

# Confidential Inspection Report

Prepared for:



**Prepared by: Robert C. Young, P.E.**  
**Registered Professional Engineer, Indiana License #PE60020247**

**Young's Inspection, LLC**  
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August 12, 2010

Mr. & Mrs. Home Buyer

RE: 1234 Pleasant Dr., Indianapolis, IN

Dear Mr. & Mrs. Buyer:

At your request, a visual inspection of the above referenced property was conducted on August 12, 2010. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### **SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. We strongly recommend the you read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. We recommend that you have appropriate licensed contractors evaluate each item further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

We recommend further evaluation and repair by appropriately Licensed Contractors for the following **ACTION ITEMS**. Please read the complete report in addition to this Summary.

#### **EXTERIOR - FOUNDATION**

##### Exterior Walls:

##### *3.1 Materials & Condition:*

Walls are constructed with: Vinyl lap siding, Partial brick front. Damaged metal starter strip at bottom of west wall vinyl siding needs replaced.

#### **ROOF SYSTEM**

##### Eaves - Soffits - Fascias:

##### *4.5*

Appear serviceable.

##### Gutters & Downspouts:

##### *4.6*

Standard gutters installed, Install missing splash blocks at downspouts. Downspout at front porch needs shortened before splash block is installed.

##### Attic & Insulation:

##### *4.8 Structure:*

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss or rafter spacing is 24 inches on center. The roof decking material is oriented strand board sheeting. The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints. Request builder verify structural adequacy of truss end support in attic - North/south trusses are supported by a single east/west truss located south of attic access opening.

## ELECTRICAL SYSTEM

### Switches & Fixtures:

#### *5.9 General:*

Lights are not operational in some areas (attic light and chain-hung light in great room). No switch was found for attic light.

#### *5.13 Living Room:*

Chain-hung light is not operational.

### Electrical Outlets:

#### *5.20 General:*

Ground Fault Circuit Interrupter (GFCI) outlets are highly recommended for installation at exterior.

#### *5.21 Exterior Walls:*

Standard outlets installed - Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior locations (front and rear porches and west wall). West wall and rear porch outlets show no power when tested.

#### *5.30 Laundry:*

120V electrical outlet is grounded. 240V service at dryer outlet is inoperative - Repair needed.

## KITCHEN - APPLIANCES

### Garbage Disposal:

#### *8.5 Condition:*

Appears serviceable. Improper wiring - Flex conduit needs secured to bottom plate of disposal.

## BATHROOMS

### Tub/Shower Fixtures:

#### *9.6 Master Bath:*

Tub faucet handle is broken and needs replaced.

## INTERIOR ROOMS

### Closets:

#### *10.35 North Bedroom #2:*

The closet doors or fixtures need some adjustment or repair. Bi-fold door would not fully close.

### Smoke / Fire Detector:

#### *10.39 Living Room:*

Plastic bag covering smoke detector should be removed.

**MAINTENANCE/HOME IMPROVEMENT RECOMMENDATIONS** are also noted in the report. Please read the complete report in addition to this Summary.

## ROOF SYSTEM

### Roof:

#### *4.3 Roof Covering:*

Standard three-tab composition shingles, One layer. Improper installation is found - No roofing underlayment felts were visible under shingles at first row of shingles. Underlayment felts are recommended by most manufacturers to be installed on top of roof decking before shingles are installed.

## HEATING - AIR CONDITIONING

### Heating Equipment:

#### *6.5 Blower Fan:*

System lacks cleaning. Fan compartment is dirty.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please call us at (317) 979-4044.

Sincerely,

Robert C. Young

Robert C. Young, P.E.  
Young's Inspection, LLC

## GENERAL INFORMATION

### Client & Site Information:

1.1 *Inspection Date:* August 12, 2010 06:00 PM.  
 1.2 *Client:* Mr. & Mrs. Home Buyer.  
 1.3 *Inspection Site:* 1234 Pleasant Dr.  
 Indianapolis, IN  
 1.4 *House Occupied?* No.

### Building Characteristics:

1.5 *Main Entry Faces:* North.



**Exterior views**

1.6 *Estimated Age:* New home.  
 1.7 *Building Type:* 1 family, Ranch.  
 1.8 *Stories:* 1  
 1.9 *Space Below Grade:* None.

### Climatic Conditions:

1.10 *Weather:* Clear.  
 1.11 *Soil Conditions:* Wet.  
 1.12 *Outside Temperature (f):* 90-100.

