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Home Inspection Report

Prepared For: James Burbank



**Address: 518 N Stoneman Ave, Alhambra, CA
91801**

**Inspector: Tyler Molloy
Agent: Not Applicable
Report Number: TM01102424
Date of Inspection: 10/24/2024**



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General Info

Property Address 518 N Stoneman Ave Alhambra CA 91801	Date of Inspection 10/24/2024	Report ID TM01102424
Customer(s) James Burbank	Time of Inspection 10:00 AM	Real Estate Agent Not Applicable

Inspection Details

Building Type: Condominium or Townhouse	Number of Levels: Two Story Structure	Property Lot Type: Sloped Topography
Weather at Time of Inspection: Clear	Temperature at Time of Inspection: Approximately 60 to 70 degrees	Precipitation in last 36 hours: No
Occupation Status: Occupied	Parties Present: Buyer, Buyer's Agent	Estimated Age of Building: 31 to 40 years of age

Comment Key & Definitions

Comment Key or Definitions

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

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

Limited Evaluation (LE) = I visually observed the item, component, or unit to the best of my abilities, but was limited by personal items, obstructions, or other conditions listed during the course of the inspection.

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

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

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

Executive Summary



Blue Ribbon Property Inspections

**300 E Bennett Ave., Unit 8
Glendora, CA 91741
(626)223-5571**

Customer
James Burbank


Address
518 N Stoneman Ave
Alhambra CA 91801

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

1. Roof Coverings

1.5 SKYLIGHTS


Review, Repair, or Replace

 Cracks observed skylight above 2nd level hallway This condition could lead to water intrusion. Recommend replacement.

2. Exteriors and Grounds

2.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Review, Repair, or Replace

 Deteriorated decking/sealant observed at front balcony; evidence of inadequate drainage observed at front balcony. This condition could allow water to leak into the unit below balcony. We recommend further review by a qualified contractor.

2.2 WALL CLADDINGS

Review, Repair, or Replace



(1) Discoloration/dark stains observed at front and left side of the unit; weep screed flashing is covered along the bottom of the stucco wall cladding at front and left side of the unit. This condition does not allow water to drain from behind wall cladding and can lead to water intrusion of the unit. Recommend correcting.

2.4 GRADING/DRAINAGE & PLANTERS

Review, Repair, or Replace



(1) Grading and drainage is inadequate at the left side of the building. This condition could allow water to pool at base of wall cladding and lead to water intrusion into the unit. We recommend further evaluation by a drainage contractor.

2.6 EXTERIOR WINDOWS & FRAMES

Review, Repair, or Replace



(2) Window is cracked/broken at 2nd level ensuite bathroom. Recommend repair.

3. Main Electrical System (Roughed-In)

3.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Review, Repair, or Replace



(1) Circuits breakers are not labeled clearly. Recommend correcting.

4. Main Plumbing System (Roughed-In)

4.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Review, Repair, or Replace



(1) Rust/corrosion and inadequate slope of drain line observed in garage. This condition could lead to leaking. We recommend further review by a qualified plumber.



(2) Incorrect coupling type observed at garage drain line. The rubber coupler is for cast iron drain line to plastic connection. No hub couplings should be used for cast iron to cast iron connections. This condition could lead to leaking. Recommend correcting.

4.4 WASHER & DRYER CONNECTIONS

Review, Repair, or Replace



(2) Drip pan with drain line is not installed underneath the 2nd level washer. Recommend installing.



(4) Adequate combustion air supply is not provided at the laundry room/area. Recommend correcting.

5. Heating and Air Conditioning Systems

5.7 AIR FILTER AND REGISTERS

Review, Repair, or Replace



Air filter is dirty. Recommend replacement and servicing of the system.

6. Fireplaces & Chimneys

6.1 CAP, FLUE & SPARK ARRESTOR

Review, Repair, or Replace



The chase cover is rusted. This is an indication of inadequate drainage at chase cover. This could lead to water intrusion at the chimney chase. Recommend correcting.

6.3 FIREBOX, HEARTH & DOORS**Review, Repair, or Replace**

(1) A protective screen surround is not installed in front of the glass doors at living room - safety concern. Recommend installing.



(2) Soot observed on log set at living room. This is a possible indication of flame impingement. We recommend further review by a qualified fireplace specialist.



