

Confidential Inspection Report

**2870 Bridgeport Ave SE
Salem, OR 97306-2541**

Prepared for: Nicholas Roberts



Prepared by: SD Inspections

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Report: 20987

Inspection Address: 2870 Bridgeport Ave SE,Salem, OR 97306-2541

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Date: January 16, 2020

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GENERAL INFORMATION

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 a general home 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.

General Information

1.1 Inspection Type:	Full Structure Inspection.
1.2 Inspection Date:	January 16, 2020 9:00 AM.
1.3 Client:	Nicholas Roberts.
1.4 Inspection Site:	2870 Bridgeport Ave SE Salem, OR 97306-2541.
1.5 Structure Occupied?	Yes.
1.6 People Present:	Buyer's Agent.
1.7 Access To Property By:	Buyer's Agent.
1.8	Building Type: 1 family, Main Entry Faces: North, Stories: 2 Space Below Grade: Crawl space.
1.9 Weather:	Overcast, Soil Condition: Wet, Outside Temperature (F): 30-40.
1.10 Total Fee:	\$450.
1.11 Payed By:	Check, Paid By: Buyer.
1.12	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/Regular 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.

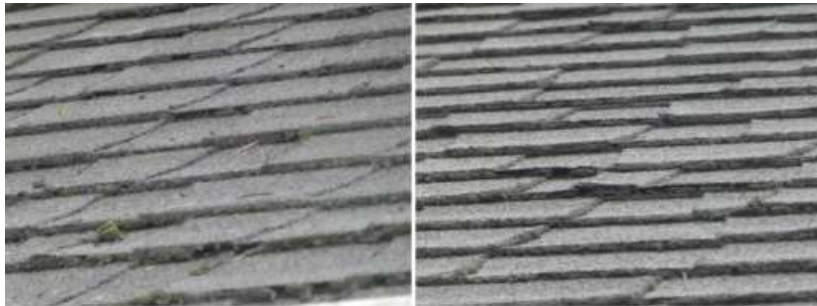
ROOF SYSTEM

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.

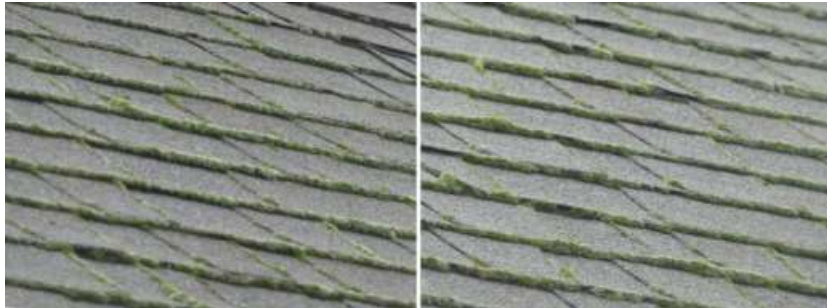
The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, 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 but not limited to solar systems, antennae, and lightning arrestors.

Roof:

- 2.1 Style: Gable.
- 2.2 Roof Access: Viewed from roof edge on ladder, Viewed from ground with binoculars.
- 2.3 Roof Covering: Asphalt Composition Shingles, Appeared serviceable/within useful life, an estimated minimum of 5 years after completion of any recommended repairs. Confirmation of roof installation date and estimated lifespan by the manufacturer is recommended.
- 2.4 Roof Covering Condition: ☐ OK ☒ MM ☐ RR Dead moss noted, removal of moss recommended. If left alone, the dead moss would promote future moss growth. Removal of dead moss without damaging or shortening the life of the shingle hardware is recommended.



- 2.5 Roof Covering Condition: ☐ ☐ ☒ Moss growth was observed, killing and proper removal of moss growth recommended. The materials hidden under the moss growth were not observable/inspected.



2.6 Roof Covering Condition:

OK MM RR
☐ ☒ ☐

Shingles appeared to be repaired with caulking materials. The origins of the damage or the full extend of the damaged materials was unknown. Recommend regular checks of the caulking materials for cracks/deterioration and re-apply if needed.



