

# Report Index

INFORMATION NOTES	2
SITE AND GROUNDS	4
BUILDING EXTERIOR	6
CRAWL SPACE	10
GARAGE/CARPORT STRUCTURE	13
ROOF	14
PLUMBING SYSTEM	16
ELECTRICAL SYSTEM	18
HEATING SYSTEM	20
WATER HEATER	23
INTERIOR	25
ATTIC	28

# INFORMATION NOTES

The following information sets the stage for the conduct of this inspection as well as describing conditions pertinent to the inspection. In addition, wherever we could, we have provided advice to help our clients preparing for their purchase.

In an emergency, the locations of various shut-offs for the utilities should be readily available and well known. We have listed and described the locations of those controls in the section which follows. We strongly recommend familiarizing yourself and other occupants of this dwelling with their exact locations and operation.

## Weather Conditions at the Start of the Inspection

<b>Start Time</b>	The inspection began at 9am.
<b>Weather Conditions</b>	The weather/sky was Clear.
<b>Temperature</b>	The temperature was in the range of 70-80 degrees F.

## The Age of the Dwelling

The dwelling was a new construction.

## The Orientation of the Dwelling

For the purposes of direction, comments in this report are written as if the inspector were standing at the Front of the property and looking in from the main street or driveway.

For the purpose of identification and reporting, when viewed from the main roadway, the Front of this building faced South.

## The Person(s) Who Attended the Inspection

The people who attended the inspection were, the Client and the Client's Agent.

## Location of Main Water Shutoff

The domestic water supply main shutoff valve was near the Water Heater.

## Location of Main Electrical Distribution Panel

The main electrical distribution panel was located in the Laundry Room.

## Location of the Main Electrical Power Shut Off

The main electrical shut off, used to shut off all power to the dwelling was inside the main panel.

## Location of the Electric Meter

The main electrical meter was located outside on the Right Side of the dwelling.

## Location of the Gas Meter and Main Gas Shut-Off

The gas meter was located on the Exterior on the Right Side of the dwelling.

## Location of the (GFCI) Ground Fault Circuit Interrupters

<b>Bathrooms</b>	The GFCI resets for the Bathrooms were in each of the Bathrooms.
<b>Kitchen</b>	The GFCI resets for the Kitchen were located in the Kitchen.
<b>Garage</b>	The GFCI resets for the Garage was located in the Garage.
<b>Exterior</b>	The GFCI resets for the Exterior was located on the Exterior receptacles or on its own receptacle.
<b>Laundry</b>	The GFCI resets for the Laundry was located in the Laundry Room.

## Location of Heating Filter

The filter for cleaning the Interior air was located inside the furnace at the top section above the blower.

## Sewer Cleanout Location

As is custom in modern plumbing practice, a cleanout was located at the base of virtually every sewer system drain. They can be in locations such as the cabinets of the Kitchen, Bathrooms, Laundry Room or just where it dropped below the floors in the Crawl Space, Basement or Garages.

## Important Information on the Scope of This Inspection

*NOTE:* The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. This is not a "Code Inspection". No warranty is offered on the legal use, or uses, of this building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

*NOTE:* Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection.

We recommend review of all appropriate public records by the client, or the client's agent, should this information be desired.

This dwelling has recently been constructed. After it has been through at least one complete change of (four) seasons, conditions may develop which are not apparent at the time of this inspection. It follows logically that latent defects or new conditions that may require attention in the future could not have been identified during this inspection.

Our inspection of the exterior finishes is not intended to be an "architectural punch list" for the builder. We recommend you do a walk through and make notes of those exterior and interior finished items that do not meet your expectations and have them corrected.

## Summary Comments About The General Construction Of The Dwelling

The inspector judged this dwelling to be well built utilizing quality materials and workmanship. As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection.

Overall, it was our observation that this dwelling was in need of only typical maintenance and repair to some of the major elements, which if performed, will keep it in acceptable condition for years. Some additional minor reportable conditions could be discovered in the course of repairs, upgrading or when the home is vacant.

**We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.**

# SITE AND GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

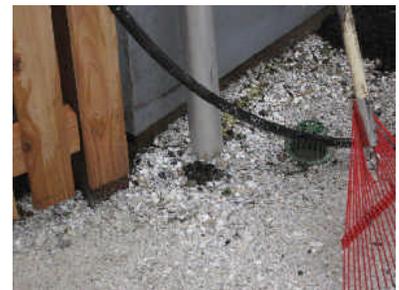
When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

## Descriptive Information About the Building Site and and Grounds

- Topography**                      The general topography (surface) of the lot could be best described as Nearly Flat.
- Driveways**                        The driveway surface was Gravel on grade.
- Walkways**                         The walkway(s) was surfaced with Concrete on grade.
- Patio**                                The surface of the patio(s) was Stone pavers on grade.

## Grading Of The Area

- Grading**                            Minor adjustments of the grading at the foundation would be beneficial. This condition was observed on the Left Side.