(3) Dark staining observed at fireplace facing and under mantel - safety concern. We recommend further review by a qualified fireplace specialist.

6.4 DAMPERS**Review, Repair, or Replace**

Locking device is not installed at damper in a way that locks the damper in the 100% open position - safety concern. Recommend correcting.

7. Garage & Garage Door Openers

7.0 WALLS, CEILINGS & VENTILATION**Review, Repair, or Replace**

(1) Efflorescence and evidence of water intrusion observed at garage walls and ceiling. This is an indication of inadequate drainage and water proofing above and around garage. We recommend further review by a qualified contractor.

7.7 GARAGE COMMENTS**Review, Repair, or Replace**

(2) Loose carpet observed at garage stairs - tripping hazard. Recommend correcting.

8. Water Heaters

8.1 FUEL PIPING & SHUT OFF VALVE**Review, Repair, or Replace**

Sediment trap is not plumbed on the gas line. Recommend correcting.

8.2 WATER PIPING & SHUT OFF VALVE**Review, Repair, or Replace**

Corrosion observed at supply piping. This condition could lead to leaking and water damage. Recommend correcting.

8.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE**Review, Repair, or Replace**

Discharge line termination point is incorrect. Recommend correcting.

8.4 PLATFORM/COMPARTMENT/CLOSET**Review, Repair, or Replace**

(1) Water staining/damage observed at water heater closet. Hidden damage may not be observable. Recommend further review by a qualified professional.




(2) Deteriorated closet door observed at water heater closet. Recommend repair/replacement.

8.5 DRIP PAN/DRAIN LINE**Review, Repair, or Replace**




Drip pan with drain line is not installed. Recommend installing.

8.6 WATER HEATER COMMENTS**Review, Repair, or Replace**




- 
- (2) Hot water temperature is over 135 - safety concern. Recommend correcting.

10. Finished Interiors, Plumbing, & Electrical



10.0 FLOORS**Review, Repair, or Replace**

- 
- (1) Creaking sounds observed at the bedroom floor above water stained ceiling. this may be an indication of water damaged sub floor framing. We recommend further review by a qualified contractor.
- 
- (2) Sloping floor and racked door frame observed at 2nd level hallway and master bedroom; sloping observed at slab below hallway area. We recommend further review by a structural engineer.
- 
- (3) Cupping and soft flooring observed at 1st level entry hallway laminate. Hidden damage may not be observable. This area is next to the exterior wall with inadequate drainage and incorrectly covered weep screed. This is an indication of water intrusion. We recommend further review by a mold specialist.



10.1 WALLS & CEILINGS**Review, Repair, or Replace**

- 
- (1) Water damage and staining observed at garage stairwell wall(s) and ceiling. Hidden damage may not be observable. Recommend further review by a qualified professional.
- 
- (2) Water staining observed at 1st level living room wall(s) and ceiling. Hidden damage may not be observable. We recommend further review by a qualified mold specialist.
- 
- (3) We observed evidence of repairs and water staining observed at the ceiling in the dinning room area below the ensuite bathroom. We recommend further review by a qualified mold specialist.

10.4 CABINETS & COUNTERTOPS**Review, Repair, or Replace**

- 
- (1) Water staining and black staining observed at kitchen cabinetry. Hidden damage may not be observable. We recommend further review by a qualified mold specialist.
- 
- (2) Deteriorated grout/sealant observed at the master bathroom sink backsplash. Recommend repair.

10.7 SINKS, SHOWERS, TUBS, TOILETS & BIDETS**Review, Repair, or Replace**

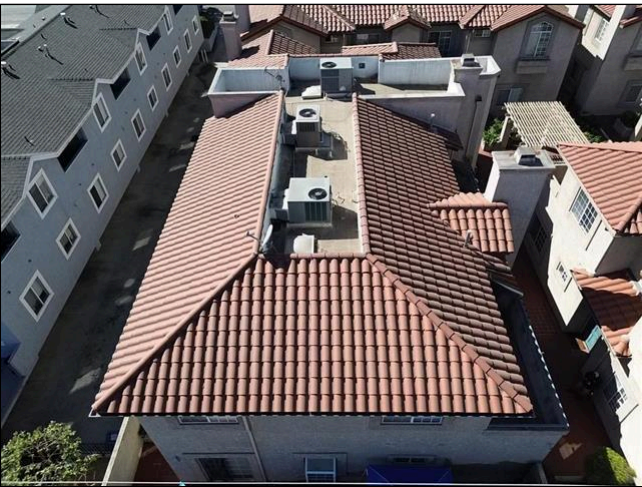
- 
- (1) Caulking/grout at 2nd level master bathroom sink is deteriorated. Recommend repair.
- 
- (2) Cracked/missing grout observed at 2nd level ensuite tub/shower surround. Recommend repair.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tyler Molloy

