PROPERTY INSPECTION REPORT

ADVANCED HOME INSPECTIONS
P.O. Box 1455
Yreka, CA 96097
(530)465-2065
email *hooverhouse2@msn.com*

Subject property,
123 Pine St.
Any Town, CA

Inspection conducted by,
DON HANSEN CCI
Certified CREIA Inspector

CLIENT & SITE INFORMATION:

FILE #:	120101
DATE OF INSPECTION:	1/2/12
TIME OF INSPECTION:	Start: 9am. Finish: 1pm.
CLIENT/S:	John Samples
INSPECTION SITE:	123 Pine St. Any Town, CA

CLIMATIC CONDITIONS:

WEATHER:	Partly Cloudy
SOIL CONDITIONS:	Dry
APPROXIMATE OUTSIDE TEMPERATURE in F:	50-60

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	Northeast.
ESTIMATED AGE OF HOUSE:	Built 2006
BUILDING TYPE:	Single family. 1647 sq.ft. 3-bedroom, 2 bathroom. With attached 2 car garage.
STORIES:	Single

UTILITY SERVICES:

WATER SOURCE:	Community water.
SEWAGE DISPOSAL:	Community sewer.
UTILITIES STATUS:	All utilities on

OTHER INFORMATION:

AREA:	In town.
HOUSE OCCUPIED?	No
CLIENT PRESENT:	Yes
PEOPLE PRESENT:	Purchasers and Agents
NOTICE:	Important notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the part(ies) identified on the front page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own inspection report on this property.

ITEMS NOT INSPECTED

Central Vacuum system, plumbing installed, vacuum unit not present. Automatic Irrigation System/s not inspected. Telephone / cable / satellite / eithernet and other communication systems, wires, boxes etc. are not a part of this inspection. Contact the utility companies for information and repairs.

KEY TO THE INSPECTION REPORT

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.
"**Appears serviceable"** or **"Operational**" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

* Items with an asterisk next to them means this item or component warrants additional attention, repair or monitoring.

The colored bracketed numbers, **(1)** **(2)** **(3)** **(4)** **(5),** are defined as follows

(1) Recommend evaluation by qualified licensed structural / geotechnical engineer.

(2) Recommend further review and repairs needed by a qualified licensed contractor or tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified pest inspector.

(4) This item is a safety hazard - Correction is needed.

(5) Recommend upgrading for safety. This building may have been constructed before current safety standards were developed.

ADDITIONS OR ALTERATIONS

Alterations or Additions Noted : None found.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

GROUNDS

DRIVEWAY:

TYPE AND CONDITION: The driveway is concrete. Driveway appears serviceable. Cracks noted appear to be typical.

SIDEWALKS:

TYPE: The sidewalks are concrete.

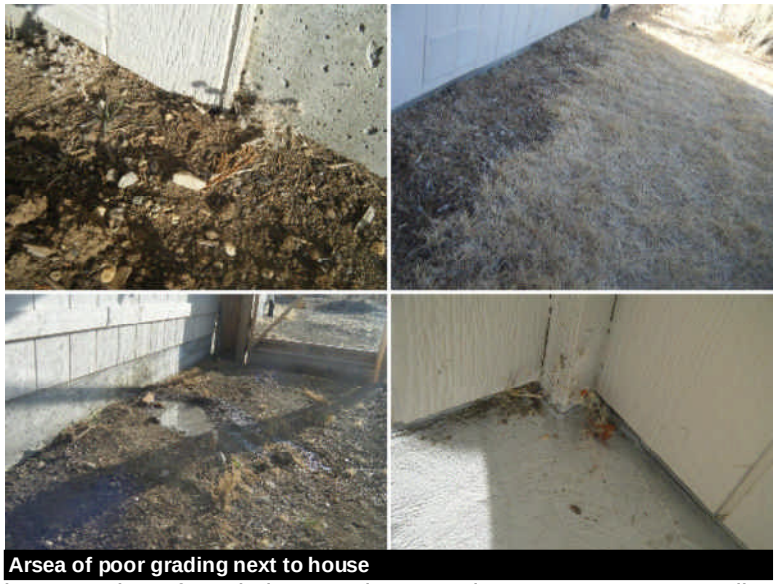
CONDITION: The sidewalks appear to be in serviceable condition. Cracks noted appear to be typical.

