

Inspection Report

Provided by: High Tide Inspections LLC



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Property Address:



person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator. Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm <<http://www.epa.gov/iaq/pubs/insidest.htm>>. Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded. Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist. Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting

the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home. Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies and their heating systems - Sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

RR = Repair or Replace: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies. This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend upgrades that could affect your evaluation of the property.

Section	Condition#	Comment
Grounds	2	Common cracks were observed at driveway. Repair as needed.
Grounds	4	Damage and/or corrosion observed at one or more fences and/or gates. Recommend review/repair by a licensed professional as needed.
Exterior	5	Repairs observed at one or more exterior walls. Damage observed at one or more exterior walls. Missing sealant and/or caulking observed at one or more exterior walls. Moisture stains and/or damage observed at one or more exterior walls and/or trim. Recommend review/repair by a licensed contractor.
Exterior	6	Fogging observed at one or more windows. One or more damaged and/or missing screens observed at exterior windows. Damage to one or more "thermal seals" observed at one or more exterior windows. "Algae" and/or "mildew" and/or moisture damage observed at one or more exterior windows and/or window frames. Recommend ensuring that sprinklers are turned away from the home's exterior. Recommend review/repair by a licensed contractor.
Exterior	7	Missing sealant and/or caulking observed at one or more exterior doors and/or door frames. Moisture stains and/or damage observed at one or more exterior doors and/or door frames. One or more exterior doors and/or door hardware did not function properly at the time of inspection. The weather seal was missing and/or damaged at one or more exterior doors. Recommend review/repair by a licensed handyman.
Exterior	9	Minor damage and/or corrosion observed at one or more porches. Recommend review/repair by a licensed contractor.
Exterior	11	One or more exterior faucets were missing insulation. One or more exterior faucets were not functional. Recommend review/repair by licensed plumber.
Exterior	12	Damage observed at one or more exterior outlets. Exposed wiring observed at one or more exterior lights. One or more exterior lights

		did not function at the time of inspection. Missing pull cord/s observed at ceiling fan. Recommend review/repair by a licensed electrician.
Roofing	13	One or more damaged shingles observed. Excessive granule loss observed. One or more exposed nails observed. The roof is nearing the end of its useful life. Recommend review/repair by a licensed roofing contractor.
Roofing	15	Debris observed in one or more gutters. Suggest cleaning and removal of debris on a regular basis. Ponding observed at one or more gutters. One or more downspouts were missing a "splash plate." Recommend installing "splash plate/s" to reduce soil erosion.
Heating - Air	21	"Disconnected" ductwork observed. Minor damage to ductwork observed. Recommend review and/or repair by a licensed HVAC company.
Heating - Air	24	The "float switch" did not appear to function at the time of inspection. "Dirt" and/or "mildew" observed inside of air handler. Recommend review and/or repair by a licensed HVAC company.
Interiors	33	Normal "wear and tear" observed at interior walls. Damage and/or cracks observed at one or more interior walls. Missing sealant and/or caulking and/or paint observed at one or more interior walls and/or trim. Repairs observed at one or more interior walls. Recommend review/repair by a licensed handyman.
Interiors	34	Minor damage observed at one or more interior ceilings. One or more "nail pops" observed at interior ceiling. Recommend review/repair by a licensed handyman.
Interiors	35	"Loose" flooring observed. Repair as needed. Missing sealant observed at one or more baseboards. Minor damage observed at one or more baseboards. Repair as needed.
Interiors	37	Damage observed at one or more interior windows and/or window frames and/or hardware. Minor corrosion observed. Recommend review/repair by a licensed professional.
Interiors	38	Minor damage observed at one or more interior doors. Repair as needed.
Interiors	39	One or more interior outlets tested for "hot / neutral reverse." One or more lights and/or bulbs were damaged in attic. Recommend review/repair by a licensed electrician.
Interiors	40	One or more interior lights did not function at the time of inspection. Recommend replacing bulb/s or review/repair by a licensed electrician.
Interiors	41	One or more ceiling fans wobbled when operated. The "remote" did not turn the light on and off. Repair as needed.

Interiors	43	"Lint" observed in dryer vent. Recommend cleaning by a licensed professional. One or more cabinets and/or drawers did not function properly in laundry. Recommend review/repair by a licensed handyman. Damage observed at dryer. Repair / replace as needed.
Master Bedroom	45	Missing sealant and/or caulking observed at ceiling trim in master bedroom. One or more "stains" observed at trim in master bedroom. No active moisture detected. Recommend review/repair by a licensed handyman.
Master Bedroom	52	The ceiling fan made an unusual noise in master bedroom. The inspector was unable to locate ceiling fan "remote." Repair as needed.
Guest Bedroom 1	58	Minor damage observed at one or more doors and/or door frames in guest bedroom 1. Recommend review/repair by a licensed handyman.
Guest Bedroom 2	66	Loose hardware observed at one or more doors in guest bedroom 2. Recommend repair.
Kitchen	75	Missing sealant and/or caulk and/or grout observed at kitchen counter. Recommend review/repair by a licensed handyman.
Kitchen	76	Missing sealant and/or caulking observed at one or more cabinets and/or trim in kitchen. One or more cabinets and/or drawers did not function properly in kitchen. The cabinets and/or drawers are aged in kitchen. Wear and tear observed. Recommend review/repair by a licensed handyman.
Kitchen	78	"Debris" observed in garbage disposal drain line. Recommend review/repair by licensed plumber.
Master Bath	91	One or more cabinets and/or drawers require adjustment and/or repair in master bath. Missing sealant and/or caulking and/or grout observed at counter in master bath. Recommend repair by a licensed handyman.
Master Bath	92	One or more sinks drained slowly in master bath. One or more faucet handles were difficult to operate in master bath. Recommend review/repair by licensed plumber.
Master Bath	93	Cracked and/or missing grout observed at shower and/or tub in master bath. Damage to tile observed. Recommend review/repair by a licensed handyman.
Guest Bath 1	108	The toilet paper "holder" was loose in guest bath 1. Recommend review/repair by a licensed handyman.
Guest Bath 2	113	"Aging" observed at mirror in guest bath 2. Repair as needed.
Guest Bath 2	120	Minor corrosion observed at drain stopper in guest bath 2. Recommend review/repair by a licensed professional.
Guest Bath 2	121	Minor corrosion at tub drain observed in guest bath 2. Missing