1. Roof Coverings

CREIA Standards of Practice - Items to be inspected: Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



Styles & Materials

Method Used to Observe Roof Covering:
Viewed With Drone

Roof Structure Types:
Hip
Low Slope with Parapet Walls

Roof Covering Material:
Rolled Asphalt Composition -
Modified Bitumen
Clay Tile

Layers of Roofing Material:
One

Vent Penetrations:
Plumbing Vent(s)
Heating Vent(s)
Air Vent(s)

Flashing Materials:
Metal

Gutters & Downspouts:
Metal

Items

1.0 ROOFING MATERIAL & COVERINGS

Comments: Limited Evaluation

1.1 ROOF VENTS & PENETRATIONS

Comments: Limited Evaluation

1.2 ROOF FLASHINGS

Comments: Limited Evaluation

1.3 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Comments: Limited Evaluation

1.4 ROOF COMMENTS

Comments: Limited Evaluation

(1) Although we do inspect all readily accessible areas of the roof system, we cannot warrant or certify that roof systems, coverings, or components are free from leakage.

(2) The roof was viewed using drone camera system. Although this method is better than

viewing the roof from a ladder or the ground it does not replace the walking of a roof for inspection purposes. Due to the roofing material or height of the roof we were unable to walk the roof and the inspection of the roof was limited.

1.5 SKYLIGHTS

Comments: Review, Repair, or Replace



1.5 Item 1(Picture)

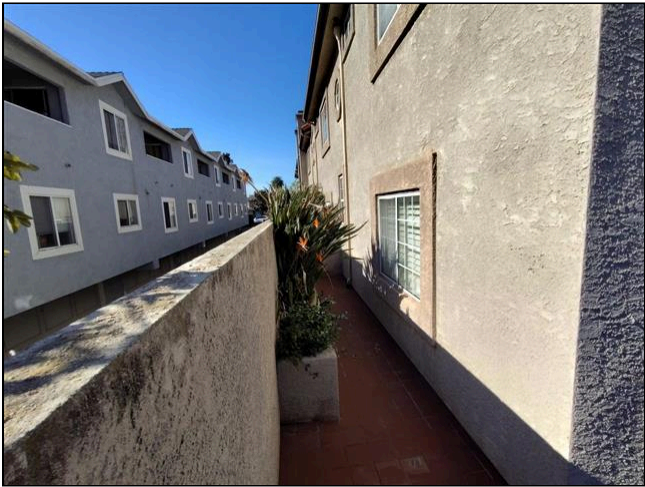
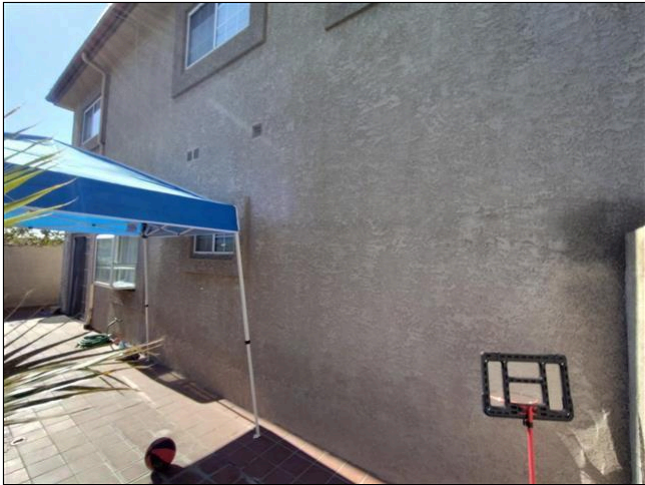


Cracks observed skylight above 2nd level hallway This condition could lead to water intrusion. Recommend replacement.