LANDSCAPING:

CONDITION: The landscaping is maintained.

GRADING:

GRADING CONDITION:



Arsea of poor grading next to house

Gentle sloped site. *Grade at foundation needs correction at some areas. Soil is high at foundation and in contact with the siding. Soil slopes towards foundation at some areas. Wood debris in contact with soil noted around the house.

The building wall may be subject to damage if components are in contact with the soil. Water leakage into the building may be experienced if the soil is above top of the foundation wall. The increased load exerted on the foundation can push the foundation walls inward, particularly in areas where frozen soil conditions may exist.

Recommend lowering soil below siding, eliminate earth-to-wood contact and pitch slope of soils away from foundation. Ideally, the grade should be 6 inches below any wood materials and grade should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

PATIO:

LOCATION AND TYPE: Concrete patio located at back of house.

CONDITION: The patio appears serviceable. Typical cracks noted.

DECKS:

LOCATION AND TYPE: Wood deck located at back of house. Wood framing. Wood deck boards. Waterproof coating.

CONDITION: The deck appears serviceable. Steps appear serviceable. *Handrails / Guardrails are loose at steps. Balusters are loose / damaged. *Paint / finish or waterproofing is recommended to the wood deck, steps and railings.

FRONT PORCH:

TYPE AND CONDITION: Wood step and landing located at front entry. Landing and steps appears serviceable.
*Low elevation of front porch prevents any viewing under the deck structure.

EXTERIOR - FOUNDATION - BASEMENT

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 bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: The exterior siding materials is OSB.
O.S..B (oriented strand board), a fibrous material formed into sheets that simulate plywood.

CONDITION: The exterior siding appears serviceable. *Improper nailing noted to siding. Some loose, protruding fasteners. Some nails sunken too deep. Regular maintenance recommended, sealing / caulking / painting. Wall insulation type and effectiveness is not verified. Conditions inside the wall cannot be judged.

TRIM:

MATERIAL: The exterior trim materials is wood.

CONDITION:

The exterior trim appears serviceable with the following exceptions noted below. *Typical cracks and separations noted at some areas. Caulk / sealant is recommended.
(3) **(2)** Damage/ wood rot noted to corner trim, front S.E corner of house and garage vehicle door trim.

CRAWLSPACE:

ACCESSIBILITY: Crawl space is fully accessible. Access location is at exterior, back of house. Crawlspace cover is serviceable.

CRAWLSPACE:

Wood debris in crawlspace

The crawlspace appears serviceable.
(3) Signs of prior ant activity noted in the crawlspace, top photos. Refer to the pest report.
*Dug out area in crawlspace at plumbing piping entry, bottom right photo. Moisture noted at hole.
Vents are provided. Moisture barrier is not installed. Floor insulation is provided. No moisture present. *Recommend removing wood debris from the crawl space area, bottom left photo.
Note: Crawlspaces with dirt or gravel floors should be covered with a 4 - 6 mil thickness of plastic to prevent moisture from damaging the insulation or structural materials. The six mil thickness is recommended, as it is less likely to be damaged by walking on it. The ground cover should be overlapped 4" to 6" at seams and at the bottom of the foundation wall.

FOUNDATION-TYPE:

Perimeter concrete foundation.

CONDITION:

The concrete foundation appears serviceable. Cracks appear common in size and type. Anchor bolts are installed.
*Pockets / holes noted in foundation in crawlspace. Evidence of prior water penetration noted.
Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall. Recommend sealing cracks / holes with approved concrete sealant.

BEAMS TYPE AND CONDITION:

The girders or beams are wood. Beams / girders appear serviceable.

FLOOR FRAMING - TYPE AND CONDITION:

Engineered wood beams used for floor joists. The floor framing appears serviceable. Floor framing is not fully visible.

COLUMNS/ SUPPORTS TYPE AND CONDITION:

Posts / columns are wood. Piers are concrete.
*Some posts are poorly bearing on piers.