## Surface and Subsurface Drainage Systems

- Definition Roof Drain**                      A typical roof water drainage system consists of a 4" diameter solid (non-perforated) pipe installed underground and directed continuously downhill to a point of discharge. The purpose of the drain system is to divert water from the roof away from the foundation, thus helping to prevent water infiltration into the Crawl Space or Interior living spaces located below grade.
- Condition**                            The drains around the structure were checked and appear to be in a functional condition.
- Drain Discharge**                    The downspouts and/or surface drains discharged into perforated piping. This condition which is effectively defeated the purpose of the system, delivering water into the ground where it may migrate back towards the dwelling. *SUGGESTION:* We recommend modification of the surface drainage system by a qualified contractor to conform to industry standards.

## Fencing

The accessible sections of fencing was in serviceable condition, but was not inspected in detail. We suggest to maintain soil, bark or vegetation off the fence to help prevent premature failure or pest damage.

## **Pest Conditions**

A tree stump was observed around the property which has evidence of wood destroying organisms.

*SUGGESTION:* We advise that all wood especially wood products which have decayed with pest evidence be removed from the property.

## **Vegetation Considerations**

The encouragement of vegetation in close proximity to structure is contrary to the best interests of the structure. If foundation plantings are healthy and their roots are kept moist from irrigations, the moisture is held close to the foundation causing deterioration of the concrete, cracking and often leading to possible water penetration of Crawl Space or Basement. Foundation plants and trees should be located so that their branches and roots will be several feet away from the building when they are fully grown.

Existing shrubs and trees that encroach upon the dwelling should be cut back and new plantings put in that will not encroach on the dwelling. As the new plantings grow, the older vegetation can be removed.

## **General Comments**

The Exterior Sites and Grounds were inspected adjacent to the structure only. Any exceptions that need addressed will be noted above or in the Summary Review.

# BUILDING EXTERIOR

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

## Descriptive Information About the Exterior

- Siding Type**                      The primary Exterior wall covering(s) was Wood shingles.
- Exterior Windows**            The Exterior window material(s) were a combination of painted or stained wood frame and (PVC) vinyl clad.
- Foundation Type**              The foundation type, or design, was a posts and piers with perimeter foundation walls.

## The Foundation As Viewed From The Exterior

The accessible sections of the foundation walls were in serviceable condition with no signs of significant cracking or settlement. No action is indicated.

## Wood Siding

The wood siding was in acceptable condition. Regular maintenance is recommended to ensure maximum service of the material.

## Exterior Doors

The Exterior doors appear generally in acceptable condition.

## Exterior Windows Frames and Sills

The windows were in generally acceptable condition.

## Downspouts

The downspouts were properly installed and in acceptable condition. This is in accordance with recommended and preferred practices. The discharge from each downspout was routed in a underground drainage system away from the dwelling to minimize water accumulation at the foundation. Any specific exceptions are noted in this section.

### Condition Lower Sections

The downspout(s) were not properly extended. This condition will allow roof water runoff to pool near the foundation, which could lead to moisture related conditions.

*SUGGESTION:* The discharge from all the downspouts should be routed away from the dwelling. This will ensure that the water will flow away from the dwelling and back toward the foundation.

This condition was observed on the Left Side.



## Exterior Trim

### Condition

Some of the Exterior Cedar Trim was deteriorated and showing signs of moisture. No direct leak could be leak located at the time of inspection yet yet testing with a moisture meter detected levels exceeding 30% at cedar trim that wraps the chimney.

*SUGGESTION:* We recommend repair or replacement to restore its proper function. One possibility is that the trim actually wicking moisture from the chimney itself. We were not able to verify this at the time of inspection and your contractor should be consulted.

This condition was observed on the Right Side.



## Fascia

### Description

The fascia boards are the vertical boards that enclose the overhang under the eave that runs along the roof edge and some installations are behind the gutters.

### Condition

The accessible fascia boards were properly installed and in good serviceable condition. Due to the exposure these should be monitored for future deterioration and repaired or replaced as necessary.

## Eaves and Soffits

### Condition Eaves and Soffits

The eaves and/or soffits are the areas the overhang the roof's edge. These areas were properly installed and in serviceable condition. We suggest that a periodic inspection be performed of the eave vent screens to confirm that they are not torn or damage by birds. Repairs of any damaged screens should be repaired promptly to deny future insect or bird entry.

## Patio Covering

### Type

The patio is part of an extension of the roofing material.

### Condition

The patio cover was in an acceptable condition.

## Exterior Decks

The deck was generally in an acceptable condition. Regular maintenance will ensure maximum service life.

*SUGGESTION:* We recommend that wood deck surfaces not be painted but periodically treated with a wood stain or wood preservative.

## Exterior Deck Supports

The deck supports were in an acceptable condition where accessible.

## Exterior Stairs

The Exterior stairs were in generally acceptable condition.

## Exterior Railings

### Standards

Present industry standards for railings are protection around the edges of decks and porches where the drop off exceeds 30" in height. In addition, all railing balusters (poles) to be spaced close enough together so as to prevent the passage of a 4" space through any part of the railing.

**Missing/Grip**

No railings were provided where needed.

*SUGGESTION:* Railings should be installed with normal industry trade practices to reduce the potential for personal injury.