		"stopper" observed. Recommend review/repair by licensed plumber.
Garage	123	Normal "wear and tear" observed at garage walls. Cracking and/or damage observed at one or more garage walls. Moisture stains (likely from condensation) observed at one or more garage walls. One or more repairs observed. Recommend review/repair by a licensed handyman.
Garage	125	Common cracks and settlement were observed at garage floor. Recommend review/repair by a licensed contractor.
Garage	126	The weather seal was missing and/or damaged at one or more doors in garage. The hardware at one or more doors did not function properly in garage. Recommend review/repair by a licensed handyman.

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3 Grounds

General Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse effect on health.

Moisture and Related Issues

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule an inspection with a specialist.

Grading

Grading Slope The site is moderately sloped.

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material Concrete

2) Driveway Conditions

RR

Common cracks were observed at driveway. Repair as needed.

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Sidewalk Material

Concrete

3) Sidewalk Conditions

AS

Fences and Gates

4) Fences and Gates Conditions

RR

Damage and/or corrosion observed at one or more fences and/or gates. Recommend review/repair by a licensed professional as needed.

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4 Exterior

General Comments

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

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

Exterior Walls

Structure Type

Wood frame

Exterior Wall Covering

EIFS (Exterior Insulation and Finish System) and/or Stucco

5) Exterior Wall Conditions

RR

Repairs observed at one or more exterior walls. Damage observed at one or more exterior walls. Missing sealant and/or caulking observed at one or more exterior walls. Moisture stains and/or damage observed at one or more exterior walls and/or trim. Recommend review/repair by a

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Exterior Windows - Doors

Window Type	Single Hung
Window Material	Vinyl

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6) Window Conditions

RR

Fogging observed at one or more windows. One or more damaged and/or missing screens observed at exterior windows. Damage to one or more "thermal seals" observed at one or more exterior windows. "Algae" and/or "mildew" and/or moisture damage observed at one or more exterior windows and/or window frames. Recommend ensuring that sprinklers are turned away from the home's exterior. Recommend review/repair by a licensed contractor.



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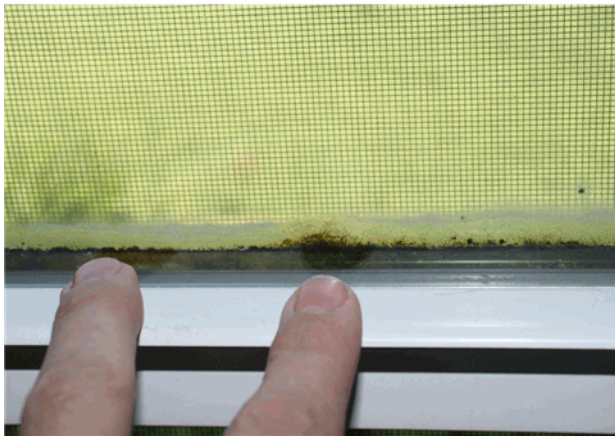
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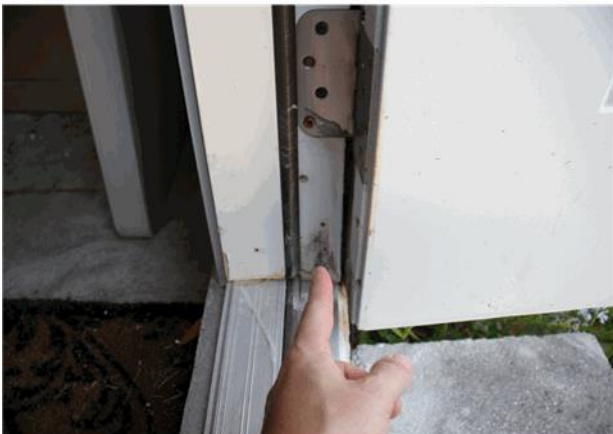