### Utility Services:

1.13 *Water Source:* Public.  
 1.14 *Sewage Disposal:* Public.  
 1.15 *Utilities Status:* All utilities on.

### Payment Information:

1.16 *Total Fee:* 0.00.

### About Rated Items:

1.17 Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

	OK	MM	RR	
2.1 Driveway:	p	..	..	Driveway Type: Concrete.
2.2 Walks:	p	..	..	Sidewalk type: Concrete.

### Patio / Porch:

2.3 Slab:	p	..	..	Type: Concrete.
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### Fences & Gates:

2.4 Condition:	..	..	..	None.
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### Grading:

2.5 Site:	p	..	..	Relatively flat site with gentle slopes, Grade at foundation appears serviceable.
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## EXTERIOR - FOUNDATION

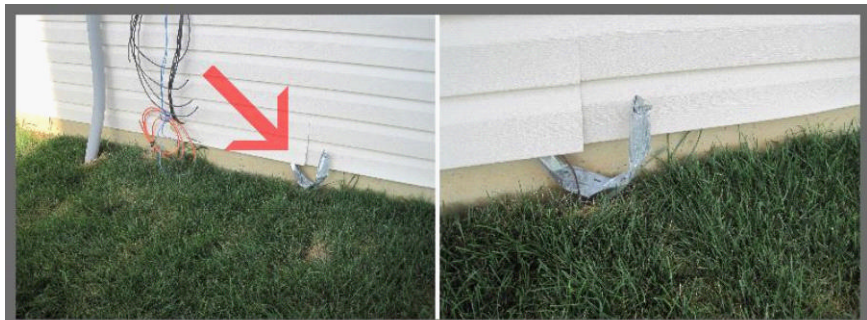
All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

#### 3.1 Materials & Condition:

OK MM RR  
 " " p

Walls are constructed with: Vinyl lap siding, Partial brick front. Damaged metal starter strip at bottom of west wall vinyl siding needs replaced.



**Replace metal starter strip**

#### 3.2 Flashing & Trim:

p " " Wood materials. Metal materials. Appears serviceable.

### Foundation:

#### 3.3 Materials & Condition:

p " "

Poured in place concrete slab, Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Typical shrinkage/settlement cracks noted.



**Typical crack at foundation**

#### 3.4 Recent Movement:

There is no evidence of any recent movement.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roof:

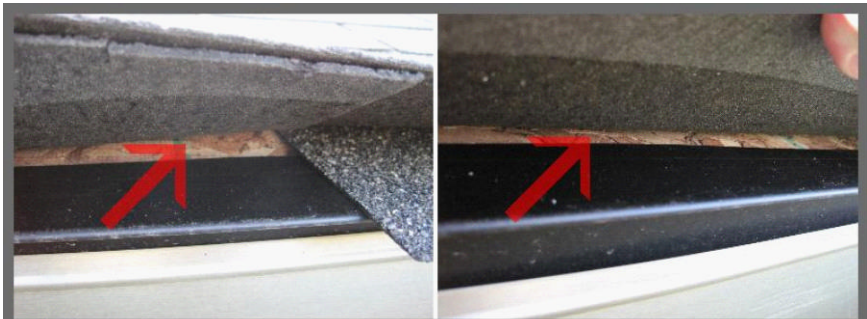
- 4.1 Style:
- Gable.
- 4.2 Roof Access:
- Walked on roof.



Roof views

- 4.3 Roof Covering:
- OKMMRR  
"p"

Standard three-tab composition shingles, One layer. Improper installation is found - No roofing underlayment felts were visible under shingles at first row of shingles. Underlayment felts are recommended by most manufacturers to be installed on top of roof decking before shingles are installed.



No underlayment felts visible

Valleys:

- 4.4
- p" "

The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines. Satisfactory - The valleys appear to be in serviceable condition.

**Eaves - Soffits - Fascias:**

4.5

OK MM RR  
p " "

Appear serviceable.

**Gutters & Downspouts:**

4.6

" p "

Standard gutters installed, Install missing splash blocks at downspouts. Downspout at front porch needs shortened before splash block is installed.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

4.7 Access:

p " "

Attic is full size, Accessible by: Ceiling opening in garage. Viewing was limited to observing from hatch areas only - No walk boards are provided.

4.8 Structure:

" p "

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss or rafter spacing is 24 inches on center. The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints. Request builder verify structural adequacy of truss end support in attic - North/south trusses are supported by a single east/west truss located south of attic access opening.