INSULATION TYPE AND CONDITION:

The floor insulation is fiberglass batts. Floor insulation appears serviceable. Thickness of floor insulation is 6 inches, R-19.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. 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.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is fully accessible. Access openings are located at interior laundry area and front bedroom.
Attic area appears serviceable. Ventilation is provided.
Note: Ventilation of the home attic is important for two reasons. During the summer, excess heat that builds up in the attic during the day results in high energy costs for cooling. Also, moisture produced within the home may move into the attic if ceiling vapor barriers are not used. If this moisture is not exhausted from the attic it can condense and cause insulation and construction materials to deteriorate. Thus, temperature and moisture control are the major reasons for providing attic ventilation.

INSULATION TYPE AND CONDITION:

Damaged vent guard. Wind blown insulation

The attic insulation is blown in and fiberglass batts.
*Vent guards in attic are damaged. Insulation has been moved by wind, poor coverage noted at some areas.

DEPTH AND R-FACTOR:

Thickness of the insulation is 12 inches. The R- value is R-38.
An *R-value* indicates an insulation's resistance to heat flow. The higher the R-value, the greater the insulating effectiveness.

ROOF SYSTEM:

STYLE AND STRUCTURE:

The roof is hip style. A simple hip roof, or hipped roof, is a four-sided roof that has sloping ends and sides, usually with a fairly gentle slope.
The roof structure is engineered truss framing. Rafters are 2x6, Joists are 2x4. Framing appears serviceable, framing is not fully visible. The roof rafters are the framing members directly supporting the roof sheathing. A rafter usually follows the angle of the roof and may be a part of a roof truss. Ceiling joists are the framing member, often a 2" x 4" or larger piece of lumber, which is usually spaced every 16 inches to 24 inches and supports the ceiling, Ceiling joists are typically placed on a load bearing wall.
The roof sheathing materials are O.S.B Roof sheathing is the boards or sheet material fastened to the roof rafters that become the deck on which the shingles or other roof covering is laid. The roof sheathing appears serviceable, not fully visible.

ROOF COVERING TYPE: The roof covering materials are Asphalt Composition Shingles. Single layer, see note below.
Composition shingles are commonly made of either fiberglass or recycled paper based products mixed with asphalt, which is then covered with colored mineral granules. This type of asphalt composition shingle is known as a Dimensional / Raised profile, or Architectural type. These shingles are typically rated for a 25+ year life expectancy. Age of roof appears to be original to the structure, approximately 6 years.
Note: It is important to know how many layers of roofing are on the roof. Local building code allows for 2 layers only. When the original roofing materials wears out, new shingles may be laid over the old. This is not always the preferred method due to the life expectancy of a two or three layer roof would be less than a single layer because the roof can not cool off as readily, also, too many layers will result in extra wight which may overstress the rafters causing them to sag or break.

ROOF ACCESS: Walked on roof.

ROOF COVERING STATUS: The roof covering materials appear serviceable/within useful life. Flashings appear serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full metal gutters are installed. The gutters and downspouts appear serviceable. Debris guards are recommended for gutters to provide proper drainage and for fire safety. Upgrades recommended. Gutters can easily become clogged with leaves and other debris; inspect and clear them at least two times a year or more if needed. Subsurface drains not tested. Underground pipes cannot be judged.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE AND LOCATION: Attached two car garage.

ROOF:

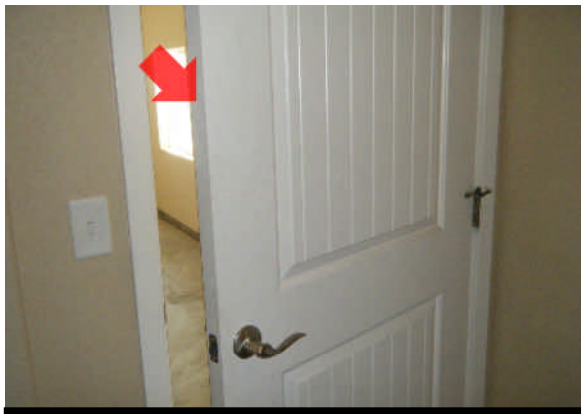
TYPE AND CONDITION: Roof structure and roof covering appears serviceable. Roof is same as house, refer to the house roof report.

FLOOR:

CONDITION: The concrete floor appears serviceable. Typical cracks and stains noted.

