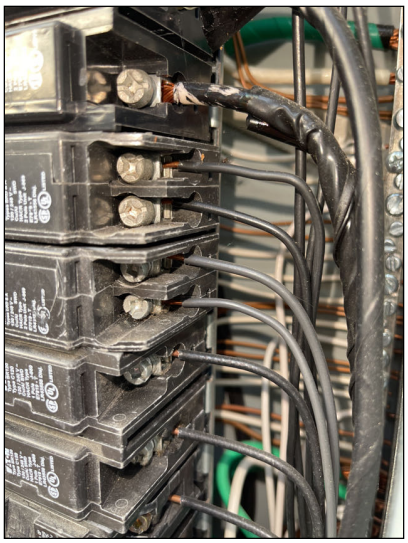
5.1. All of the circuit breakers appeared serviceable.

Electrical Panel Continued

6. Wiring Observations

Observations:

6.1. The visible portions of the wiring has no visible deficiencies.



7. Grounding

Observations:

7.1. The panel ground appears to be correct.

Water Heater

1. General Comments

1.1. There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of much water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Water Heater Continued

2. Water Heater Condition

Heater Type:

Gas

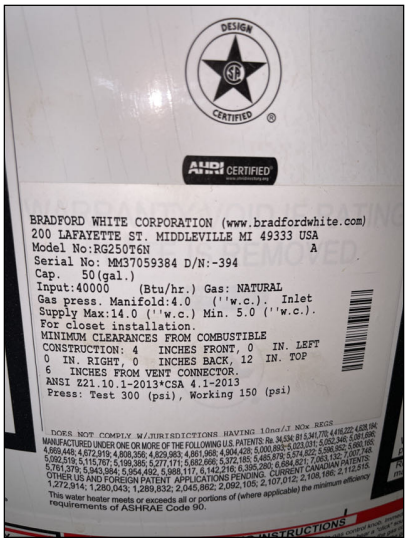
Age-2015

Location:

The water heater is located in the garage.

Observations:

2.1. The water heater is functional.



Water Heater Continued

3. Number Of Gallons

Observations:

3.1. 50 Gallons

4. Combustion

Observations:

4.1. The combustion chamber appears to be in functional condition.

5. Venting

Observations:

5.1. Appears functional during the time of inspection.

6. TPRV

Observations:

6.1. The gas water heater temperature relieve valve is present and in satisfactory condition.

7. Strapping

Observations:

7.1. The water heater appears to have the approved / correct seismic strapping at the top and bottom 1/3 section of water heater tank.

8. Gas Valve

Observations:

8.1. Appears functional.

8.2. Gas water heater is not equipped with a sediment trap drip leg. Current standards require a drip leg at the gas connection. Seek licensed plumbing contractor for repairs.

Water Heater Continued

9. Plumbing

Materials:

Copper water lines noted.

Observations:

9.1. The water heaters water shut off valve appears functional.

10. Base

Observations:

10.1. The water heater base is functional.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Heat/AC Continued

1. Heater/FAU Condition

Furnace is located in the attic.

Materials:

Gas fired forced hot air.

Observations:

1.1. The heating unit is functional at the time of the inspection.

2. Heater Base

Observations:

2.1. The furnaces base appears to be functional.

3. Venting

Observations:

3.1. The visible portions of the vent pipes appeared functional.

4. Gas Valves

Observations:

4.1. Gas shut off valves were present and functional.

Heat/AC Continued

5. Registers

Observations:

5.1. The air supply registers are functional.

6. Air Supply/Return

Observations:

6.1. The return air supply system appears to be functional.

7. Filters

Observations:

7.1. The HVAC filters are dirty. Needs replacement. Advise correcting by a qualified professional.

8. Duct Work

Observations:

8.1. The visible portion of the flexible air ducts are in acceptable condition.

Heat/AC Continued

9. AC Condenser Condition

Compressor Type: Electric

Location: The compressor is located at the exterior grounds.