2.7 Roof Covering Condition:

☐ ☒ ☐

Shingle Condition: A few shingles at the time of the inspection appeared to be warped/bent, revealing a gap between the materials. Repair or replacement of the damaged roofing material is recommended.



	OK	MM	RR	
2.8 To Wall Edge Flashing Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials: Metal, The few portions of the flashing materials visible by the inspector appeared to be in serviceable condition.
2.9 Ridge Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - The ridge roofing materials appeared to be in satisfactory condition.
2.10 Valley Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - The valleys appeared to be in satisfactory condition.
2.11 Plumbing Vent Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The vent hardware appeared to be in satisfactory condition.
2.12 Gas Exhaust Vent Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The vent hardware appeared to be in satisfactory condition.
2.13 Roof Jack Vent Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The vent hardware appeared to be in satisfactory condition.
2.14 Gutters & Downspouts Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

Grounds:

	OK	MM	RR	
3.1 Driveway:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway type: Concrete, typical cracks were observed.
3.2 Walks:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk type: Concrete, typical cracks were observed.
3.3 Fences And Gates Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gate was difficult to operate. Recommend adjustment of gate hardware.



3.4 Site Grading Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gentle slope, Grade at foundation appeared serviceable.
3.5 Landscaping Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proper vegetation clearance from the structure was maintained at the time of the inspection.

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.

Building Exterior:

4.1 Exterior Wall Type

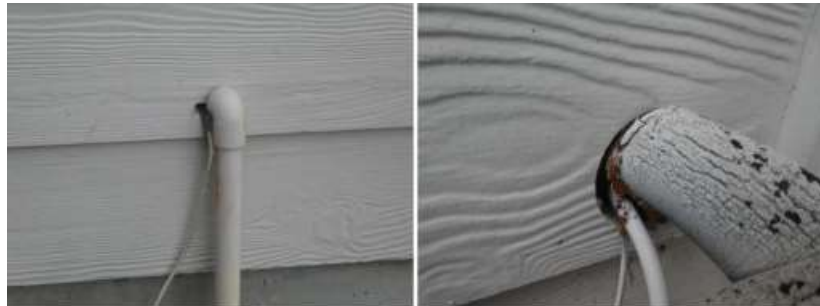
Walls appeared to be constructed with: Cement Composite.

4.2 Exterior Wall Condition:

OK MM RR

☐ ☒ ☐

Penetration(s) in structure were not properly sealed. Recommend sealing all penetration(s) in the structure to prevent water from freely flowing into the wall cavity.



4.3 Exterior Wall Condition:

☐ ☐ ☒

Damaged materials were observed. Repair/replacement of all damaged materials is recommended.



4.4 Exterior Wall Condition:

☐ ☐ ☒

Damaged materials were observed. Materials appeared to have

cracked/split.

Repair/replacement of all damaged materials is recommended.



4.5 Exterior Wall Condition:

OK MM RR

☐ ☐ ☒

Damaged materials were observed. Repair/replacement of all damaged materials is recommended.



4.6 Exterior Wall Trim Type

Trim materials appeared to be composed of: Wood Materials.

4.7 Exterior Wall Trim Condition:

☐ ☒ ☐

Sealant installed between siding materials and exterior trim had shrunk, exposing the area between the materials. Recommend replacement of the sealant in all areas where existing sealant had failed.



4.8 Exterior Wall Trim Condition:

☐ ☐ ☒

Paint was worn in the trim materials. Recommend scraping and repainting worn areas.



4.9 Window Trim Condition:

OK MM RR
☐ ☒ ☐

Sealant materials at window(s) appeared aged/shrunk, revealing an opening between the window frame and the structure. Recommend applying new weather resistant sealant around the window frame. Preferably a product rated for longevity and advertised to not shrink.



4.10 Exterior Door Trim Condition:

☐ ☒ ☐

Caulking materials at exterior door were aged/shrunk, revealing an opening between the exterior door frame and the structure. Recommend applying new weather resistant caulking or equivalent flexible sealing compound around the door frame. Preferably a product rated for longevity and advertised to not shrink over time.