Attic view / Question truss end support

	OK	MM	RR	
4.9 Ventilation:	p	..	..	Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
4.10 Insulation:	p	..	..	Fiberglass- Blown. Area over garage is not insulated.
4.11 Insulation Depth/R-value	p	..	..	Depth is approximately 15"+/- or R-38.



## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

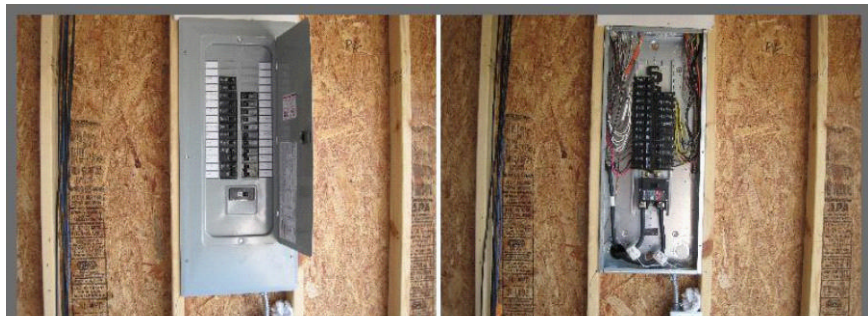
Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Service:

5.1 Type & Condition:	OK	MM	RR	
5.2 Grounding Equipment:	p	..	..	Underground, 120/240 Volt, Appears serviceable.
	p	..	..	Grounded via plumbing and apparent rod in ground (ground rod not visible)

### Electrical Distribution Panels:

5.3 Main Panel Location:	p	..	..	Location: Garage, 200 amps, Circuit breakers installed, Manufacturer: Cutler-Hammer.
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**Main electrical panel**

5.4 Main Panel Observations:	p	..	..	Circuit and wire sizing correct so far as visible, Grounding system is present.
5.5 120 Volt Circuits:	14.			
5.6 240 Volt Circuits:	5			

### Conductors:

5.7 Entrance Cables:	p	..	..	Aluminum- OK.
5.8 Branch Wiring:	p	..	..	Copper, Romex (NM) type plastic sheathed cable with integral ground, Appears serviceable.

### Switches & Fixtures:

5.9 General:	..	..	p	Lights are not operational in some areas (attic light and chain-hung light in great room). No switch was found for attic light.
5.10 Kitchen Interior:	Appears serviceable.			
5.11 Hall Bath:	Appears serviceable.			
5.12 Master Bath:	Appears serviceable.			
5.13 Living Room:	Chain-hung light is not operational.			

5.14 Master Bedroom: Appears serviceable.  
 5.15 North Bedroom #2: Appears serviceable.  
 5.16 Middle East Bedroom #3: Appears serviceable.  
 5.17 Southeast Bedroom #4: Appears serviceable.  
 5.18 Laundry: Appears serviceable.  
 5.19 Garage Walls: Appears serviceable.

**Electrical Outlets:**

	OK	MM	RR	
5.20 General:	..	..	⌋	Ground Fault Circuit Interrupter (GFCI) outlets are highly recommended for installation at exterior.
5.21 Exterior Walls:	..	..	⌋	Standard outlets installed - Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior locations (front and rear porches and west wall). West wall and rear porch outlets show no power when tested.



**Front porch outlet didn't trip when tested**

5.22 Kitchen Interior: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Appear serviceable. GFCI outlets provided near sink.

5.23 Hall Bath: Appear serviceable. GFCI protected outlet provided near sink.

5.24 Master Bath: Appear serviceable. GFCI protected outlet provided near sink.

5.25 Living Room: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

5.26 Master Bedroom: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

5.27 North Bedroom #2: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

5.28 Middle East Bedroom #3: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

5.29 Southeast Bedroom #4: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

5.30 Laundry: 120V electrical outlet is grounded. 240V service at dryer outlet is inoperative - Repair needed.

5.31 Garage Walls: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Appear serviceable. GFCI outlet provided.

## HEATING - AIR CONDITIONING

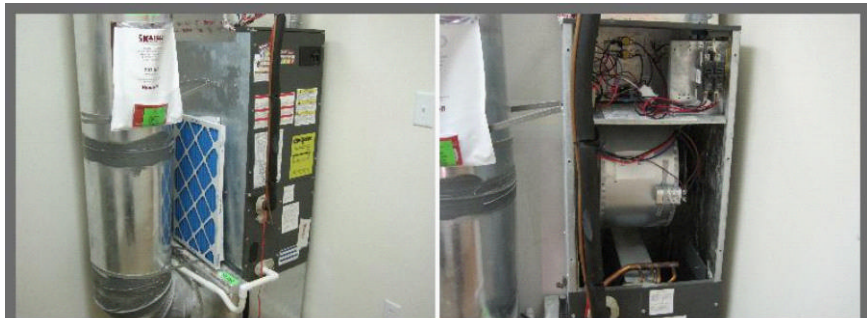
The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating Equipment:

6.1 Type & Location:

Forced air electric furnace. Manufacturer: Goodman, Model #ARUF182416BA, Serial #1005013342. Location: Laundry/Utility room.