7) Exterior Door Conditions

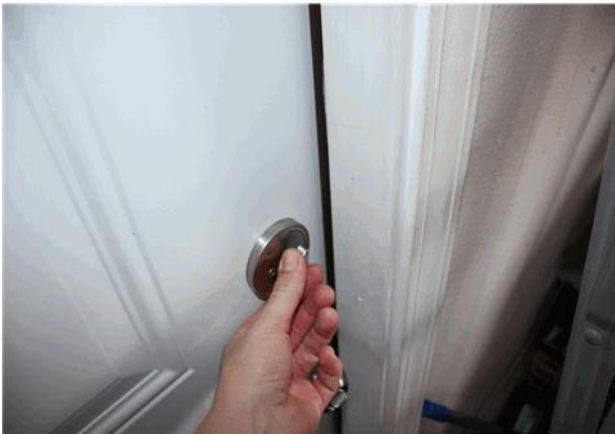
RR

Missing sealant and/or caulking observed at one or more exterior doors and/or door frames. Moisture stains and/or damage observed at one or more exterior doors and/or door frames. One or more exterior doors and/or door hardware did not function properly at the time of inspection. The weather seal was missing and/or damaged at one or more exterior doors. Recommend review/repair by a licensed handyman.

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Wood and Masonry Decks

8) Wood and Masonry Deck Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

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Porches and Stoops

9) Porch and Stoop Conditions

RR

Minor damage and/or corrosion observed at one or more porches. Recommend review/repair by a licensed contractor.



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Fascia and Trim

10) Fascia and Trim Conditions

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Exterior Water Faucet(s)

11) Faucet Conditions

RR

One or more exterior faucets were missing insulation. One or more exterior faucets were not functional. Recommend review/repair by licensed plumber.



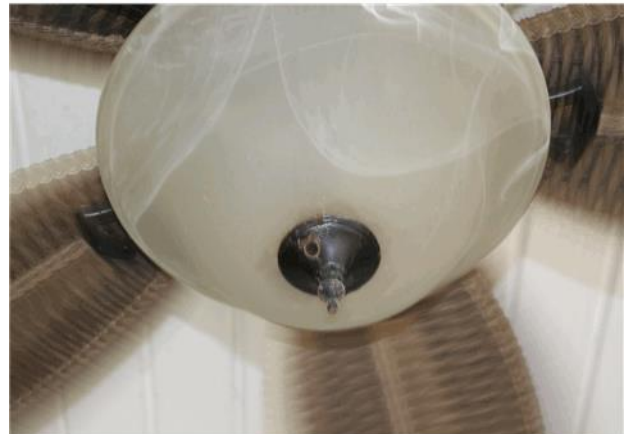
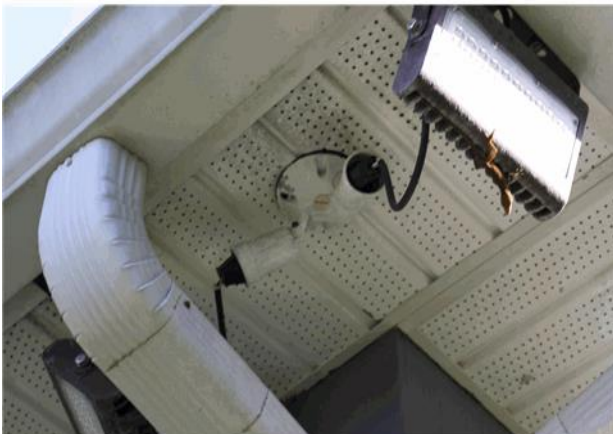
Exterior Electric

12) Exterior Electric Conditions

S

Damage observed at one or more exterior outlets. Exposed wiring observed at one or more exterior lights. One or more exterior lights did not function at the time of inspection. Missing pull cord/s observed at ceiling fan. Recommend review/repair by a licensed electrician.

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5 Roofing

General Comments

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

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

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Combination of gable and hip.
Roof Covering Material	Asphalt composition shingles.

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13) Roof Covering Condition

RR

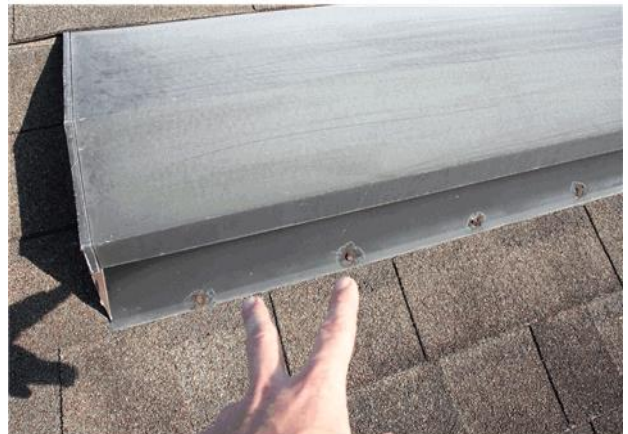
One or more damaged shingles observed. Excessive granule loss observed. One or more exposed nails observed. The roof is nearing the end of its useful life. Recommend review/repair by a licensed roofing contractor.