4.11 Garage Door Trim Condition:

☒ ☐ ☐

4.12 Fascia Condition:

☐ ☒ ☐

Fasteners had been sunk too deeply into the fascia materials, exposing unprotected portions of the materials, increasing the risk of rot growth. Sealing over the countersunk fasteners to prevent water buildup in these areas is recommended.



4.13 Fascia Condition:

OK MM RR
☐ ☒ ☐

Fascia board paint was showing signs of wear. Recommend scraping and repainting over any areas where the paint has worn away to expose the materials underneath. Monitor for future deterioration of painted wood and paint as needed.



4.14 Eave And Soffit Condition:

☒ ☐ ☐

4.15 Exterior Foundation Condition:

Materials: Concrete Stem wall, Exterior Foundation Condition: Typical cracking was observed, Recent Movement: There was no evidence of any recent movement.

4.16 Crawlspace Vent Condition:

☐ ☐ ☒

Penetration through the vent screen was not properly sealed. Properly sealing the penetration in the screen system to prevent future pest infestation is recommended.



4.17 Crawlspace Vent Condition:

☐ ☐ ☒

Damaged vent flap materials were observed.



4.18 Downspout Condition:

OK MM RR

☒ ☐ ☐

Downspout hardware appeared to be in serviceable condition.

RESIDENTIAL ATTIC

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 #01:

5.1 Attic Access:

Accessible, Stored items blocked full viewing of the attic space.



5.2 Attic Structure Type:

A truss system was installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appeared to be in satisfactory condition. Spacing, appeared to be 24 inch on center. The roof decking material was oriented strand board sheathing.



5.3 Attic Ventilation Condition:

OK MM RR
☒ ☐ ☐

Satisfactory - There appeared to be adequate ventilation installed. Vents were located both in the ridge area and low in the eaves area.

Attic #02:

5.4 Attic Access:

Accessible.



5.5 Attic Structure Type:

A truss system was installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appeared to be in satisfactory condition. Spacing, appeared to be 24 inch on center. The roof decking material was oriented strand board sheeting.



5.6 Attic Ventilation Condition:

OK MM RR
☒ ☐ ☐

Satisfactory - There appeared to be adequate ventilation installed. Vents were located both in the ridge area and low in the eaves area.

5.7 Attic Insulation:

☒ ☐ ☐

Fiberglass- Blown, 13+/- inches
Estimated R-32 +/-

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.

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

Water Heater #01:

6.1 Location:

Garage.



6.2 Fuel Source:

Gas, Water heater was resting on a raised platform. Drip Leg: There did appear to be a drip leg in the gas line before attaching to the hot water heater. Gas Valve: There appeared to be a gas line cutoff valve installed adjacent to the gas appliance. Vent Flue Condition: Flue vent appeared intact.

6.3 Capacity:

50 Gallons.

6.4 Estimated Year Built: 2019.

OK MM RR

6.5 Seismic Strapping Observed

☒☐☐

Water heater was seismically secured.

6.6 T&p Valve:

☒☐☐

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 and without threading for additional connections, 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. Pressure relief valve noted, not tested.

6.7 Heater Appliance Condition:

☒☐☐

Water heater system and functionality appeared serviceable.

Gas Utility

6.8 Utilities

Gas Source, Public, Gas Meter Location, East wall.

Water Utility:

6.9 Utilities

Water Source, Public, Water Meter Location: @ Sidewalk, Water Main Shutoff: @ Meter, Main Shutoff Valve Condition: Valve appeared to be operational.

Waste Plumbing:

6.10 Attic #02:

Material appeared to be: Plastic, Plumbing vents appeared serviceable.

6.11 Underfloor CrawlSpace #01:

Material appeared to be: Plastic.

**Exposed Plumbing Condition:**

6.12 Water Heater #01:

☒☐☐

Material: Copper, OK. No signs of plumbing leaks were observed. A water shutoff valve was installed.