Observations:

9.1. Appeared functional at the time of inspection.

Year 2019

10. AC Disconnect

Observations:

10.1. Disconnect present

11. Refrigerant Lines

Observations:

11.1. The visible portion of the refrigerant lines appeared to be in acceptable condition.

Heat/AC Continued

12. Condensate Drain Pipe

Observations:

12.1. The condensate pipe discharges in a drain.

13. Thermostats

Observations:

13.1. Functional at the time of inspection.

Garage

1. Pedestrian Door

Observations:

1.1. Appeared functional, at time of inspection.

2. Fire Door

Observations:

2.1. The garage fire door is self closing and functional.

3. Garage Opener Status

Observations:

3.1. The garage door opener and its components were functional at the time of inspection.

4. Garage Door's Reverse Status

Observations:

4.1. Eye beam system present and operating.

5. Garage Door Condition

Observations:

5.1. The garage door was in acceptable condition at time of inspection.

Garage Continued

6. Garage Door Parts

Observations:

6.1. The garage door and opener appeared functional during the inspection.

7. Electrical

Observations:

7.1. The outlets that were tested are functional, and include ground-fault protection.

8. Walls

Observations:

8.1. Appeared satisfactory, at time of inspection.

9. Rafters & Ceiling

Observations:

9.1. The garage ceilings are in acceptable condition.

Garage Continued

10. Floor Condition

Observations:

10.1. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Indoor Health/Safety

Indoor Health/Safety Continued

1. Informational Comments

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

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

Interior Areas

1. Observations

Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.

1.2. Limited review of the interior during the time of inspection due to a number of personal items blocking access. Advise verifying condition with a qualified professional as needed.

Interior Areas Continued

Interior Areas Continued

2. Floors Condition

Observations:

2.1. Flooring/carpet not installed in some areas.

3. Fireplace

Materials:

Prefabricated fireplace noted.

Observations:

3.1. There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

3.2. A complete view of the chimney flue is not possible, and you may wish to have it video scanned. Refer to a licensed chimney contractor for further evaluations.

3.3. The inspectors visually inspects the fireplace(s). The inspector does not light the fireplace for safety and liability reasons. Have the sellers demonstrate prior to the close of sale.

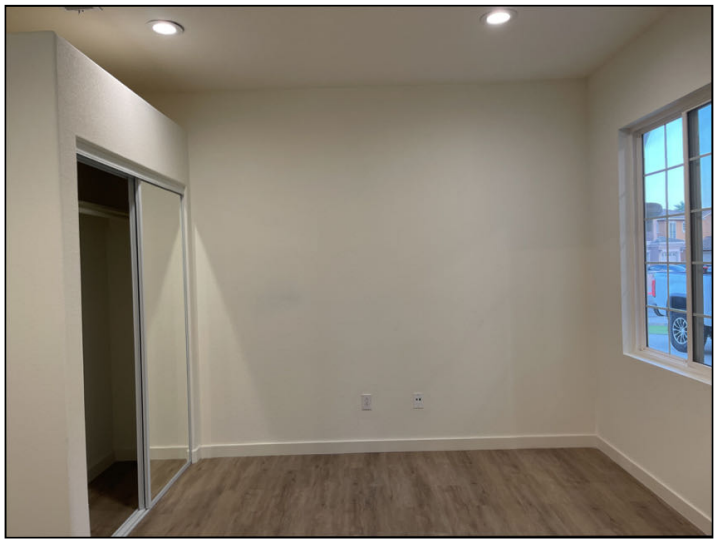
Interior Areas Continued

Bedrooms

1. General Comments/Observations

Observations:

1.1. The general condition of the bedroom floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.



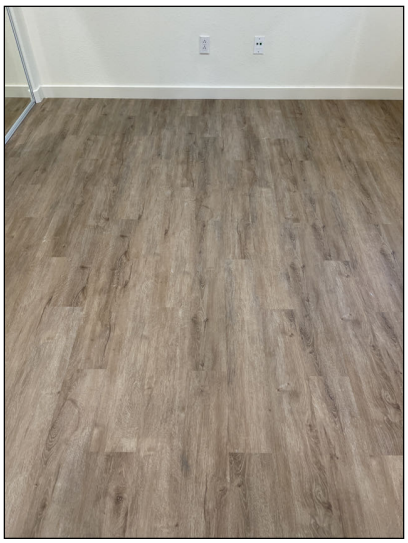
Bedrooms Continued

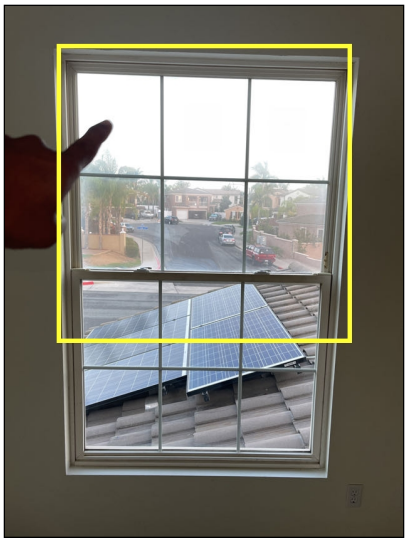
Bedrooms Continued

2. Window Condition

Observations:

2.1. Bedroom windows show signs of loss of seal/condensation.





3. Smoke Detectors

Observations:

3.1. Smoke detectors present during time of inspection.

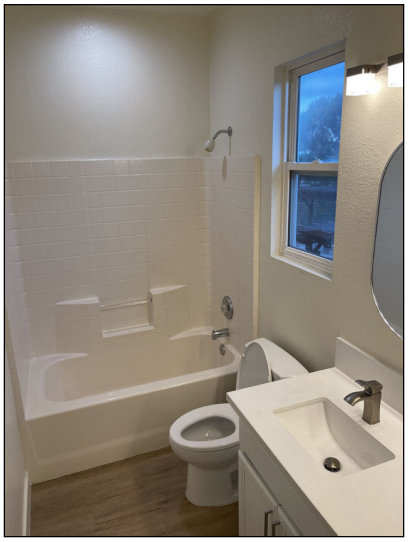
3.2. We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant.

Bathroom

1. General Condition/Observations

Observations:

1.1. The general condition of the bathroom floor, walls, ceiling, windows, outlets etc, are functional and in satisfactory condition.



2. Walls

Observations:

2.1. The bathroom walls are in acceptable condition.

3. Ceiling Condition

Observations:

3.1. The properties bathroom ceilings are in acceptable condition.

Bathroom Continued

4. Floor Condition

Observations:

4.1. The bathroom floors have no significant defects.

5. Doors

Observations:

5.1. The bathroom doors were functional.

6. Cabinets

Observations:

6.1. Appeared functional and in satisfactory condition, at time of inspection.

6.2. Cabinets/drawers missing in the bathroom.

Bathroom Continued

7. Counters

Observations:

7.1. The bathroom(s) counter tops are in acceptable condition.

8. Sinks

Observations:

8.1. The bathroom sink and its components were functional.

Bathroom Continued

9. Plumbing

Observations:

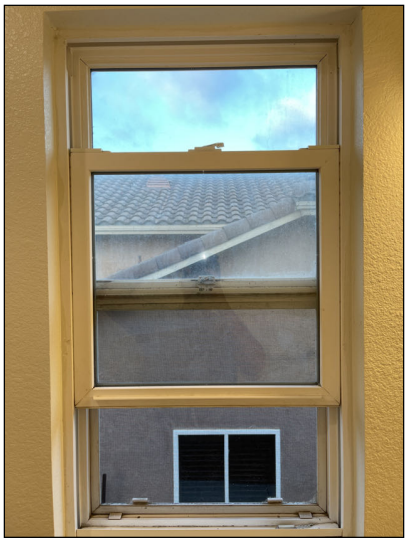
9.1. The sink drain P- trap and drain are functional.

Bathroom Continued

10. Window Condition

Observations:

10.1. The bathroom(s) windows were functional at the time of the inspection.



11. GFCI

Observations:

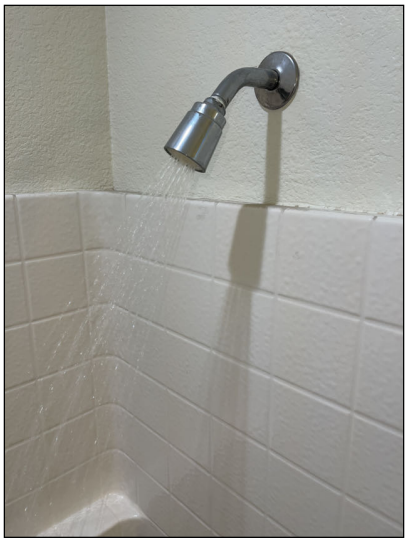
11.1. GFCI in place and operational.

Bathroom Continued

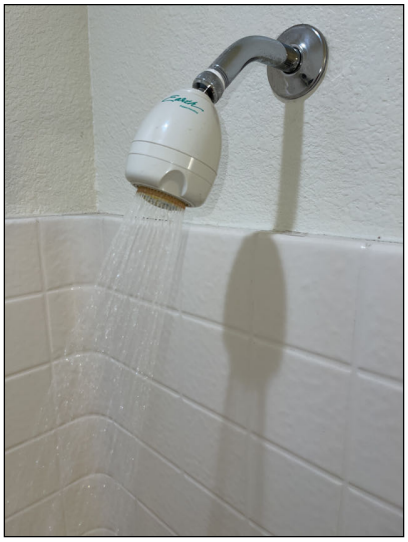
12. Showers

Observations:

12.1. The bathroom showers was functional.



Bathroom Continued



13. Shower Walls

Observations:

13.1. The bathroom shower walls were functional and in acceptable condition.

14. Enclosure

Observations:

14.1. The shower enclosure was functional at the time of the inspection.

Bathroom Continued

15. Bath Tubs

Observations:

15.1. The bathroom tub is functional.

16. Toilets

Observations:

16.1. Toilets are functional and in good visual condition.

Bathroom Continued

17. Exhaust Fan

Observations:

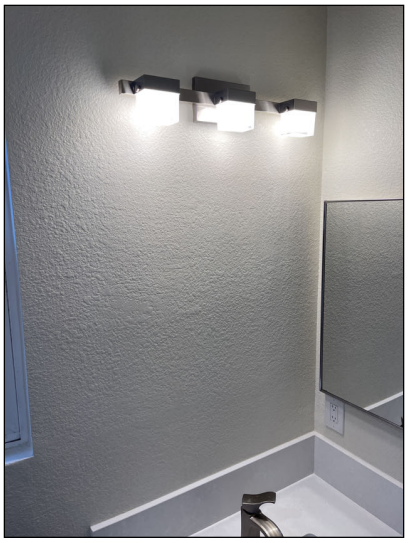
17.1. The bathroom exhaust fan operated when tested at the time of inspection.

Bathroom Continued

18. Mirrors

Observations:

18.1. No mirrors installed.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Observations

Observations:

1.1. The general condition of the kitchen floors, walls, ceiling, windows, functional and in satisfactory condition.

Kitchen Continued

2. Wall Condition

Observations:

2.1. The kitchen walls were in acceptable condition.

3. Ceiling Condition

Observations:

3.1. The kitchen ceiling appeared to be in acceptable condition.

4. Floor Condition

Observations:

4.1. The kitchen floors are in acceptable condition.

5. Window Condition

Observations:

5.1. The kitchen windows are functional.

6. Cabinets

Observations:

6.1. Cabinets/shelving are missing/incomplete.

Kitchen Continued

7. Counters

Observations:

7.1. The kitchen counter tops are in acceptable condition.

8. Electrical

Observations:

8.1. Outlet covers missing inside the vent cabinet.

9. GFCI

Observations:

9.1. GFCI in place and operational at some outlets.

Kitchen Continued

10. Sinks

Observations:

10.1. The kitchen sink valves and connector were functional at the time of inspection.

11. Dishwasher

Observations:

11.1. The dishwasher turned on and was functional.

Kitchen Continued

12. Garbage Disposal

Observations:

12.1. The garbage disposal operated and appeared functional at time of inspection.

13. Plumbing

Observations:

13.1. The sink drain P- trap and drain are functional.

14. Microwave

Observations:

14.1. This unit appeared functional at the time of inspection.

Kitchen Continued

15. Vent Condition

Materials: None Present.

Observations:

15.1. Fan hood not installed

16. Cook top condition

Observations:

16.1. The cook top operated and was functional.

17. Oven & Range

Observations:

17.1. Oven(s) operated when tested.

Kitchen Continued

18. Wine Cooler & Refrigerator

Observations:

18.1. It is beyond the scope of a home inspection to test refrigerators. If concerned about serviceability and functionality we recommend further evaluation by a licensed appliance contractor prior to the end of your contingency period.

Laundry

1. Comments/Observations

1.1. Our inspection did not include the laundry room and/or appliance. We do not remove / pull appliance away from the wall surface this can cause moisture damages. Also we do not test or evaluate the 240-volt electrical outlet and gas connections. Refer to the sellers disclosure to advise.

1.2. In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Continued

2. Window Condition

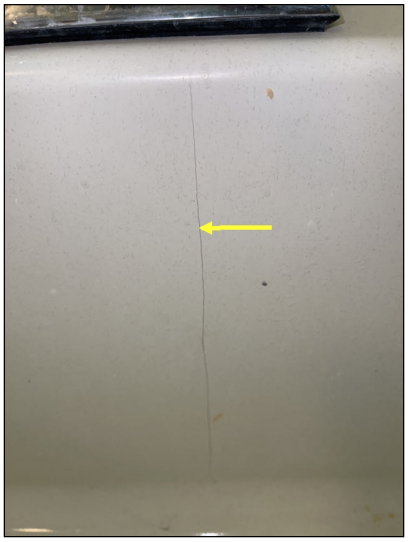
Observations:
• The windows that were tested, are functional.

3. Wash Basin

Observations:

3.1. Sink appears to be cracked.

Laundry Continued



Photos

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.