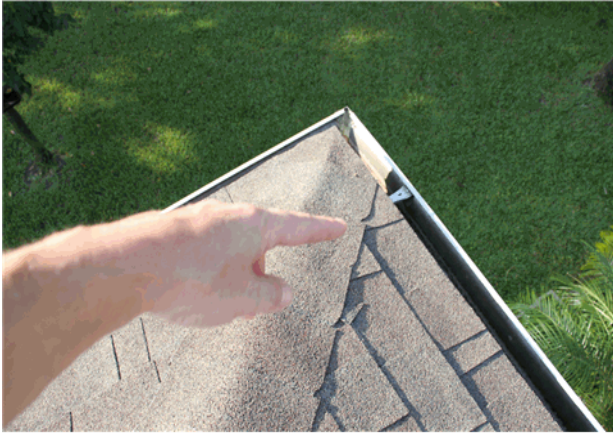
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14) Flashing Conditions

AS

15) Gutter & Downspout Conditions

RR

Debris observed in one or more gutters. Suggest cleaning and removal of debris on a regular basis. Ponding observed at one or more gutters. Damage observed. One or more downspouts were missing a "splash plate." Recommend installing "splash plates" to reduce soil erosion.



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Attic Area

Attic Access

Garage

Method of Inspection

Entered attic area.

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Roof Frame Type The roof framing is constructed with truss framing.

16) Attic Conditions

AS

Attic Ventilation Type Off Ridge Vents / Soffit vents

17) Attic Ventilation Conditions

AS

Attic Insulation Type Loose fill

18) Attic Insulation Conditions

AS

6 Structural - Foundation

General Comments

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Foundation

Foundation Type Slab on grade

Foundation Material Concrete

19) Foundation Conditions

AS

7 Heating - Air

General Comments

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness,

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat Pump - Condenser Unit

Location of Unit Exterior

Energy Source Electric

20) Unit Conditions AS



Distribution Type The visible areas of the heat distribution system is ductwork with registers.

21) Distribution Conditions RR "Disconnected" ductwork observed. Minor damage to ductwork observed. Recommend review and/or repair by a licensed HVAC company.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



**22) Ventilation
Conditions**

AS

**23) Thermostat
Condition**

AS

Air Handler

**24) Air Handler
Conditions**

RR

The "float switch" did not appear to function at the time of inspection. "Dirt" and/or "mildew" observed inside of air handler. Recommend review and/or repair by a licensed HVAC company.



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8 Electrical

General Comments

There are a wide variety of electrical systems with an even greater variety of components, and any one system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading

outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly,

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, since arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

25) Electrical Service Conditions

AS

Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the exterior.

Panel Amperage Rating 200

Circuit Protection Type Breakers

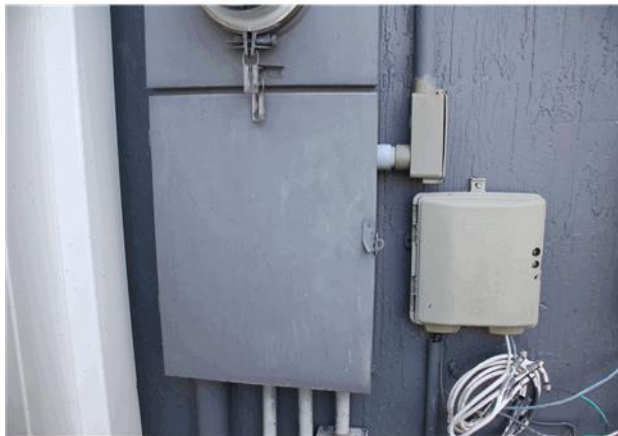
26) Wiring Methods

AS

The main power cable is aluminum. The branch cables are copper.

27) Electrical Panel Conditions

AS



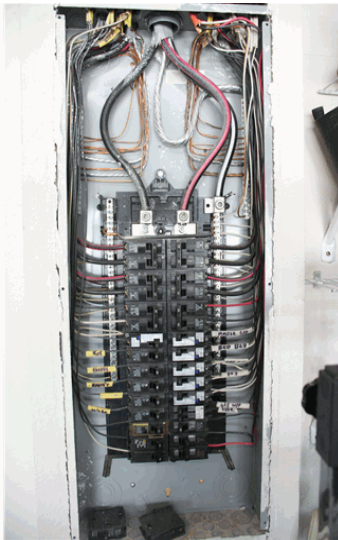
Electrical Subpanel

Subpanel Location A sub panel is located at the garage.

28) Subpanel Conditions

AS

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



9 Plumbing

General Comments

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drainpipes pipes are equally varied and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is

AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected

usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, since significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

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

Water Main Line

Main Shutoff Location	City
Main Line Material	Unknown
29) Main Line & Valve Conditions	AS

Water Supply Lines

Supply Line Material	CPVC
30) Supply Line Conditions	AS

Drain - Waste Lines

Drain Line Material	PVC
31) Drain Line Conditions	AS

Water Heater(s)

Water Heater Type	Electric
Water Heater Location	Garage
Water Heater Capacity	Unknown (No Label)
32) Water Heater Conditions	AS

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10 Interiors

General Comments

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes and are therefore best evaluated by a specialist. Similarly, there are many environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service, but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, since the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