This condition was observed on the Rear Side.

**Condition Safety**

The railings were hazardous, which would allow small children to climb or fall through.

*SUGGESTION:* Railings should be re-installed or modified to eliminate hazards to children.

This condition was observed on the Rear Side.

**Chimney(s)**

The chimney was in an acceptable condition. No conditions were observed that would affect the operation of the fireplace, observed from the Exterior.

**Exterior Plumbing****Hose Bibs  
Condition**

The hose bib was leaking or leaking when turned on.

*SUGGESTION:* The leak from the hose bib should be stopped. Often, this can be accomplished by replacing the washer or tightening the packing nut.

This condition was observed on the Right Side.

**Gas Meter/Piping Installation**

A proper emergency seismic shut off wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut off the gas to the entire dwelling.

**Propane Tank**

This home is equipped with a propane tank to provide utilities to the gas fired appliances. The tank, controls or its proper function is beyond the scope of our inspection. Most propane tanks are leased or owned by the current owner.

*SUGGESTION:* We suggest consulting the owner/builder about the proper operations, maintenance of this system.

**Electrical****Electrical  
Switches**

A switch in this area had no obvious purpose. We recommend that you consult the owner as to its intended function.

**Pest Control Considerations**

Some of the Exterior siding was embedded in the soil on one or more sides.

Siding embedded in dirt is subject to moisture damage and creates a condition which is conducive to infestation and damage by wood destroying organisms.

*SUGGESTION:* Generally regrading is recommended to create and maintain a 6" clearance between any Exterior wooded elements of the structure and the soil.

**Pest Control Topics****Conducive  
Elements  
Information**

Information from the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report

current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

## **Paint/Caulking**

The house was recently painted and shrinkage has occurred at various areas, but this is a common condition with new homes. This condition has allowed the caulking and the underside of the edges of the siding to become exposed. It is recommended that these areas that have experienced shrinkage be repainted or "touched-up" as necessary to protect the exposed materials. This may need to be repeated several times as the house and materials age.

## **Additional Comments**

The doorbell failed to respond during our inspection. A further investigation and repair will be required to restore its proper operation.

## **General Exterior Comments**

Exterior features were generally in acceptable condition. Any exceptions have been commented in this section and elsewhere in this report. Regular maintenance as noted in this report will help extend the service life of the "weather shell".

# CRAWL SPACE

Many of the dwelling's structural elements and portions of its mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.

## **General Information About The Underbuilding Crawl Space**

- Foundation Type**                      The foundation type, or design, was a post and pier with perimeter walls.
- Foundation Material**                      The primary foundation material was poured-in-place concrete.
- Insulation**                                      The thermal insulation material visible under the floors was fiberglass batts.
- The thermal resistance or "R" value was R-30. 9.9".
- Access**    The Crawl Space was accessed for a closer examination from a hatch in the floor of the Entry Hallway Closet.

## **Crawl Space Hatch**

The Crawl Space area is considered deep and is difficult to access due to the overall height.  
*SUGGESTION:* It is recommended that the access be provided with a step ladder system for an easier and safer access.

## **Anchor Bolts**

- Definition**                                      Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of a seismic event.
- Condition**                                      Anchor bolts were observed at the time of the inspection. Due to the design of the structure we cannot verify the presence or condition of every anchor bolt. No action is indicated.

## **Mudsill**

The mudsill is the first wood member installed on top of the foundation. Where available to view it was in acceptable condition.

## **Piers**

The concrete piers were in acceptable condition at the time of the inspection.

## **Posts**

The girder beam and post connections (gusset plates) were not reinforced according to present standards. No adverse effects were observed due to this condition. Upgrading would be considered optional but a beneficial upgrade to help improve seismic resistance.

## Floor Joists

In areas, where the floor joists were visible, they were in acceptable condition.

## Subflooring

The subflooring was concealed by insulation or finished surfaces and generally could not be visually inspected. However, the areas immediately around the plumbing supply and waste lines was checked and no adverse conditions were observed during our inspection.

## Crawl Space Moisture

Soil in the Crawl Space was damp at the time of the inspection. This is a normal condition and no adverse conditions related to moisture was observed during our inspection.

*SUGGESTION:* We advise monitoring during the rainy seasons and drainage upgrades if warranted.

## Crawl Space Ventilation

Ventilation of the Crawl Space was adequate at the time of the inspection. We advise that all of the vents be clear of insulation floor batts and Exterior debris at all times to allow adequate ventilation at all times.

## Mechanical Vents and Ducts

The duct from the Kitchen exhaust fan is improperly supported and will eventually fall down. This condition will allow fumes, grease and moisture to vent into the Crawl Space.

*SUGGESTION:* We recommend the duct be properly strapped or supported to the floor joists as needed to correct this condition.

## Vapor Barrier

### Vapor Information

An adequate vapor barrier will create a dry air space between the damp soil and the framing, which will limit the amount of moisture that is able to rise into the framing. This also reduces the possibility of future moisture damage which will also help keep the moisture content of the soil at an equilibrium. The preferred material for use as a vapor barrier over soil in the Crawl Space is 6 mil., or thicker, polyethylene often referred to as "visqueen".