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition, prior to the end of the contingency period.

2. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components



Styles & Materials

Lot Type:	Walkway Material:	Exterior Wall Cladding:
Sloped	Tile	Stucco

Trim Material: <div>Wood</div> <div>Stucco Covered Foam</div>	Exterior Wall Structure: <div>Wood Framing</div>	Exterior Door(s) Type & Material: <div>Sliding Glass</div> <div>Metal Clad</div>
Exterior Window(s) Type & Material: <div>Sliding</div> <div>Single Hung</div> <div>Stationary</div>	Fencing/Wall Material: <div>Block Wall</div> <div>Stucco Coated</div>	Planters: <div>Stucco Covered Masonry</div>

Items

2.0 WALKWAYS AND DRIVEWAYS

Comments: Evaluated

2.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Comments: Review, Repair, or Replace



2.1 Item 1(Picture)




2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

 Deteriorated decking/sealant observed at front balcony; evidence of inadequate drainage observed at front balcony. This condition could allow water to leak into the unit below balcony. We recommend further review by a qualified contractor.

2.2 WALL CLADDINGS

Comments: Review, Repair, or Replace



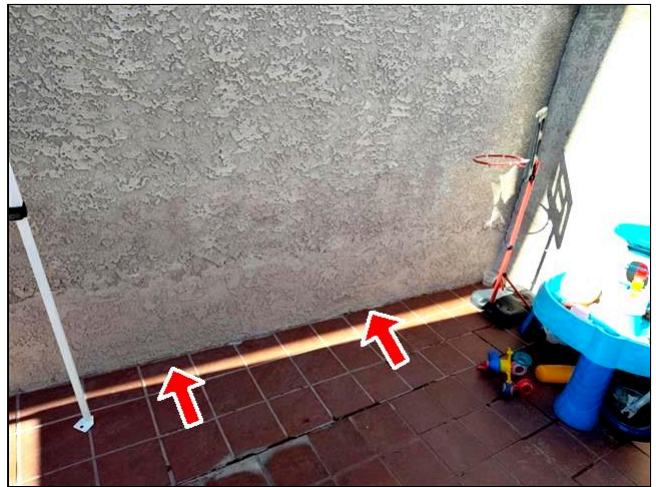
2.2 Item 1(Picture)



2.2 Item 2(Picture)



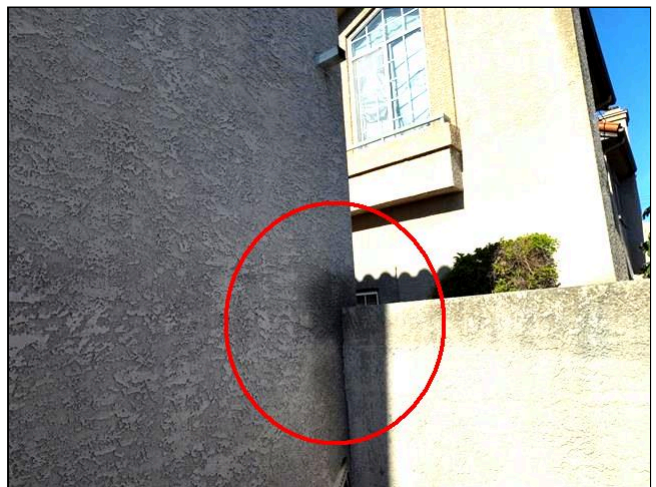
2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



(1) Discoloration/dark stains observed at front and left side of the unit; weep screed flashing is covered along the bottom of the stucco wall cladding at front and left side of the unit. This condition does not allow water to drain from behind wall cladding and can lead to water intrusion of the unit. Recommend correcting.

(2) Limited observation of wall cladding due vegetation or personal items.