Sink Fixtures & Drain Condition:

6.13 Kitchen #01:

☒☐☐

Sink Material: Stainless Steel, Sprayer: Hand sprayer was serviceable.

6.14 Hall Bath:

☒☐☐

Sink Material: Porcelain, Faucet: Faucet was serviceable.

6.15 Master Bath:

☒☐☐

Sink Material: Porcelain, Faucet: Faucet was serviceable.

6.16 Bath #03:

☒☐☐

Sink Material: Porcelain, Faucet: Faucet was serviceable.

Plumbing:

6.17 Underfloor CrawlSpace #01:

Under floor insulation restricted viewing.

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.

Electrical Service Panel #01:

7.1 Panel Location:

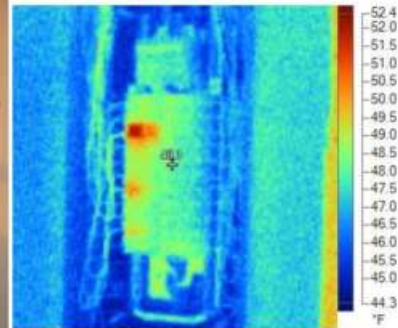
Garage.

7.2 Panel Observations With Cover On:

Panel Amperage Rating: 200 Max. Amps, Panel Type: Breaker.

7.3 Breaker Panel Observations With Cover Removed:

Main Breaker Amperage Rating: 200 Amps, Circuit and wire sizing appeared to be correct so far as visible, Grounding System: Grounding system was present, Bonding Strap: Bonding strap from the grounding bar to the panel frame was present. No overheated areas of the panel system were observed at the time of the inspection.



7.4 Entrance Cables:

Aluminum, Appeared serviceable.

7.5 Branch Wiring:

Copper at main distribution connections. Appeared serviceable.

Electrical Utility

7.6 Utilities

OK MM RR
☒ ☐ ☐

Electrical Source, Public, Underground, 120/240 Volt, Appeared serviceable, Electrical Meter location, West wall, Electrical Amperage Rating, 200 Amps.

Switches & Fixtures Condition:

7.7 Building Exterior:

☐ ☒ ☐

Hardware for exterior electrical fixture did not appear to be properly secured/sealed to the structure. Recommend repair/replacement of the fixture.



	OK	MM	RR	
7.8 Garage #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.9 Laundry Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.10 Kitchen #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.11 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational, Powered Ventilation Condition: Operable.
7.12 Master Bath:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Powered Ventilation Condition: Exhaust fan made unusual noises. Recommend repair/replacement of the exhaust fan.
7.13 Bath #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational, Powered Ventilation Condition: Operable.
7.14 Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational, Ceiling Fan Condition: Satisfactory - There was a ceiling fan installed in this room. It appeared to be functional.
7.15 Bedroom #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational, Ceiling Fan Condition: Satisfactory - There was a ceiling fan installed in this room. It appeared to be functional.
7.16 Bedroom #03:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling Fan Condition: The fan had an excessive amount of movement during operation and did not appear to be securely fastened to the ceiling or was unbalanced.
7.17 Bedroom #04:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling Fan Condition: The fan had an excessive amount of movement during operation and did not appear to be securely fastened to the ceiling or was unbalanced.
7.18 Hallway #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.19 Hallway #02:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.20 Living Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational, Ceiling Fan Condition: Satisfactory - There was a ceiling fan installed in this room. It appeared to be functional.
7.21 Family Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.22 Dining Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.
7.23 Dining Room #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches and fixtures appeared to be operational.

Electrical Receptacle Condition:

7.24 Building Exterior:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Due to the receptacles in the garage not being accessible and the GFCI reset (if present) being hidden behind stored items, the exterior receptacles were not tested for GFCI protection. If the receptacles are not protected by a GFCI device, installation of a GFCI protection device is recommended.
7.25 Garage #01:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored items prevent access and testing of all receptacles. If the receptacles are not protected by a GFCI device, installation of a GFCI protection device is recommended.
7.26 Kitchen #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles throughout the area appeared to be in serviceable condition.
7.27 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles throughout the area appeared to be in serviceable condition.
7.28 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles throughout the area appeared to be in serviceable condition.