### Condition

The soil has been covered with plastic sheeting as required to reduce the moisture levels in the Crawl Space. This is considered a beneficial feature and is required in this jurisdiction. We advise that the plastic always cover all exposed soil.

## Interior Water Supply Piping

The exposed and accessible supply piping was generally in acceptable condition.

## Drain And Waste Lines

The visible drain and waste lines were in acceptable condition.

## Vent Lines

The vent lines for the waste system which were visible were in acceptable condition. No action is indicated.

## Gas Piping

The gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed areas. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

## Electrical

### Receptacles

The receptacle(s) in this area were missing their cover plates.  
*SUGGESTION:* All missing cover plates should be replaced to restore proper function and reduce the risk of personal injury from shocks or shorts.

## Heating Air Distribution Ducts

### Insulation

Visible sections of the ducts were insulated by fiberglass and/or flexible ducts made with insulation. These covers are in serviceable condition.

## Floor Insulation

The floor insulation viewed from the Crawl Space, was is in acceptable condition. The insulation in this area should be periodically inspected to confirm that it has not fallen out place.

## Pest Control Topics

### Ants/Termites/ Beetles

The area was inspected for any infestations of wood destroying organisms (W.D.O.). No evidence was found to indicate any infestation.  
*SUGGESTION:* Periodic inspection of the area for any signs of W.D.O. is recommended.

## Pest Control Issues In The Crawl Space

Form-wood, cardboard on the ground or around the piers and/or scrap wood was left on the soil or at the base of the foundation in the Crawl Space. Cellulose debris can easily harbor wood destroying organisms.

*SUGGESTION:* Removal of all wood or other material containing cellulose in direct contact with the soil is recommended, to reduce a condition conducive to infestation by wood destroying organisms.



## General Comments About The Underbuilding Crawl Space

All visible structural elements, systems and components which were visible to view in the Crawl Space were generally in an acceptable condition at the time of our inspection. They were performing as would be expected for a dwelling of this type and age.

*SUGGESTION:*We suggest that a periodic inspection be performed in this area as a preventive measure and that the appropriate repairs or maintenance be performed if necessary.

# GARAGE/CARPORT STRUCTURE

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

## Garage Door Openers

The Garage door opener operated properly to raise and lower the door, including the auto reverse mechanism, which stopped and reversed direction when striking an object.

*SUGGESTION:* We suggest that the door and opener be periodically lubricated and to confirm that all hardware screws or nuts are secured.

## Gutters

### Condition

The gutters were in an acceptable condition.

*SUGGESTION:* Gutters should be cleaned of debris as necessary and inspected on a regular basis.

## Downspouts

The downspouts were properly installed and in acceptable condition. This is in accordance with recommended and preferred practices. The discharge from each downspout was routed in a underground drainage system away from the dwelling to minimize water accumulation at the foundation. Any specific exceptions are noted in this section.

## Electrical

### Switches

A representative number of switches were operated and were determined to be in acceptable condition.

## Overall Commentary On The Surfaces

The Interior walls and ceiling surfaces all gave the appearance of having been professionally installed and were in an acceptable condition. Any exceptions will be noted in their respective sections.

## General Comments About The Exterior

Exterior features were generally in acceptable condition. Any exceptions have been commented on in the preceding section and elsewhere in this report. Regular maintenance will extend the service life of the "weather shell".

## General Comments About The Garage

This area was inspected and is in serviceable condition. Any repairs that are necessary will be noted above or in the Summary Review.

# ROOF

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection.

**These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance.** Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration of a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## Useful Descriptive Information About This Roof

<b>Area</b>	The roof described in this section covered the Dwelling only.
<b>Slope</b>	The slope or pitch of this roof was both Steep and Medium.
<b>Covering Material Layers</b>	The material in the roof covering was Asphalt-composition shingles. Our examination of the roof revealed the amount of material in place. This was One layer.
<b>Covering Age</b>	The present roof covering was a new installation.
<b>Roof Flashings</b>	The roof surface connections and penetrations are sealed with metal flashings and mastic materials applied.
<b>Drainage Type</b>	Water from the roof was drained through a system of gutters and downspouts.

## Inspection Method For This Roof

The inspection of the roof was conducted from the roof surface. The inspector walked on the surface and visually examined the accessible roofing components.

## Composition Shingles

**Condition** The roof surface has torn a shingle over the.....

*SUGGESTION:* It is recommended that this torn shingle be replaced as necessary to prevent further possible damage to the adjacent areas or future leakage.



## Roof Sheathing

The visible sections of the roof sheathing was in acceptable condition during our inspection.

## Flashings Overall

The accessible connection and penetration flashings are in acceptable condition. Any exceptions are noted below.

*SUGGESTION:* The connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

## Plumbing Vents

The plumbing vents were in acceptable condition.

## Roof Vents

The accessible roof/attic vents are properly installed are performing their intended function.

## Gutters

### Material/Type

Roof runoff water was collected and channeled to the gutters attached to the fascia boards or to the ends of the rafters along the edge of the roof. The gutters were made of Metal.