2.2 Item 7(Picture)

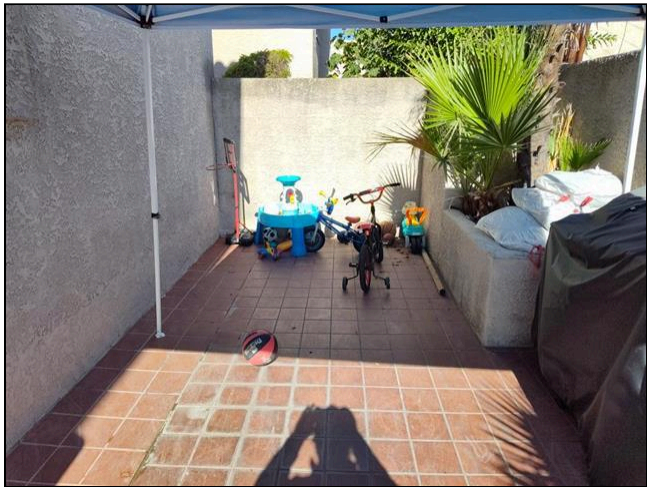
(3) We observed evidence of repairs in a number of location(s). However, we are unable to determine the cause or effectiveness of these repairs.

2.3 TRIM, EAVES & FASCIA


Comments: Evaluated

2.4 GRADING/DRAINAGE & PLANTERS

Comments: Review, Repair, or Replace



2.4 Item 1(Picture)

 (1) Grading and drainage is inadequate at the left side of the building. This condition could allow water to pool at base of wall cladding and lead to water intrusion into the unit. We recommend further evaluation by a drainage contractor.

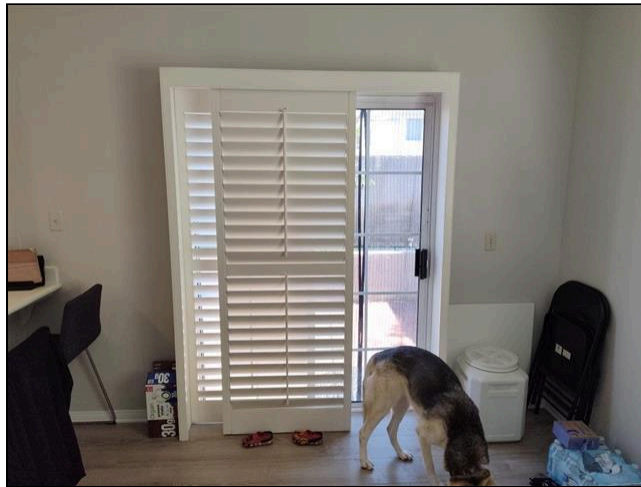


2.4 Item 2(Picture)

(2) Sub surface drainage observed on property. We advise the client to verify the overall condition with a qualified drainage contractor.

2.5 EXTERIOR DOORS

Comments: Evaluated



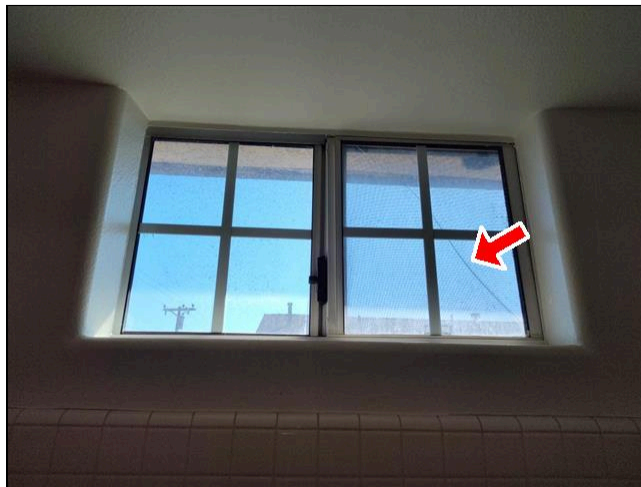
2.5 Item 1(Picture)

Sliding glass door at kitchen does not open/close smoothly. Suggest servicing if door.

2.6 EXTERIOR WINDOWS & FRAMES

Comments: Review, Repair, or Replace

(1) Limited review due to personal items and window treatments.



2.6 Item 1(Picture)



(2) Window is cracked/broken at 2nd level ensuite bathroom. Recommend repair.

2.7 FENCING, WALLS & GATES

Comments: Evaluated

2.8 LIGHT FIXTURES & CEILING FANS

Comments: Evaluated

2.9 FAUCETS, DRAINS & SHUT OFF VALVES

Comments: Evaluated

2.10 YARD SPRINKLER SYSTEMS

Comments: Not Evaluated

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection.