FIRE WALL AND CEILING:

CONDITION: Walls and ceiling appear to be fire rated. *Unable to determine if passage door is fire rated. Self closer is installed on door. Self closer needs adjustment. Recommend repairing small hole in garage wall.
Note: The walls and ceilings of attached garages which abut interior space, must form a fire separation from the house. This fire separation is achieved by 1/2" to 5/8" drywall on the garage side of walls and ceilings common to house. Any door between the house and garage should be fire rated and be provided with a self closer.


Non fire rated door

GARAGE VEHICLE DOOR(S):

CONDITION: Vehicle door appears serviceable, Automatic door opener is operational, Automatic reverse feature is operational.
Note: All overhead doors should have fully operational auto-reverse function. A safety device which automatically reverses the door if it strikes something while closing. This feature reduces the risk of injury.

ELECTRICAL SYSTEM

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 seen. 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 tested regularly.

SERVICE:

TYPE, SIZE AND CONDITION: A typical house has 240-volts, brought in through overhead or underground wires from the street supply. Service is underground. 200 Amp. 110/220 Volt. The main service appears to be in serviceable condition. Service cables are not fully visible.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: The main disconnect and panel is located at exterior, north side of house. Panel rating is 200 amp.

MAIN PANEL CONDITION: The main panel appears serviceable. Circuit and wire sizing correct so far as visible. Grounding system is present. AFCI breakers are present. AFCI responds to test.
AFCI (Arc Fault Circuit Interrupter) A safety device required at bedroom outlet circuits to prevent electrical fires.

CONDUCTORS:

ENTRANCE CABLES TYPE AND CONDITION: The entrance cables are copper. Cables appear serviceable. Cables are not fully visible.

BRANCH WIRE CONDITION: The branch wiring is copper, non metallic cable. The branch wiring appears serviceable. Wires are not fully visible.

OUTLETS, SWITCHES AND LIGHTS:

CONDITION: All outlets, switches, and lights were tested. Outlets, switches and lights throughout the house are in serviceable condition. GFCI outlets respond to test. Ceiling fans are operational. Door bell works.
*Damaged cover plate at switch in livingroom. *Light fixture cover/s loose/damaged at kitchen ceiling.

Damaged cover plate.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems.
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

SYSTEM DESCRIPTION:

LOCATION AND TYPE OF PRIMARY UNIT:

The heating system is a Electric Heat Pump forced air. A split system heat pump is designed to keep homes comfortable all year long. In summer, it draws heat out of your home to cool it. In the winter, it draws heat from outside air into your home to warm it. Outside air always has heat in it -- even at very low outdoor temperatures. Like a central air conditioner, a heat pump includes a compressor, fan, outdoor coil, indoor coil, and a refrigerant. A heat pump uses electricity as its power source.
The basic components of a heat pump are: An outdoor *Heat Pump* section. A matching indoor air handler or Gas (natural or propane) or oil furnace with coil, and *Ductwork* to transfer the heated or cooled air throughout the home.
The heat pump / air conditioner unit is located at exterior, north side of house. The Air Handler is located in attic at hallway access. Power supply is 240 Volt. Electrical disconnect is present at both units.

HEATING SYSTEM CONDITION:

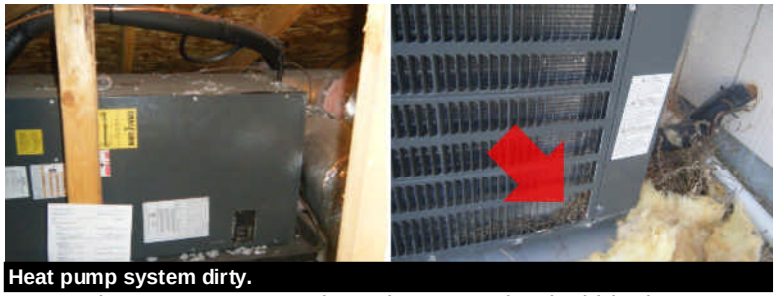
PRIMARY UNIT: Heat pump / air conditioner are operational.

AIR PLENUM: Appears serviceable, not fully visible.