	OK	MM	RR	
7.29 Bath #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles throughout the area appeared to be in serviceable condition.
7.30 Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.
7.31 Bedroom #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.
7.32 Bedroom #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.
7.33 Bedroom #04:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.
7.34 Hallway #01:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored items prevent access and testing at some receptacles.
7.35 Hallway #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles throughout the area appeared to be in serviceable condition.
7.36 Living Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.
7.37 Family Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.
7.38 Dining Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles throughout the area appeared to be in serviceable condition.
7.39 Dining Room #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of receptacles were tested. As a whole, receptacles throughout the room appeared to be in serviceable condition. Stored items prevent access and testing at some receptacles.

Washing Machine Electrical Receptacle:

7.40 Laundry Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washing machine receptacle appeared to be serviceable condition.
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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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Whole Home Heating System #01:

8.1 Type & Location:

Location: Garage, Gas Forced Air.

8.2 Fuel Source:

Gas, Gas Line Material: Black Iron, Drip Leg: There did appear to be a drip leg in the gas line before attaching to the hot water heater. Gas Valve: There appeared to be a gas line cutoff valve installed adjacent to the gas appliance. Vent Flue Condition: Flue vent appeared intact, The flue pipe is plastic from the furnace to the exterior.

8.3

The typical service life for a forced air natural gas furnace is 15 - 25 years.

OK MM RR

8.4 General Operation & Cabinet:

☒ ☐ ☐ Hardware appeared to be operational.



	OK	MM	RR	
8.5 Pump / Blower Fan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The blower system appeared to be functional.
8.6 Air Filters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The filter was clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..
8.7 Normal Controls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat was located in the living room.

Exterior Hvac Condenser Unit #01:

8.8 Grounds: Central, Split System- Air Conditioner, Condensate Line: Condensate line was observed. Estimated year of manufacture: 2005.

**Exterior Hvac Condenser Unit #01 Condition:**

8.9 Grounds: ☐ ☐ ☐ System Condition: System was not tested due to an outside air temperature of below 65 degrees. Operating an air conditioner below that temperature had the potential to cause excessive wear/damage to the unit.

Ductwork Condition:

8.10 Attic #02: ☒ ☐ ☐
 8.11 Underfloor Crawlspace #01: ☒ ☐ ☐

Ductwork / Distribution:

8.12 Laundry Room #01: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.13 Hall Bath: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.14 Master Bath: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.15 Bath #03: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.16 Master Bedroom: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.17 Bedroom #02: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.18 Bedroom #04: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.19 Hallway #01: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.20 Living Room #01: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.21 Family Room #01: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.22 Dining Room #01: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

8.23 Dining Room #02: There was a heat source to this room. No comment was made as to the amount of air or temperature coming from the supply vent.

Zonal Heating/Cooling Source:

8.24 Family Room #01:

OK MM RR
☒ ☐ ☐

Gas Fireplace: Prefabricated metal unit controlled by a "on/off" switch.
Unit operated correctly.



RESIDENTIAL 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 slabs 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.

Garage #01:

9.1 Garage Type

Attached, Two car.

9.2 Garage Door Type

Roll Up.

9.3 Garage Door Condition:

OK MM RR
☐ ☒ ☐

Garage door weather seal hardware appeared to have been damaged. Repair/replacement of the damaged weather seal hardware for proper garage door functionality is recommended.



9.4 Garage Door Operator:

☒ ☐ ☐ Automatic door opener(s)- operational, Automatic reverse hardware condition: operational.

9.5 Garage Fire Wall

☐ ☐ ☒ Attic access panel did not appear to be fire rated. Replacing the access panel with a fire rated panel or modifying the panel to be fire rated is recommended.