2.11 EXTERIOR COMMENTS

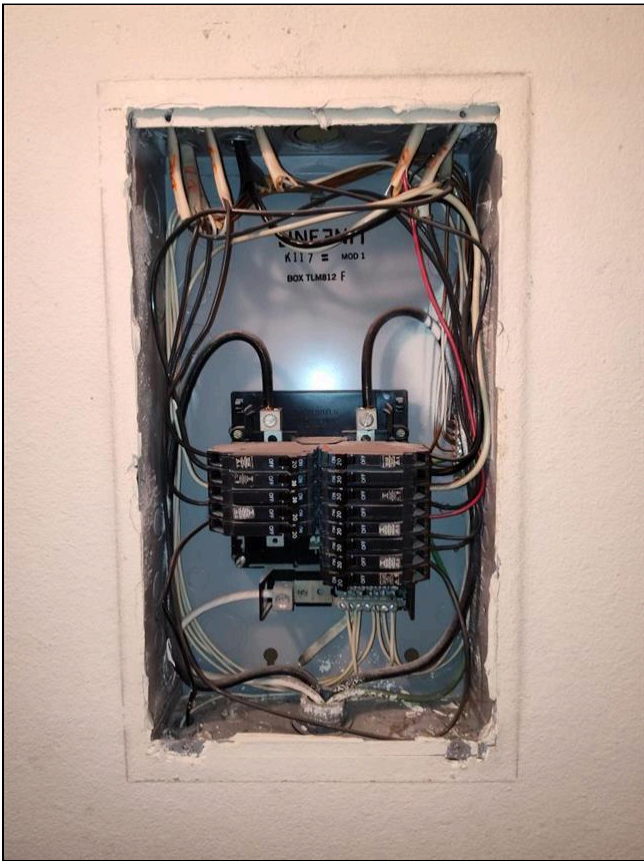
Comments: Not Evaluated

No matter the age of the building, we advise asking about any permits and inspection records with final signatures for the building and for any changes, remodels, or additions that could have been made to the building. Historical investigation of the history or permits of the building is beyond the scope of this inspection.

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

3. Main Electrical System (Roughed-In)

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Styles & Materials

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: Unable to determine
Main Disconnect Location: Exterior closet/cabinet	Sub Panel Location: Hallway Garage	Sub Panel Manufacturer: General Electric
Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed Single Strand Conduit BX Cable	Branch Circuit Wiring Material (15 and 20 amp): Copper
Grounding Location(s): Unable to determine	Smoke & Carbon Monoxide Detectors: Installed	

Items

3.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

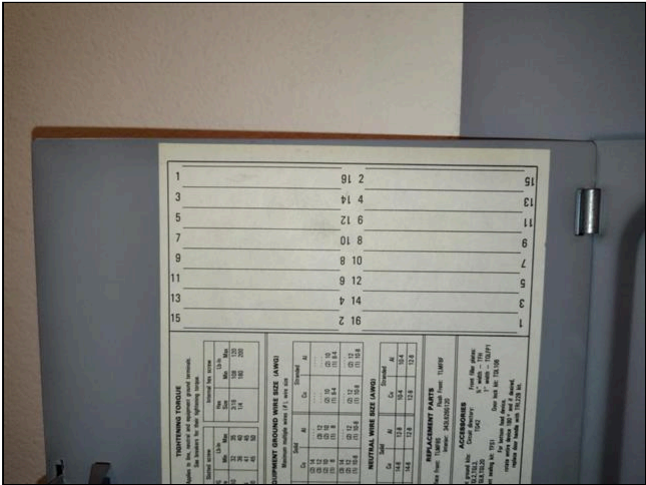

Comments: Evaluated

3.1 MAIN PANEL & SUB PANEL(S)

Comments: Evaluated


3.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Review, Repair, or Replace



3.2 Item 1(Picture)

3.2 Item 2(Picture)



(1) Circuits breakers are not labeled clearly. Recommend correcting.

(2) Arch fault circuit interrupter (AFCI) protection is not installed on all branch circuits. Suggest installing AFCI breakers as a safety enhancement.

3.3 BRANCH WIRING & GROUNDING

Comments: Evaluated

Although checking for adequate grounding is beyond the scope of our inspection, we do attempt to note any apparent areas of grounding. We were unable to determine if sufficient grounding is provided - limited review.