### Condition

The gutters were in an acceptable condition.

*SUGGESTION:* Gutters should be cleaned of debris as necessary and inspected on a regular basis.

## General Comments About The Roof

### Condition

The roof was newly installed. We observed no signs of details that would suggest any serious improper installation and needed repairs at this time.

The expected service life for a composition shingle roofing material is 15-20 years.

### Maintenance

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

**The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.**

# PLUMBING SYSTEM

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

## Information About The Plumbing System

<b>Main Supply</b>	Water for domestic consumption was provided by a municipal or community system.
<b>Waste Supply</b>	The waste discharge was supplied by municipal or community service.
<b>Main Supply Materials</b>	The main water supply line, the line bringing the supply to the dwelling, was Plastic.
<b>Dwelling Supply Material</b>	The water supply piping inside the dwelling, used to deliver water to the fixtures was Copper.
<b>Waste Supply Material</b>	The drain, waste and vent (DWV) piping within the dwelling was ABS Plastic.
<b>Water Supply Pressure</b>	The water pressure, as measured from the Exterior of the dwelling was Medium to Normal (35-55 psi).

## Main Water Supply

The visible portions of the main water supply piping was in acceptable condition.

## Interior Water Supply

The exposed and accessible supply piping generally was in acceptable condition.

## Water Pressure

Functional flow of water at remote fixtures was judged to be adequate. Several fixtures were operated at the same time. Minor changes in flow when other fixtures are turned on or off is concerted to be normal. The systems water pressure, was within normal range.

## Water Shut Off Condition

The main water shut off valve was located. Testing the operation of this valve is not within the scope of a home inspection.  
*SUGGESTION:* Operation of the valve periodically will keep it functional and maximize it's service life.

## Fixtures Overall

The plumbing fixtures were operating and were in satisfactory condition at the time of the inspection.

*SUGGESTION:* Routine maintenance should keep them functional and maximize their service life.

## Drain And Waste Lines

The visible drain and waste piping were in acceptable condition.

## Vent Lines

The visible portions of the vent piping for the dwelling were in acceptable condition.

## Expansion Tank

An expansion tank was not observed to help relieve hot water pressure due to a anti backflow valve in the main water supply pipe. This is required and is NOT installed.

*SUGGESTION:* We recommend that an expansion tank be installed.

## General Comments About The plumbing System

The plumbing system and components appeared to be in acceptable condition and operating as intended. Functional flow and adequate drainage was observed at each tested area as required. Specific exceptions may be noted in other sections of this report.

# ELECTRICAL SYSTEM

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## Descriptive Information About The Electrical System

<b>Entrance Service</b>	The service entry, supplying electricity into the dwelling was Underground.
<b>Voltage</b>	The voltage available at the dwelling was 120/240.
<b>Circuits</b>	Branch circuit overloads was provided by circuit breakers.
<b>Amperage</b>	The available ampacity provided through the service was 200 amps.
<b>Grounding</b>	The electrical system was grounded by driving a rod in the earth.
<b>Wiring Method</b>	The wire method provided in this structure is non-metallic sheath cable (romex).

## Electrical Meter Location

The Electric Meter was located on the dwelling's Right Side.

## Electrical Service Capacity

The service entrance conductors, the wires which run from the meter to the main disconnect or the main service panel, were (#4/0) Aluminum (200 amps).

Determination of the service ampacity was based upon the size of the service entrance conductors. This is considered a adequate amount of power for the existing loads.

## The Main Disconnect

The main disconnect has a single pull switch. This was not tested during our inspection as this would interrupt power to the building.

## Notes On The Main Service Panel

<b>General</b>	The main service panel was in acceptable condition with circuitry installed and protected in an acceptable manner.
<b>Circuit Breakers</b>	The circuitry in the main panel was labeled, allowing individuals unfamiliar with the equipment to properly operate the equipment if necessary. <i>SUGGESTION:</i> When an opportunity arises, accurately testing the circuits by operating the breakers is recommended to confirm their labeling.

## Service Grounding

The system and equipment grounding were acceptable.

## Receptacles: Overall

A random selection of accessible receptacles were tested and found to be in acceptable condition at the time of the inspection.

## Switches: Overall

A representative number of switches were operated and were determined to be in acceptable condition.

## Lights: Overall

The light fixtures in this dwelling were in generally in operating and acceptable condition. Any exceptions are noted in other sections of this report.

## Ground Fault Circuit Protection

### Definition

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

### Condition

GFCI (Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required at the time of the dwellings construction.

*SUGGESTION:* We recommend testing these devices on a monthly basis.

## Wiring: Overall

The accessible or visible wiring in this structure was in acceptable condition where inspected.

## General Comments About The Electrical System

The electrical system was in acceptable condition and the components were properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

# HEATING SYSTEM

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

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 a costly condition to address.

## Important Information About The Heating System

<b>Type</b>	The heating type, dwelling was a forced air furnace.
<b>Location</b>	The location of the heating unit for this dwelling was in the Hallway closet.
<b>Energy Source</b>	The energy source for the heating system for the dwelling was Propane.
<b>Input Rating</b>	The input rating for this heating plant was 80,000 BTU's.
<b>Age</b>	The heating system was an original installation when the dwelling was built.
<b>Filter Size</b>	The size of the filter in this system was 16"x20"x1".