**Electric furnace**

6.2 Fuel Source:

OK	MM	RR	
p	..	..	Electric.

6.3 Input & Approx. Age:

p	..	..	9.5 KW of electric resistance heat is installed in the furnace.
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6.4 General Operation & Cabinet:

p	..	..	Measured 70 degree rise between return and supply air temperatures with thermostat on "Heat" setting.
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6.5 Blower Fan:

..	p	..	System lacks cleaning. Fan compartment is dirty.
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6.6 Air Filters:

p	..	..	Size = 16"x25"x1"
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**Air filter**

6.7 Normal Controls:

OK MM RR  
p " "

Thermostat is located in the hallway, Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

## Air Conditioning:

6.8 Primary Type:

Central, Split system, Split system, Heat pump, Manufacturer: Goodman, Model #GSZ130241BA, Serial #1006713192.



Outside A/C unit

6.9 Fuel Source:

Electric, 240 Volt, Electrical disconnect present.

6.10 Capacity / Approx. Age:

2 tons (24,000 BTU/Hr)

6.11 Return Air Temp:

74 degrees.

6.12 Supply Air Temp:

54 degrees.

6.13 Air Temp Drop In Degrees Fahrenheit:

p " " 20 degrees across cooling coil of unit.

6.14 System Condition:

p " "

6.15 Condensate Line:

p " " Condensate line installed, Line drains to open-site floor drain.

6.16 Normal Controls:

p " "

## Ductwork / Distribution:

6.17 Ducts / Air Supply:

p " " Sheet metal, Fiberglass ductboard, Flexible round, Ductwork in attic space is covered by insulation and is not viewable.

6.18 Kitchen Interior:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

6.19 Living Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

6.20 Master Bedroom:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

6.21 North Bedroom #2:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

6.22 Middle East Bedroom #3:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

6.23 Southeast Bedroom #4:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.



## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

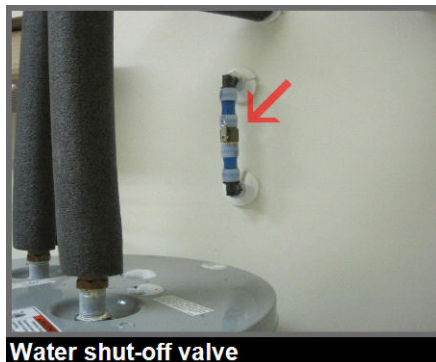
The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Line:

#### 7.1 Water Service:

Water meter is located at the north side of the house. Main shutoff valve is located by water heater, Valve is operational.



**Water shut-off valve**

#### 7.2 Material:

Plastic - PEX, Main line is 3/4 inch diameter.

#### 7.3 Pressure:

OK MM RR  
p .. ..

Water pressure was checked at an exterior hose faucet - Measured 60 psi. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

**Supply Lines:**

7.4 Material:

Plastic - PEX.

7.5 Condition:

OK MM RR  
p " "

Unable to verify the condition of any hidden or underground piping.

**Waste Lines:**

7.6 Material:

Plastic.

7.7 Condition:

p " "

Unable to verify the condition of any hidden, under slab or underground piping. Plumbing vents appear serviceable.

**Hose Bibs / Hookups:**

7.8 General:

p " "

Sample operated, appeared serviceable.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

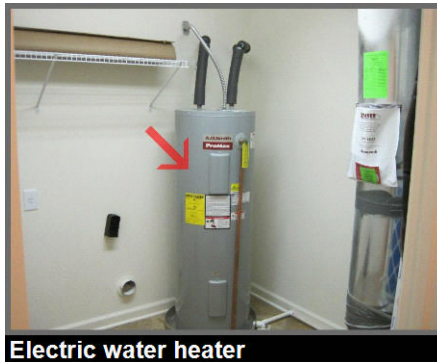
**Water Heater:**

7.9 Power Source:

Electric, Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

7.10 Manufacturer &amp; Capacity:

Manufacturer: A.O. Smith, Model #E62-50H-045DV, Serial #1021T448420. 50 gallons.