INTERIOR ROOM LOCATION

Room Name / Location:

10.1 Laundry Room #01:

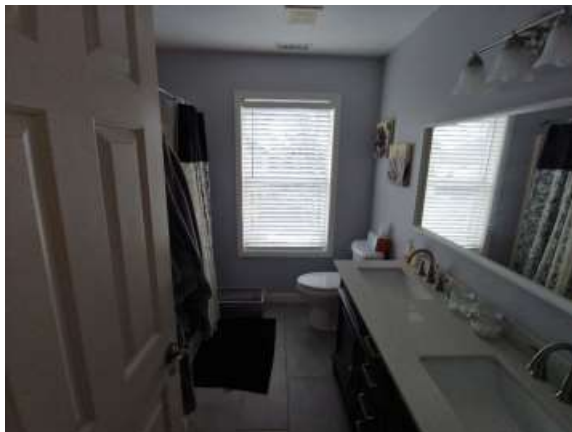


10.2 Kitchen #01:



10.3 Hall Bath:

2nd Floor.



10.4 Master Bath:



10.5 Bath #03:

1st Floor, 1/2 Bath.



10.6 Master Bedroom:

North East, 2nd Floor.



10.7 Bedroom #02:

South, 2nd Floor.



10.8 Bedroom #03:

South West, 2nd Floor.



10.9 Bedroom #04:

North West, 2nd Floor.



10.10 Hallway #01:

1st Floor.

10.11 Hallway #02:

2nd Floor.

10.12 Living Room #01:



10.13 Family Room #01:



10.14 Dining Room #01:



10.15 Dining Room #02:



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 Room #01:

11.1 Dryer Receptacle:

OK MM RR
☒ ☐ ☐

There was a 240-volt receptacle provided for an electric dryer. 240 Service appeared to be operational.

Exterior Dryer Vent Condition:

11.2 Building Exterior:

☒ ☐ ☐



RESIDENTIAL KITCHEN

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.

Kitchen #01:

	OK	MM	RR	
12.1 Counters & Cabinets Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Counters appeared to be granite, Counters and cabinets appeared to be serviceable, Stored items prevented full inspection of the counter materials.
12.2 Garbage Disposal:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12.3 Cooktop/Range Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas, Ignition hardware for the top burners did not appear to function correctly. Proper repair/replacement of the inoperable hardware is recommended.



12.4 Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fan/Hood operational.
12.5 Refrigerator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeared serviceable. Basic functionality of the unit was inspected.
12.6 Dishwasher:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A proper rise in the waste line was not observed in the dishwasher drain line. Proper adjustment/repair of the dishwasher drain line is recommended.



12.7 Built-in Microwave:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeared serviceable. Basic functionality of the unit was inspected.
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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. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

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.

Hall Bath:

	OK	MM	RR	
13.1 Counters & Cabinets Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Counter materials appeared to be Quartz/ Engineered Quartz, Counters and cabinets appeared to be serviceable, Stored items prevented full inspection of the counter materials.

Master Bath:

13.2 Counters & Cabinets Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Counter materials appeared to be Quartz/ Engineered Quartz, Counters and cabinets appeared to be serviceable, Stored items prevented full inspection of the counter materials.
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Toilet Condition:

13.3 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet operation and condition appeared to be satisfactory.
13.4 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet operation and condition appeared to be satisfactory.
13.5 Bath #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet operation and condition appeared to be satisfactory.

Tub/Shower Fixture Condition:

13.6 Hall Bath:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fixture appeared to leak water at the wall when the shower diverter was engaged. This condition is a concern at water could be splashing into the wall system through the plumbing penetration hidden by the fixture. Repair/replacement of the fixture to prevent water from flowing behind the faucet into the wall cavity.
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13.7 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tub/Shower fixture operation and condition appeared to be satisfactory. Jet tub was functional. Due to the inconsistent usage of spa systems, the supply pipes are recommended to be periodically flushed with anti-bacterial cleanser designed for jet tub applications.
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Tub/Shower And Enclosure Condition:

13.8 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13.9 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Enclosure appeared 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.

Hallway #02:

14.1 Stair Condition:

Stair and handrail condition appeared to be in serviceable condition.