## Heating System Notes

<b>Definition</b>	Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, filters and ducting.
<b>Condition</b>	The furnace was operated during the inspection with the thermostat controls. It responded to the users controls.

## Forced Hot Air Heat Exchanger

The accessible sections of the heat exchanger was inspected only. The majority of the heat exchanger is inaccessible and we cannot comment on its overall condition. Due to the design of the furnace it is always possible that damage may exist in the inaccessible areas. A further inspection can be performed during servicing.

## Inducer Fan

The furnace is equipped with a inducer fan that assist the flue exhaust gases out of the unit. This feature was in serviceable condition during our inspection.

## Gas Valve

The automatic gas control valve functioned as intended during the operation of the furnace.

## Blower/Motor

The blower generally operated satisfactorily during the inspection.

## Blower/Limit Switch

The furnace limit switch, which activates the blower on and off was functioning as designed during our inspection of the furnace. The high limit switch setting was not tested during our routine operation of the furnace, this would required the operation of the furnace without the blower air flowing across the heat exchanger.

## Heating Plant Gas Supply Connections And Shut Off Valve

### Shut Off Valve

The gas supply piping installation included a 90 degree shutoff valve in the vicinity of the unit for service, personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and trouble free.

### Connections

The gas connector was an approved flexible type in acceptable condition.

## Burners

The operation of the furnace activated the burners during our inspection. The burners were found to be in good working order and should be cleaned during servicing to allow a proper and dependable operation.

## The Combustion Air Supply

### Definition

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, provided that industry standards are met.

### Condition

The combustion air supply was adequate for this unit.

## Venting System Condition

The visible sections of the heating plant's venting system was properly installed and was functioning as designed.

## Notes On The Air Filter(s)

The air filter for the heating unit was a high efficiency, accordion (pleated) style filter.

*SUGGESTION:*We suggest replacement at least every three months to allow for its best operation.

## Return Air Distribution

The return air for the heating system has been installed properly and in an acceptable condition.

## Heating Registers/Ducts

The heating registers were inspected and were found to be providing adequate heated air supply to each room.

*SUGGESTION:*We suggest that the registers be lifted and the ducts be vacuumed of any accumulated debris.

## Thermostats

Operation of the user controls on the thermostat caused the unit to respond.

## Whole House Ventilation System

- Definition** The return air duct has a separate air duct with a motorized damper that draws fresh air from the outside. The flow of air is controlled by a timer on the furnace. By setting the timer, you can control the amount of air entering and exiting the dwelling.
- Condition** The whole house fan/ventilation system was operated during our inspection. The unit responded to the user controls as designed.

## Installation Standards

- Standards** Present standards require that all gas fired furnaces be elevated to provide a minimum of 18" of clearance between any glow, spark or open flame and the Garage floor. This configuration helps prevent ignition of flammable liquids.
- Condition** The furnace has been elevated above the Garage floor in accordance with industry standards.

## General Comments About The Heating System

The heating system responded to normal operating controls. Components were properly installed and acceptable. Routine maintenance will keep it functional and maximize it's service life.

# WATER HEATER

Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## Useful Information About The Water Heater(s)

<b>Age</b>	The water heater was an original installation when the dwelling was built.
<b>Tank</b>	Two free-standing units were connected in series. In this configuration, all of the water to be heated enters one tank first, then moves to the second unit before leaving it for distribution to the plumbing fixtures.
<b>Water Heater Capacity</b>	The storage capacity of the water heater was 100 gallons.
<b>Water Heater Energy</b>	The energy source for the water heater(s) was Electricity.

## Water Connections

<b>Condition</b>	The cold inlet and hot water outlet connections were properly installed and in acceptable condition.
<b>Expansion tank</b>	An expansion tank was not observed to help relieve hot water pressure due to a anti backflow valve in the main water supply pipe. This is required and is NOT installed. <i>SUGGESTION:</i> We recommend that an expansion tank be installed.

## Temperature And Pressure Relief Valve

<b>T-P Relief Valve</b>	The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.
<b>T-P Discharge Pipe</b>	The discharge pipe for the temperature and pressure relief valve was too short. <i>SUGGESTION:</i> For safety, the temperature and relief valve discharge pipe should terminate within 6" of the grade (ground).

## Heating Elements

The heating elements were checked during the inspection and were found to operating and provided an adequate amount of hot water to the plumbing fixtures.

## Hot Water Recirculating System

The dwelling was equipped with a loop in the hot water piping to circulate water by convection so that hot water will be almost instant to plumbing fixtures. The system was in acceptable condition.

## Seismic Restraint For The Water Heater(s)

The water heater lacked seismic restraint as required when this unit was installed.  
*SUGGESTION:* The water heater should be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.

## Installation Standards

### Standards

Present standards require the water heater be elevated to provide a minimum of 3" of clearance (except for the Garage) above the surrounding ground. This will prevent premature deterioration of the unit.