AIR FILTERS: The air filter/s is located at interior hallway ceiling. *Filter is dirty / damaged. Suggest cleaning/changing filter/s frequently during normal use. Refer to manufactures recommendations.

NORMAL CONTROLS: The heater / air conditioner controls are located in hallway. Controls appear serviceable.

GENERAL SUGGESTIONS:



Heat pump system dirty.

(2) Heat pump system does not appear to have been serviced within the past two years. Suggest cleaning/servicing entire system including duct system. Contact a licensed heating / cooling contractor.

ADDITIONAL HEATING UNITS:


Gas log burning fireplace located in livingroom.
(2) The blower in unit is non functional. Controls, wiring and fan compartment is dirty / dusty;
Unit does not appear to have been serviced within the past two years. Suggest cleaning/servicing. Contact a licensed heating / cooling contractor.

DUCTWORK:

TYPE AND CONDITION:

Flexible Round Insulated ducts and ceiling registers. Ducts system and registers appears serviceable, not fully visible. *Some registers are difficult to operate. Recommend cleaning / servicing duct system.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN WATER LINE:

MAIN LINE AND VALVE LOCATION AND MATERIALS The main line is 3/4" Copper. The main water shut off valve and water pressure regulator is located at exterior, north side of house.

CONDITION: The main lines appear serviceable. Main pipes are not fully visible. Valve appears serviceable.
Water pressure appears adequate. Optimum water pressure for houses is between 40 and 60 psi. You may change water pressure up or down by adjusting the water pressure regulator.

WATER SUPPLY LINES:

MATERIAL: The supply lines are copper.

CONDITION: Supply piping appears serviceable, pipes are not fully visible. Pipes in crawlspace are Insulated.

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection.
Be advised that some polybutylene plastic piping systems have experienced documented problems.
To find a qualified lead testing company in your area, look under "Laboratories" in your local yellow pages, or contact your state or local health or environmental department. For more information about lead, call: EPA Safe Drinking Water Hotline: 1-800-426-4791 or
National Lead Information Center: 1-800-LEAD-FYI

WASTE LINES:

MATERIAL: The waste lines are ABS Plastic. ABS (Acrylonitrile-Butadiene-Styrene) pipe is black rigid, non-pressurized plastic pipe used to drain your sinks, tubs, showers, toilet and washing machines. It is also used to vent the drain and waste pipes.

CONDITION: The waste piping appears serviceable. Lines not fully visible. Plumbing vents appear serviceable.
*Signs of prior leaking at bathtub drain pipe in crawlspace. No active leaks found.


Signs of prior leaks in crawlspace.

Notice : City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some ABS plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

EXTERIOR HOSE FAUCETS:

OPERATION: Frost proof type. Faucets appear serviceable.

WATER HEATER:

TYPE: Propane gas water heater.

SIZE: 50 Gallons

LOCATION: Laundry area closet.

CONDITION: The water heater appears serviceable. Seismic straps are installed, straps appear serviceable. Seismic straps are required on all water heaters, one in upper 1/3 of tank and one in lower 1/3 of tank (4in. above controls). TPRV (Temperature Pressure Relief Valve) is installed, valve not tested. The TPRV overflow line appears to be proper. Water shut off valve is installed. Flue vent pipe appears serviceable. Enclosure appears serviceable
*Fresh air vent at enclosure ceiling is closed. Register is not for forced air heater, fresh air vent only. Recommend keeping register in open position .
Note:The thermostat in a water heater shuts off the power when the temperature needs have been satisfied. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure from expansion of water in tank. The temperature and pressure would continue to rise until the pressure exceeds the pressure capacity of the tank. In the instant the tank bursts the super heated water boils and expands with explosive force. The super heated water turning to steam turns the water heater into an unguided missile.
To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. The means of protection is a combination temperature and pressure relief valve, (TPRV).


Register must stay open

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION: Propane gas tank located at exterior, north side of house. System appears serviceable. Pipes not fully visible. Lines not checked for gas leaks.
Note: Check with the property owners about ownership of tank.

Notice : Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.

BATHROOMS

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.

BATH LOCATION: Main Bathroom

CONDITION OF SINK: The sink appears serviceable. Faucet appears serviceable. Drain appear serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET: The toilet appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Tub and shower fixtures appear serviceable. Drain appears serviceable.