Garage Door To Living Space:

14.2 Garage #01:

OK MM RR
☐ ☒ ☐

Hardware appeared to be operational, No fire door rating label was observed on the door separating the garage from the living areas of the house.

The door system appeared to be a standard metal door, but the inspector was unable to verify the fire rating of the door system.

Wall Condition:

14.3 Garage #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.4 Laundry Room #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.5 Kitchen #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.6 Hall Bath:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.7 Master Bath:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.8 Bath #03:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.9 Master Bedroom:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.10 Bedroom #02:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.11 Bedroom #03:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.12 Bedroom #04:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.13 Hallway #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.14 Hallway #02:

☒ ☐ ☐

General condition appeared serviceable.

14.15 Living Room #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.16 Family Room #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

14.17 Dining Room #01:

☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible,

due to stored items.

14.18 Dining Room #02:

OK MM RR
☒ ☐ ☐

General condition appeared serviceable, Walls were not fully visible, due to stored items.

Interior Ceiling Condition:

14.19 Garage #01:

☒ ☐ ☐

Ceiling was not fully visible, due to stored items.

14.20 Laundry Room #01:

☒ ☐ ☐

General condition appeared serviceable.

14.21 Kitchen #01:

☒ ☐ ☐

General condition appeared serviceable.

14.22 Hall Bath:

☒ ☐ ☐

General condition appeared serviceable.

14.23 Master Bath:

☐ ☒ ☐

Cracks in the interior materials were observed. Most likely this was due to slight settlement, shrinkage or improper installation techniques. Observing the cracks over time for widening or lengthening of the cracks is recommended.



14.24 Bath #03:

☒ ☐ ☐

General condition appeared serviceable.

14.25 Master Bedroom:

☐ ☐ ☒

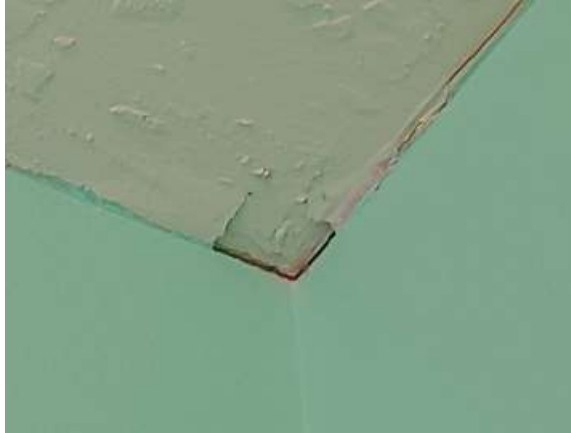
Damaged materials were observed. Proper repair of the damaged ceiling materials is recommended.



14.26 Bedroom #02:

☐ ☒ ☐

Cracks in the interior materials were observed. Most likely this was due to slight settlement, shrinkage or improper installation techniques. Observing the cracks over time for widening or lengthening of the cracks is recommended.



	OK	MM	RR	
14.27 Bedroom #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.28 Bedroom #04:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.29 Hallway #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.30 Hallway #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.31 Living Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.32 Family Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.33 Dining Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.
14.34 Dining Room #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appeared serviceable.

Floor Condition:

14.35 Garage #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Floor: Typical cracks noted, Floor was not fully visible, due to stored items.
14.36 Laundry Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was vinyl. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.37 Kitchen #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was hardwood. The floor covering appeared to be in good condition.
14.38 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was tile, The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.39 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was tile, The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.40 Bath #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was Laminate Wood, The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.41 Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.42 Bedroom #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.43 Bedroom #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.44 Bedroom #04:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.45 Hallway #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was hardwood. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.46 Hallway #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition.
14.47 Living Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was hardwood. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.48 Family Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.
14.49 Dining Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was hardwood. The floor covering appeared

to be in good condition. Floor was not fully visible, due to stored items.

	OK	MM	RR	
14.50 Dining Room #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material was carpet. The floor covering appeared to be in good condition. Floor was not fully visible, due to stored items.