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

Walls - Ceilings - Floors

33) Wall Conditions

RR

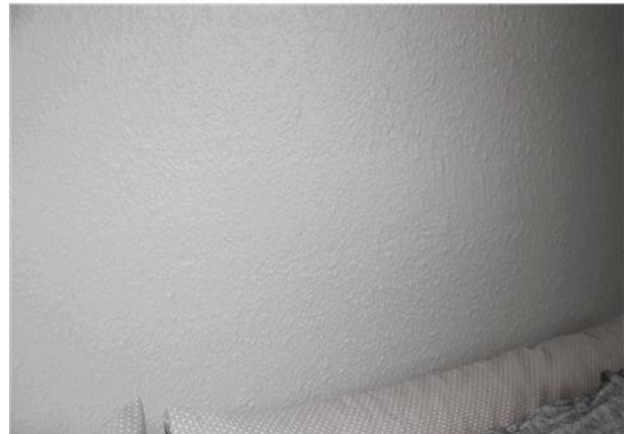
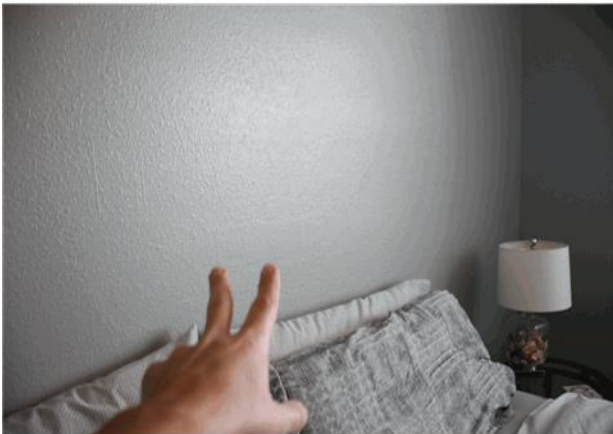
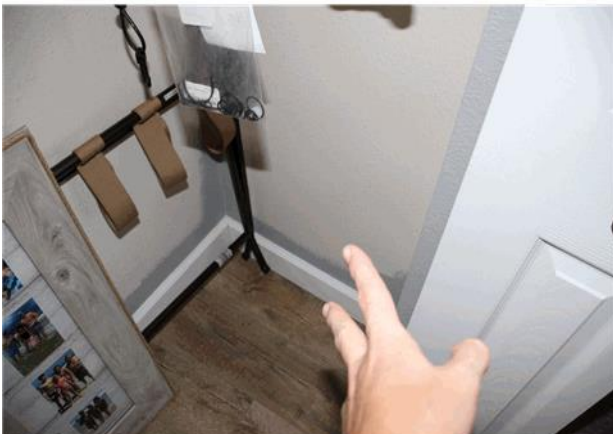
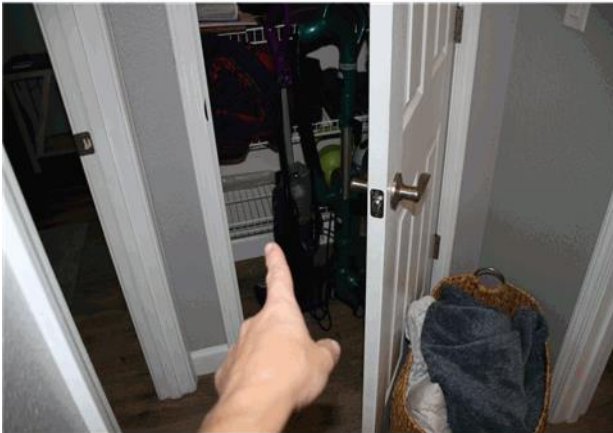
Normal "wear and tear" observed at interior walls. Damage and/or cracks observed at one or more interior walls. Missing sealant and/or caulking and/or paint observed at one or more interior walls and/or trim. Repairs observed at one or more interior walls. Recommend

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

review/repair by a licensed handyman.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



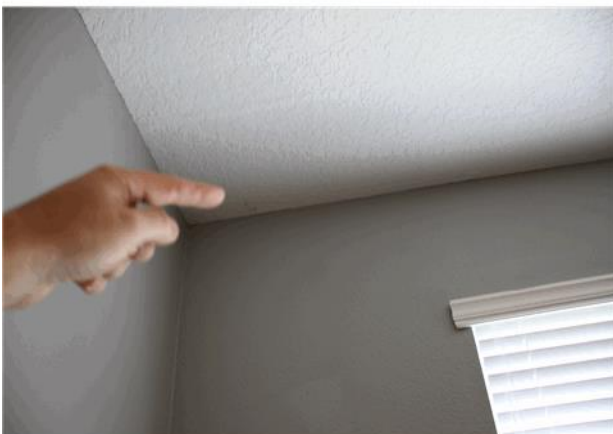
AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected



34) Ceiling Conditions

RR

Minor damage observed at one or more interior ceilings. One or more "nail pops" observed at interior ceiling. Recommend review/repair by a licensed handyman.



AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected



35) Floor Conditions

RR

"Loose" flooring observed. Repair as needed. Missing sealant observed at one or more baseboards. Minor damage observed at one or more baseboards. Repair as needed.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



**36) Heat Source
Conditions**

AS

Windows - Doors

**37) Interior Window
Conditions**

RR

Damage observed at one or more interior windows and/or window frames and/or hardware. Minor corrosion observed. Recommend review/repair by a licensed professional.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



38) Interior Door Conditions

RR

Minor damage observed at one or more interior doors. Repair as needed.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



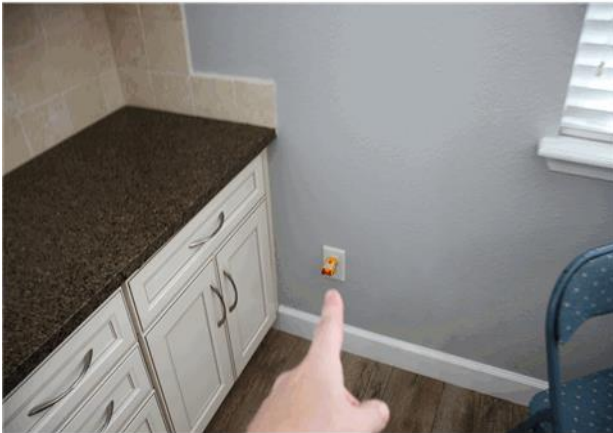
Electrical Conditions

39) Electrical Conditions

S

One or more interior outlets tested for "hot / neutral reverse." One or more lights and/or bulbs were damaged in attic. Recommend review/repair by a licensed electrician.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



40) Lighting Conditions

RR

One or more interior lights did not function at the time of inspection. Recommend replacing bulb/s or review/repair by a licensed electrician.



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41) Ceiling Fan Conditions

RR

One or more ceiling fans wobbled when operated. The "remote" did not turn the light on and off. Repair as needed.



42) Smoke Detector Conditions

AS

Laundry

43) Laundry Room Conditions

S

"Lint" observed in dryer vent. Recommend cleaning by a licensed professional. One or more cabinets and/or drawers did not function properly in laundry. Recommend review/repair by a licensed handyman. Damage observed at dryer. Repair / replace as needed.



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11 Master Bedroom

General Comments

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Walls - Ceilings - Floors

44) Wall Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

45) Ceiling Conditions

RR

Missing sealant and/or caulking observed at ceiling trim in master bedroom. One or more "stains" observed at trim in master bedroom. No active moisture detected. Recommend review/repair by a licensed handyman.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



46) Floor Conditions

AS

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

47) Heat Source
Conditions

AS

Windows - Doors

48) Interior Window
Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

49) Interior Door
Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

Electrical Conditions

50) Electrical Conditions

AS

51) Lighting Conditions

AS

52) Ceiling Fan
Conditions

RR

The ceiling fan made an unusual noise in master bedroom. The inspector was unable to locate ceiling fan "remote." Repair as needed.



12 Guest Bedroom 1

Walls - Ceilings - Floors

53) Wall Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

54) Ceiling Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

55) Floor Conditions

AS

56) Heat Source
Conditions

AS

Windows - Doors

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

57) Interior Window Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

58) Interior Door Conditions

RR

Minor damage observed at one or more doors and/or door frames in guest bedroom 1. Recommend review/repair by a licensed handyman.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



Electrical Conditions

59) Electrical Conditions AS

60) Lighting Conditions AS

13 Guest Bedroom 2

Walls - Ceilings - Floors

61) Wall Conditions AS Appeared serviceable unless otherwise mentioned in this report.

62) Ceiling Conditions AS

63) Floor Conditions AS

64) Heat Source Conditions AS

Windows - Doors

65) Interior Window Conditions AS Appeared serviceable unless otherwise mentioned in this report.

66) Interior Door Conditions RR Loose hardware observed at one or more doors in guest bedroom 2. Recommend repair.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



Electrical Conditions

67) Electrical Conditions

AS

68) Lighting Conditions

AS

14 Kitchen

General Comments

We test kitchen appliances for their functionality and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

Walls - Ceilings - Floors

69) Wall Conditions AS Appeared serviceable unless otherwise mentioned in this report.

70) Ceiling Conditions

AS

71) Floor Conditions

AS

72) Heat Source
Conditions

AS

Electrical Conditions

73) Electrical Conditions AS Appeared serviceable unless otherwise mentioned in this report.

74) Lighting Conditions

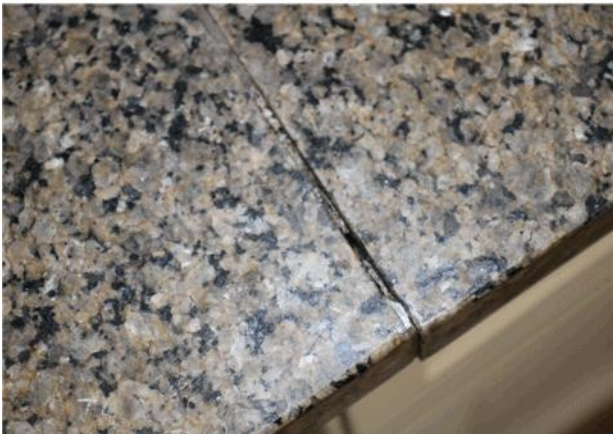
AS

Kitchen Sink - Counter tops - Cabinets

75) Counter Conditions RR Missing sealant and/or caulk and/or grout observed at kitchen counter.
Recommend review/repair by a licensed handyman.



AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected



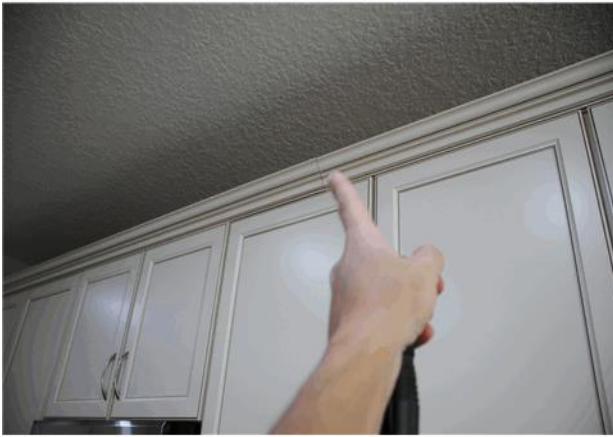
76) Cabinet Conditions

RR

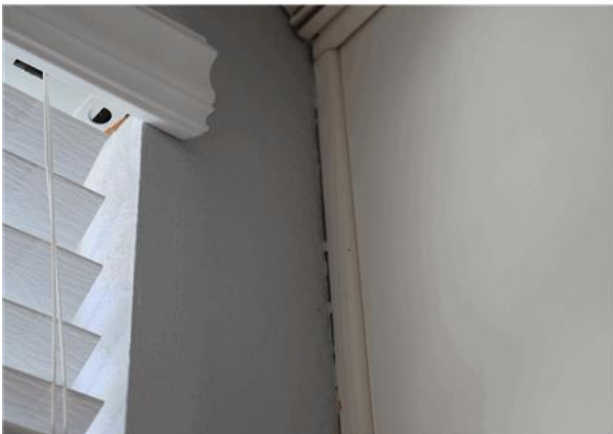
Missing sealant and/or caulking observed at one or more cabinets and/or trim in kitchen. One or more cabinets and/or drawers did not function properly in kitchen. The cabinets and/or drawers are aged in kitchen.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

Wear and tear observed. Recommend review/repair by a licensed handyman.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



**77) Sink Plumbing
Conditions**

AS

**78) Garbage Disposal
Condition**

RR

"Debris" observed in garbage disposal drain line. Recommend review/repair by licensed plumber.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



Appliances

Stove - Range Type Electric

79) Stove - Range Condition

AS

80) Hood Fan Conditions

AS

81) Dishwasher Conditions

AS

15 Master Bath

General Comments

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Walls - Ceilings - Floors

82) Wall Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

83) Ceiling Conditions

AS

84) Floor Conditions

AS

85) Heat Source Conditions

AS

Windows - Doors

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

86) Bathroom Window Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

87) Bathroom Door Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

Electrical Conditions

88) Electrical Conditions

AS

89) Lighting Conditions

AS

90) Vent Fan Conditions

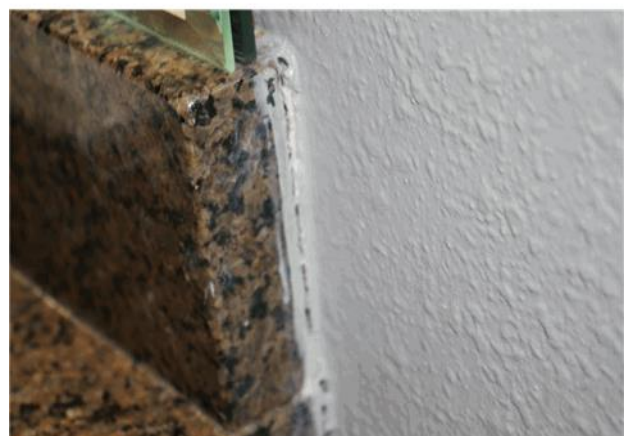
AS

Bathroom Sink

91) Counter - Cabinet Conditions

RR

One or more cabinets and/or drawers require adjustment and/or repair in master bath. Missing sealant and/or caulking and/or grout observed at counter in master bath. Recommend repair by a licensed handyman.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



92) Sink Conditions

RR

One or more sinks drained slowly in master bath. One or more faucet handles were difficult to operate in master bath. Recommend review/repair by licensed plumber.



AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected

Shower - Tub - Toilet

93) Shower - Tub Conditions

RR

Cracked and/or missing grout observed at shower and/or tub in master bath. Damage to tile observed. Recommend review/repair by a licensed handyman.



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



94) Toilet Conditions

AS

16 Guest Bath 1

Walls - Ceilings - Floors

95) Wall Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

96) Ceiling Conditions

AS

97) Floor Conditions

AS

98) Heat Source
Conditions

AS

Windows - Doors

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

99) Bathroom Window Conditions

AS

N/A

100) Bathroom Door Conditions

AS

Appeared serviceable unless otherwise mentioned in this report.

Electrical Conditions

101) Electrical Conditions

AS

102) Lighting Conditions

AS

103) Vent Fan Conditions

AS

Bathroom Sink

104) Counter - Cabinet Conditions

AS

105) Sink Conditions

AS

Shower - Tub - Toilet

106) Shower - Tub Conditions

AS

N/A

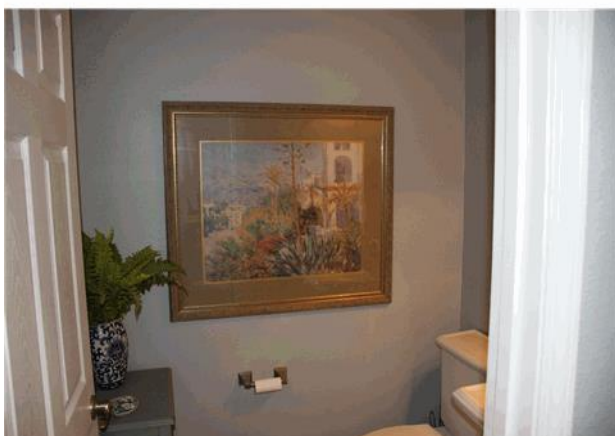
107) Toilet Conditions

AS

108) Toilet Paper Holder Conditions

RR

The toilet paper "holder" was loose in guest bath 1. Recommend review/repair by a licensed handyman.