7.11 Location:

Laundry/utility room.

7.12 Condition:

p " "

Appears serviceable, No water leakage seen. Pressure relief valve noted, not tested as testing can damage valve, A water shutoff valve is installed.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

7.13 Kitchen Sink:

p " "

Stainless steel sink, Faucet and drain are serviceable, Hand sprayer is serviceable.

**Hose Bibs / Hookups/Sink Faucets:**

7.14 Laundry:

p " "

Plumbing appears serviceable. There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Range/ Cooktop / Oven:

	OK	MM	RR	
8.1 Type & Condition:	..	..	..	None present.

### Ventilation:

8.2 Type & Condition:	..	..	..	No fan/hood present.
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### Refrigerator:

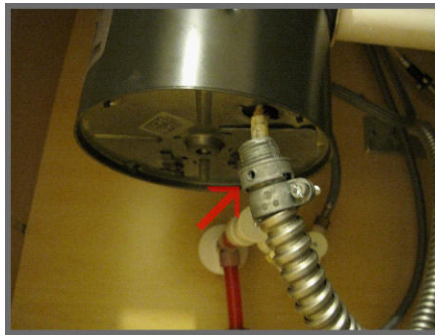
8.3 Type & Condition:	..	..	..	None present.
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### Dishwasher:

8.4 Condition:	..	..	..	None installed.
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### Garbage Disposal:

8.5 Condition:	..	..	p	Appears serviceable. Improper wiring - Flex conduit needs secured to bottom plate of disposal.
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**Flexible conduit needs secured to disposal**

### Other Built-ins:

8.6 Microwave:	..	..	..	None present.
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### Kitchen Interior:

8.7 Counters & Cabinets:	p	..	..	Counters are Formica (plastic laminate), Cabinets are wood, Cabinets/countertops appear serviceable.
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## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We do not leak-test shower pans because of the possibility of water damage.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

	OK	MM	RR	
9.1 Hall Bath:	p	"	"	Sink/counters/cabinets appear serviceable.
9.2 Master Bath:	p	"	"	Sink/counters/cabinets appear serviceable.

### Toilet:

9.3 Hall Bath:	p	"	"	Appears serviceable.
9.4 Master Bath:	p	"	"	Appears serviceable.

### Tub/Shower Fixtures:

9.5 Hall Bath:	p	"	"	Appear serviceable.
9.6 Master Bath:	"	"	p	Tub faucet handle is broken and needs replaced.



Broken tub faucet handle

### Tub/Shower And Walls:

9.7 Hall Bath:	p	"	"	Shower walls appear serviceable.
9.8 Master Bath:	p	"	"	Shower walls appear serviceable, Enclosure appears serviceable.

### Bath Ventilation:

9.9 Hall Bath:	p	"	"	
9.10 Master Bath:	p	"	"	Appears serviceable.

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Doors:

	OK	MM	RR	
10.1 Main Entry Door:	p	..	..	Appears serviceable. Hardware operational, Door bell functioned.
10.2 Other Exterior Doors:	p	..	..	Standard side/rear door. Appears serviceable.
10.3 Overall Interior Door Condition:	..	p	..	Minor adjustments/repairs needed for doors to latch/operate properly.
10.4 Hall Bath:				Hardware operational.
10.5 Master Bath:				Hardware operational.
10.6 Living Room:				Hardware operational.
10.7 Master Bedroom:				Hardware operational.
10.8 North Bedroom #2:				Hardware operational.
10.9 Middle East Bedroom #3:				Hardware operational.
10.10 Southeast Bedroom #4:				Hardware operational.
10.11 Laundry:				Hardware operational.

### Windows:

10.12 General Type & Condition:	p	..	..	Vinyl, Insulated glass, Screens, Single hung, Tilt-in, A representative sampling was taken. Windows as a grouping are generally operational.
10.13 Kitchen Interior:				Appears serviceable.
10.14 Living Room:				Appears serviceable.
10.15 Master Bedroom:				Appears serviceable.
10.16 North Bedroom #2:				Appears serviceable.
10.17 Middle East Bedroom #3:				Appears serviceable.
10.18 Southeast Bedroom #4:				Appears serviceable.