Interior Door Condition:

14.51 Laundry Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.52 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.53 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.54 Bath #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.55 Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door hardware Condition:
14.56 Bedroom #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.57 Bedroom #04:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.58 Family Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.59 Dining Room #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.

Window Condition:

14.60 Laundry Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.61 Kitchen #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.62 Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.63 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.64 Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane. Due to obstructions in the room, this window was unable to be tested for functionality.
14.65 Bedroom #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.66 Bedroom #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.67 Bedroom #04:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Vinyl, double pane. Window Hardware Condition: The weather seal appeared to be broken at the time of the inspection. Although it was keeping the elements out, it had a clouded appearance. This condition likely will worsen. The appearance of moisture between the window panes is not always apparent and will vary throughout the day. Repair/replacement of all windows with failed seals is recommended. Corrosion noted in the frame hardware between the window panes. This is an indication of a failed thermal seal. Consulting a window installation professional to determine the extent of the damage and the estimated remaining lifespan of the window system is recommended.



14.68 Hallway #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.69 Living Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.70 Family Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.71 Dining Room #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.
14.72 Dining Room #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Vinyl, double pane.

Closets:

	OK	MM	RR	
14.73 Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored Items, the majority of the walls in the closet were not visible.
14.74 Bedroom #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored Items, the majority of the walls in the closet were not visible.
14.75 Bedroom #03:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored Items, the majority of the walls in the closet were not visible.
14.76 Bedroom #04:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored Items, the majority of the walls in the closet were not visible.
14.77 Hallway #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored Items, the majority of the walls in the closet were not visible.
14.78 Hallway #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored Items, the majority of the walls in the closet were not visible.

Exterior Door Condition:

14.79 Hallway #01:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware appeared to be operational.
14.80 Dining Room #01:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sliding glass. Screen door system did not align with the screen frame.

**Smoke / Fire Detector:**

14.81 Hallway #01:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The detector appeared to be aged. Replacing with a newer smoke detector is recommended. There was a smoke detector battery was not provided.
14.82 Hallway #02:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There was a functional smoke detector installed in this room.

Carbon Monoxide Detector:

14.83 Hallway #01:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No carbon monoxide detection observed. In homes with an attached garage and/or gas fuel systems, minimal carbon monoxide detection is recommended at each floor level and in the hallways connecting to bedrooms.
14.84 Hallway #02:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No carbon monoxide detection observed. In homes with an attached garage and/or gas fuel systems, minimal carbon monoxide detection is recommended at each floor level and in the hallways connecting to bedrooms.

RESIDENTIAL UNDERFLOOR CRAWLSPACE

Underfloor Crawlspace #01:

15.1 Crawlspace Accessibility:

The crawlspace was inspected by remote crawler through the crawlspace access.



15.2 Crawlspace Interior Wall Type:

Exposed portions of the interior foundation perimeter walls appear to be satisfactory. Walls were poured concrete.

15.3 Foundation Bolts:

This inspector was unable to verify the presence of foundation bolts or brackets installed due to inaccessible viewing of the sill plates.

15.4 Sill Condition:

OK MM RR

☐ ☐ ☐

The inspector was unable to verify the condition of the sill system due to inaccessible viewing of the sill materials.

15.5 Support Condition:

☒ ☐ ☐

There were at least one system supporting an overhead beam in the crawl space. They appeared to be adequately installed. The post(s) installed were solid wood.

15.6 Beams/Joists/Subflooring Condition:

☐ ☐ ☐

Under floor insulation restricted viewing.

15.7 Floor Condition:

☒ ☐ ☐

The floor of the crawlspace was covered with a plastic soil cover which consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil.

15.8 Underfloor Insulation Condition:

☒ ☐ ☐

15.9 Observed Moisture:

☒ ☐ ☐

No excessively elevated moisture levels from external or unknown sources were observed in the crawlspace.

15.10 Ventilation:

☒ ☐ ☐

Satisfactory - The cross-ventilation in the crawlspace appeared to be adequate.