17 Guest Bath 2

Walls - Ceilings - Floors

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

109) Wall Conditions AS Appeared serviceable unless otherwise mentioned in this report.

110) Ceiling Conditions AS

111) Floor Conditions AS

112) Heat Source Conditions AS

113) Mirror Conditions RR "Aging" observed at mirror in guest bath 2. Repair as needed.



Windows - Doors

114) Bathroom Window Conditions AS Appeared serviceable unless otherwise mentioned in this report.

115) Bathroom Door Conditions AS Appeared serviceable unless otherwise mentioned in this report.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

Electrical Conditions

116) Electrical
Conditions

AS

117) Lighting Conditions

AS

118) Vent Fan
Conditions

AS

Bathroom Sink

119) Counter - Cabinet
Conditions

AS

120) Sink Conditions

RR

Minor corrosion observed at drain stopper in guest bath 2. Recommend review/repair by a licensed professional.



Shower - Tub - Toilet

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

121) Shower - Tub Conditions

RR

Minor corrosion at tub drain observed in guest bath 2. Missing "stopper" observed. Recommend review/repair by licensed plumber.



122) Toilet Conditions

AS

18 Garage

General Comments

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and since garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

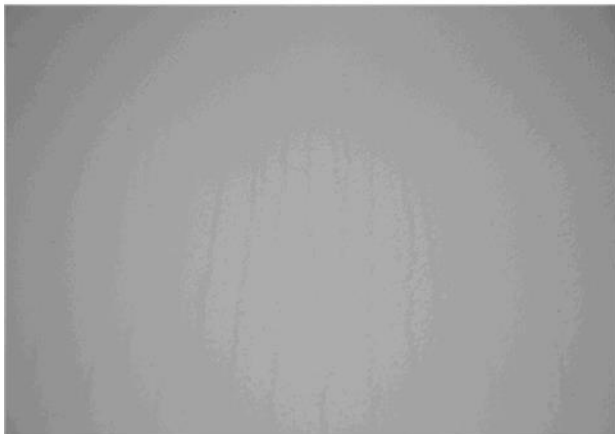
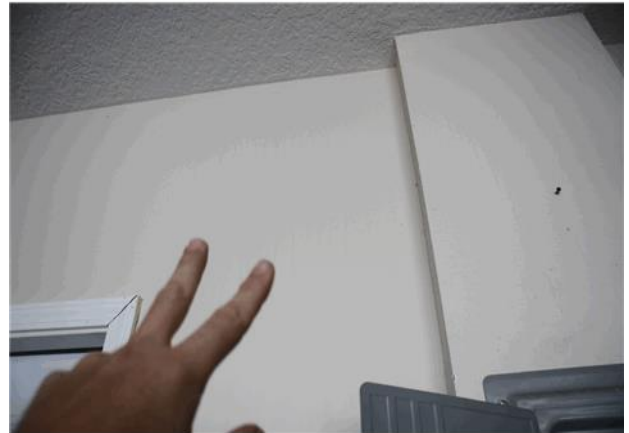
Walls - Ceilings - Floors

123) Wall Conditions

RR

Normal "wear and tear" observed at garage walls. Cracking and/or damage observed at one or more garage walls. Moisture stains (likely from condensation) observed at one or more garage walls. One or more repairs observed. Recommend review/repair by a licensed handyman.

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected



124) Ceiling Conditions

AS

125) Floor Conditions

RR

Common cracks and settlement were observed at garage floor. Recommend review/repair by a licensed contractor.

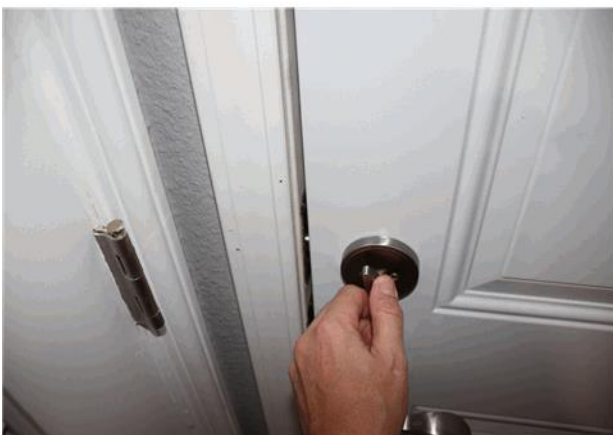


126) Door Conditions

RR

The weather seal was missing and/or damaged at one or more doors in garage. The hardware at one or more doors did not function properly in garage. Recommend review/repair by a licensed handyman.

AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected



127) Vehicle Door
Conditions

AS

AS = Appears Serviceable | **RR** = Repair or Replace | **S** = Safety | **NI** = Not Inspected

**128) Electrical
Conditions**

AS

129) Lighting Conditions

AS