### Walls:

10.19 General Material & Condition:	p	..	..	Drywall, General condition appears serviceable.
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### Ceilings:

10.20 General Type & Condition:	p	..	..	Drywall, General condition appears serviceable.
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### Floors:

10.21 General:	p	..	..	General condition appears serviceable.
10.22 Kitchen Interior:				The floor covering material is vinyl. Appears serviceable.
10.23 Hall Bath:				The floor covering material is vinyl. Appears serviceable.
10.24 Master Bath:				The floor covering material is vinyl. Appears serviceable.
10.25 Living Room:				The floor covering material is carpet. Appears serviceable.

- |                               |   |
|-------------------------------|---|
| 10.26 Master Bedroom:         | The floor covering material is carpet. Appears serviceable.                 |
| 10.27 North Bedroom #2:       | The floor covering material is carpet. Appears serviceable.                 |
| 10.28 Middle East Bedroom #3: | The floor covering material is carpet. Appears serviceable.                 |
| 10.29 Southeast Bedroom #4:   | The floor covering material is ceramic or glazed tile. Appears serviceable. |
| 10.30 Laundry:                | The floor covering material is vinyl. Appears serviceable.                  |

### Closets:

- |                         |  |
|-------------------------|--|
|                         | OK MM RR<br>p " "  |
| 10.31 General:          |  |
| 10.32 Kitchen Interior: | Appears serviceable.   |
| 10.33 Master Bath:      | Appears serviceable.   |
| 10.34 Master Bedroom:   | Appears serviceable. The closet is lighted.  |
| 10.35 North Bedroom #2: | The closet doors or fixtures need some adjustment or repair. Bi-fold door would not fully close. |



Closet door won't fully close

- |                               |                      |
|-------------------------------|----------------------|
| 10.36 Middle East Bedroom #3: | Appears serviceable. |
| 10.37 Southeast Bedroom #4:   | Appears serviceable. |

### Smoke / Fire Detector:

- |                    |       |   |
|--------------------|-------|---|
| 10.38 General:     | " p " | Smoke alarm(s) responded to test button operation, High smoke detectors were not tested. Smoke detectors should be routinely tested to verify proper operation. Replace batteries in all detectors that have batteries. |
| 10.39 Living Room: |       | Plastic bag covering smoke detector should be removed.  |



Remove plastic bag covering detector

- |                               |  |
|-------------------------------|--|
| 10.40 Master Bedroom:         | There is a functional smoke detector installed in this room. |
| 10.41 North Bedroom #2:       | There is a functional smoke detector installed in this room. |
| 10.42 Middle East Bedroom #3: | There is a functional smoke detector installed in this room. |
| 10.43 Southeast Bedroom #4:   | There is a functional smoke detector installed in this room. |

### Phone / Computer Access Or Jack:

- |                         |  |
|-------------------------|--|
| 10.44 Kitchen Interior: | There is a telephone jack installed in this room. It may or may not be functional. |
| 10.45 Living Room:      | Coaxial cable jack seen.   |

<i>10.46 Master Bedroom:</i>	There is a telephone jack installed in this room. It may or may not be functional. Coaxial cable jack seen.
<i>10.47 North Bedroom #2:</i>	Coaxial cable jack seen.
<i>10.48 Middle East Bedroom #3:</i>	Coaxial cable jack seen.
<i>10.49 Southeast Bedroom #4:</i>	Coaxial cable jack seen.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### Laundry:

11.1 Location:	Laundry/Utility room.		
	OK	MM	RR
11.2 Clothes Washer:	..	..	..
	None present.		
11.3 Clothes Dryer:	..	..	..
	None present.		
11.4 Dryer Vent:	p	..	..
	A dryer vent to exterior is provided. The dryer vent hose/pipe needs periodic cleaning to prevent lint build-up and possible fire hazard.		



## GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slab on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

12.1 Attached, Two car, Walls and ceiling partially finished.

**Roof:**

	OK	MM	RR	
12.2 Condition:	p	..	..	Same as house, See roofing section of report.

**Ceilings:**

12.3 Condition:	p	..	..	
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**Garage Door:**

12.4 Material - Condition:	p	..	..	Metal, Non-insulated.
12.5 Door Operator:	..	..	..	Door operation is manual. Rough-in wiring for opener provided.
12.6 Service Doors:	p	..	..	There is a fire rated door separating the garage from the living areas of the house.

**Windows:**

12.7 Condition:	..	..	..	None.
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**Garage Walls:**

12.8 Type & Condition:	p	..	..	Drywall, Unfinished, General condition appears serviceable.
12.9 Fire Wall				The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is installed and finished.

**Floor:**

12.10 Condition:	p	..	..	
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