## General Comments About The Water Heater

The water heater was operating satisfactorily at the time of the inspection.

*SUGGESTION:* We suggest regular routine maintenance to ensure the unit is working safely and dependably.

The water heater service life was at it's early years.

# INTERIOR

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

## Information About The Home's Interior

<b>Number of Bedrooms</b>	The number of bedrooms in this dwelling and accounted for in this report is 4.
<b>Number of Bathrooms</b>	The number of full and partial bathrooms in this dwelling for this report (counted by the number of rooms/areas, not by how many fixtures may be in a room) was 2.75.
<b>Window Material Glazing</b>	The dwelling was equipped with vinyl windows with wood frames. The glazing in the windows in the dwelling ( the glass in the window) was Double pane (insulated.)
<b>Walls</b>	The finished walls inside this dwelling were gypsum wallboard, commonly called "drywall".
<b>Ceilings</b>	The finished ceilings inside of the dwelling were gypsum wallboard, commonly called "drywall".
<b>Heating</b>	Heating was supplied in every habitable room.

## Overall Commentary On The Surfaces

The Interior walls and ceiling surfaces all gave the appearance of having been professionally installed and were in an acceptable condition. Any exceptions will be noted in their respective sections.

## Overall Comentary On The Flooring

The upper level subflooring was concealed by finished surfaces and generally could not be visually inspected. However, the areas immediately around the plumbing supply and waste lines were checked and no adverse conditions were observed during our inspection.

## Overall Comentary On The Walls

The wall framing was not visible for a thorough inspection and their condition is unknown. The accessible Interior and Exterior surfaces showed no signs of significant conditions at the time of our inspection and appeared to be in acceptable condition.

## Overall Commentary On The Interior Doors

### Condition Doors

The Interior doors were properly installed and in acceptable condition. Any exceptions will be noted in their respective sections.

## Overall Commentary On Windows

The windows tested were properly installed and in acceptable condition. We operated a representative sample of the windows, but did not open or close and latch every window. Any exceptions will be noted in their respective sections.

## Safety Glass And Glazing

### Condition

Safety/tempered glass was observed in all locations where recommended by industry standards.

## Overall Commentary On The Fireplaces/Stoves

### Information

Components shared by most types of fireplaces include the interior, exterior and the fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter.

Accessible fireplace components are visually inspected for signs of significant malfunction, unusual wear and general state of repair. However, portions of standard fireplace construction are always by their nature and location inaccessible for a standard home inspection.

If the fireplace has a gas supply pipe and shut off valve, the gas key should not be left accessible to prevent small children from tampering with the valve.

### Condition

The fireplace was not operated during the inspection (lighting fires is not part of a home inspection). It appears that it will be serviceable when tested.

### Fireplace Damper

The damper in the fireplace was operated and found to be in acceptable working condition.

## Interior Stairs

The stairs were used several times during the inspection. No specific deficiencies were noted at the time of the inspection.

## Interior Railings

The Interior stair railing(s) were installed correctly and were in acceptable condition.

## Notes On Smoke Detectors: Overall

### Smoke Detectors

The smoke detectors were inspected for their location only. They were placed where required when the structure was constructed.

*SUGGESTION:*We advise periodically testing to confirm their proper function.

## Notes On Carbon Monoxide Detectors

As a safety upgrade, one or more CO detectors could be installed in locations and in the manner suggested by the manufacture of the detector.

## Whole House Fan

### Definition

The Laundry Room was provided with a automatic timer that activates the ceiling fan and exhaust the Interior rooms with stale air, smells and refreshens the home. The activation of the fan and opening the window dampers will allow proper ventilation of the Interior, even when the windows are closed. We suggest that this system be utilized.

**Condition**

The Interior whole house vent system operated properly during our inspection.

**General Comments About The Interior**

The Interior surfaces, hardware, fixtures, doors and windows were in acceptable condition.

# ATTIC

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

## Useful Information About The Attic

<b>Structure</b>	The roof structure covering this dwelling was a conventional, factory built truss system.
<b>Sheathing</b>	In residential construction, the roof sheathing is the material directly supporting the roof covering (structure). The sheathing used in this dwelling was plywood nailed solidly across the top chords of the roof trusses.
<b>Insulation</b>	The thermal insulation visible in the Attic was blown in fiberglass.
<b>"R" value</b>	The thickness of the insulation should yield an approximate thermal value of 38, 12".

## Attic Access Entry Information

<b>Location:</b>	The Attic was accessible by way of a hatch in the ceiling of the Hallway.
<b>Observed</b>	Because of limited clearance, deep insulation, potential for damage to insulation and/or ceiling finishes below caused by walking in the Attic, our inspection of the Attic was performed from the access opening only.
<b>Access Door/ Hatch</b>	The access opening cover or door was missing its perimeter insulation, affecting the energy efficiency of the area. <i>SUGGESTION:</i> We recommend replacement of the hatch cover insulation weatherstripping.