3.4 ELECTRICAL COMMENTS

Comments: Evaluated

Low voltage systems such as electric timers, sensors, cable lines, and intelligent home systems are beyond the scope of this inspection.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition, prior to the end of the contingency period.

4. Main Plumbing System (Roughed-In)

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

Styles & Materials

Main Water Shut-Off: Common area	Pressure Regulator: Installed	Water Distribution Piping: Copper
Drain - Waste - Vent Piping: ABS Cast Iron/Galvanized	Location of Main Line Clean-out(s): Garage	Waste System Type: Unable to determine waste system type - Waste system is underground
Main Gas Shut-Off Location: Common area	Gas Distribution Piping: Galvanized Steel Piping Black Steel Piping	Washer/Dryer Connection Location: 2nd level Hallway
Dryer Connection Type: Natural Gas	Bathroom Exhaust Types: Window(s) Fan(s)	Fire Sprinklers: Installed

Items

4.0 WATER SOURCE

Comments: Evaluated

4.1 WATER DISTRIBUTION PIPING

Comments: Evaluated

4.2 DRAIN, WASTE, VENT PIPING (Readily visible)

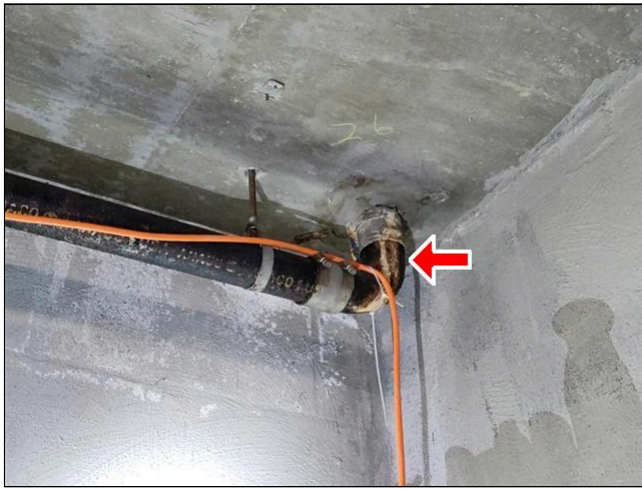
Comments: Review, Repair, or Replace



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)



(1) Rust/corrosion and inadequate slope of drain line observed in garage. This condition could lead to leaking. We recommend further review by a qualified plumber.



4.2 Item 5(Picture)



(2) Incorrect coupling type observed at garage drain line. The rubber coupler is for cast iron drain line to plastic connection. No hub couplings should be used for cast iron to cast iron connections. This condition could lead to leaking. Recommend correcting.

4.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Limited Evaluation

Gas leak detection is beyond the scope of this inspection. We advise the client to annually test for leaks and verify the condition of the gas system and appliances.

4.4 WASHER & DRYER CONNECTIONS

Comments: Review, Repair, or Replace

(1) Washer supply line connections and drain line are present. Testing of washer connections, drain lines, or currently installed washing machines is beyond the scope of this inspection.



4.4 Item 1(Picture)



(2) Drip pan with drain line is not installed underneath the 2nd level washer. Recommend installing.

(3) Gas valve is available for use with dryer. Testing this valve or currently installed dryer appliance is beyond the scope of this inspection.



(4) Adequate combustion air supply is not provided at the laundry room/area. Recommend correcting.

4.5 VENTILATION (Bathroom & laundry room)

Comments: Evaluated

4.6 FIRE SPRINKLERS

Comments: Not Evaluated

Fire sprinkler system observed. Inspection and testing of this system is beyond the scope of this inspection.

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

5. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

Air Conditioning Location:	Air Conditioning Equipment Type:	Air Conditioning Manufacturer:
Roof	Combination Unit - Electric Condenser	Unable to determine
Heating Equipment Location:	Heating Equipment Type:	Heating Manufacturer:
Roof	Packaged unit	Unable to determine
Thermostat Locations:	Primary Condensate Termination:	Ductwork:
Hallway	Exterior	Flexible Rigid
Cooling Differential:	Heating Operation:	
Greater than 15 degrees Fahrenheit	System Provided Heat	

Items

5.0 EXHAUST VENT PIPE

Comments: Evaluated

5.1 HEATING CONDITION

Comments: Evaluated