## Roof Trusses

<b>Condition</b>	Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottoms of trusses often support the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the construction site. The trusses were generally in acceptable condition and had performed adequately since their installation where accessible.
------------------	---

## Ceiling Joists

<b>Definition</b>	Ceiling joists are structural members which support the finished ceiling and often serve as important components of the roof structure.
<b>Condition</b>	The Interior ceiling joists were concealed by finished surfaces and/or insulation and could not be inspected. Some areas with minimal insulation may be inspected.

## Roof Sheathing

The visible sections of the roof sheathing was in acceptable condition during our inspection.

## Attic Insulation

### Condition

Insulation placed above the living space in this dwelling has been installed properly and is functioning as intended.

## Attic Ventilation

The space between the ceiling and the roof was adequately vented.

## Plumbing Vent Lines In The Attic

The vent piping for the waste system, which was visible in the Attic, was in acceptable condition.

## Chimney In Attic

The chimney was in acceptable condition for it's age.

*SUGGESTION:* Monitoring for any future deterioration or leaks around the chimney is recommended.

## Exhaust Vents

All of the Interior exhaust fan vents are properly installed and exhausting to the Exterior as required.

## Attic Wiring

The majority of the wiring was inaccessible due to the insulation, but the visible wiring in the attic was in acceptable condition.

## Air Distribution Ducts

The distribution ducts were properly installed and in acceptable condition.

## Pest Control Topics

Our inspection of the accessible areas did not reveal any active pest activity during the inspection.

*SUGGESTION:* We advise that a periodic inspection of the area be performed for future pest activity.

## General Comments About The Conditions In The Attic

No reportable conditions were observed in the visible areas of the Attic at the time of the inspection. As a preventive measure we suggest performing a annual inspection of this area to confirm that no leaks, rodents, birds or insect activity have occurred.

# BATHROOM(S)

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## Components and Drainage

### Wash Basins

The wash basins were filled to their overflows, if possible, and drained. They operated properly during our inspection.

### Wash Basin Overflows and Drain Stops

The wash basins in every Bathroom were operated and filled to the overflows during the inspection. Every wash basin was in good working condition. These should be periodically inspected for future leakage and repaired if warranted.

### Toilet

The toilets were flushed several times during the inspection and were found to be in good working condition.

### Bathtubs

The bathtubs were filled to their overflows, if possible, and drained during our inspection. They were found to be properly operating during this test.

### Bathtub Overflows and Drain Stops

The Bathtubs in the Bathrooms were operated and filled to the overflow during the inspection. The bathtubs drain stops and overflows were in good working condition. This should be periodically inspected for future leakage and repaired if warranted.

### Hydro-Massage Tubs

The hydro-massage tub was filled and activated by the user controls. It operated as intended and was in acceptable condition.  
*SUGGESTION:* We suggest periodic flushing of the system to prevent bacteria growth in the plumbing pipes.

### Shower

The showers were operated for several minutes in each bathroom. Each shower was in serviceable condition during our inspection.

## Electrical

### Switches

A representative number of switches were operated and were determined to be in acceptable condition.

## Bathroom Ventilation

The bathrooms ventilation were provided by exhaust fans. The fans were operated and found to be working in an acceptable manner.

## Shower Walls

The shower walls appear to be properly installed and in generally in serviceable condition.

## Shower Doors

The shower doors were installed properly and were in an acceptable condition.

## Cabinets/Countertops

The bathroom(s) cabinets and countertops appear to be properly installed and are in serviceable condition. Any exceptions may be noted in specific bathroom.

## Caulking Maintenance Information

Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to floor covering and subflooring.

The use of high quality sealant such as "Polyseamseal", "GE Sanitary Silicone" or "Dow Corning 786" is recommended for bathroom caulking. Generic silicone, latex and latex with silicone-sealants are inferior to these premium products and their use in bathrooms is not likely to produce dependable results.

## Additional Comments

The towel rack is not secured to the wall. Screws were used, instead of molly bolts.

*SUGGESTION:* We recommend that a proper securing system be installed. This was observed at the Upstairs Hallway Bathroom.

# KITCHEN

Inspection of stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

## Descriptive Information About The Kitchen

**Cooking Fuel**

The heat source(s) for cooking was Electricity and Propane.

**Ventilation Type**

Kitchen ventilation was provided by an exhaust fan above the cooking surface termination at the Exterior.

## Plumbing

**Sinks**

The Kitchen sink was inspected and is in serviceable condition.

## Electrical

**Wiring**

The visible wiring in was in acceptable condition.

## Information On The Dishwasher Drain Separation

The dishwasher drain was equipped with an air gap vent fitting above the sink. This assures separation of the supply water from the waste water. It was in serviceable condition during our inspection.

## Appliances In General

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition at the time of our inspection. Any exceptions are noted below or elsewhere in our report.

## Disposal

The garbage disposal was noisy when tested.

*SUGGESTION:* This indicates the unit is clogged with debris or was nearing the end of useful service life and repair or replacement should be expected.

## Kitchen Exhaust

The Kitchen exhaust was operational during our inspection.

## Cabinets/Counters

The cabinets and countertops have been properly installed and are in acceptable condition.

## General Comments About The Kitchen

This area was inspected and is in serviceable condition. Any significant exceptions will be noted above or in the Summary review.