TUB/SHOWER AND WALLS, CEILINGS AND FLOORS: Tub and shower areas appear serviceable. Enclosure appears serviceable. *Cracks noted at top of shower enclosure. Caulk and seal all tub and shower areas as a precaution.

BATH VENTILATION: Exhaust fan is operational. *Fan is noisy.

BATH LOCATION: Master bathroom

CONDITION OF SINK: The sinks appears serviceable. Faucets appears serviceable. Drain lines appear serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET: The toilet appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Tub and shower fixtures appear serviceable. Drain appears serviceable.

TUB/SHOWER AND WALLS, CEILINGS AND FLOORS:

Tub and shower areas appear serviceable. Enclosure appears serviceable. *Shower door does not properly close / latch.

BATH VENTILATION:

Exhaust fan appears serviceable.

INTERIOR

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.

DOORS:

MAIN ENTRY DOOR:

The front entry door appears serviceable. Door jamb is serviceable. Minor damage noted to door and jamb. Hardware is operational. Weather stripping is provided.

OTHER EXTERIOR DOORS:

Other exterior doors appear serviceable, hardware operational. Glass sliding door appears serviceable.Tracks / rollers are dirty. Screen doors not inspected.

INTERIOR DOORS:

The interior doors appear serviceable. Hardware is operational. Tracks are serviceable.
*Missing doors noted at laundry area. Minor damage to door at water heater enclosure.

WINDOWS:

CONDITION:

Windows are vinyl sliding type. Insulated glass. A representative sampling was taken. Windows as a grouping are generally operational.
*Some windows do not close properly / do not fit square in frames, or frames are buckled / warped.
(4) **(2)**, Broken / cracked glass noted at livingroom. Contact glass / window company.

Notice :

Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.
Note: A means of egress (emergency escape) is an essential safety issue. Properly sized doors must open from the inside without use of a key or tool to ensure an escape route to the exterior. A second means of escape is needed for each bedroom and for basements with habitable space. The second exit is usually a window. The dimensions of the openings are to ensure the residents an escape rout, but equally important, they are designed to allow a firefighter with a backpack to enter.

INTERIOR WALLS:

CONDITION:

Interior wall materials are drywall. General condition appears serviceable. Typical cracks noted at various areas.
*Signs of prior water entry at window frame / sill and wall in front bedroom, possibly due to window not closing properly or fitting properly into frame.

Window sill in front bedroom.

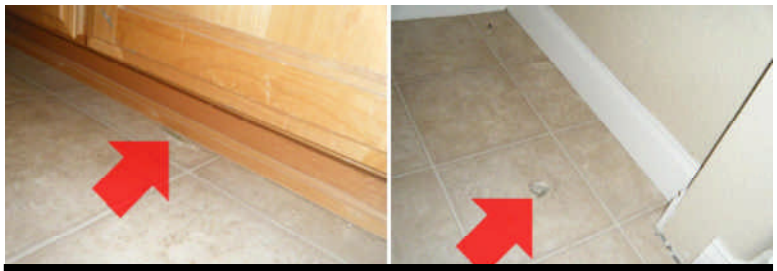
CEILINGS:

TYPE & CONDITION:

Ceilings are drywall. General condition appears serviceable. Typical cracks noted.

FLOORS:

TYPE & CONDITION:



Damaged vinyl floor coverings.

The floor coverings are carpet and vinyl. General condition appears serviceable.
*Damage noted to the vinyl floor covering at main bathroom and laundry area floors.

SMOKE / CARBON MONOXIDE DETECTORS:

COMMENTS: **(4)**, The smoke detector at master bedroom did not respond to test. Smoke detectors are chirping. Batteries may need to be replaced. Carbon monoxide detector responds to test.
Weekly testing of all smoke and carbon monoxide detectors is recommended. Replace batteries at least twice a year. Refer to owners manual.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: The sink is stainless steel. The sink appears serviceable, minor wear noted. Faucet is serviceable. Drain appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION: Electric free-standing oven. Oven appears serviceable. Oven door is serviceable. Door gasket appears serviceable. Oven light is operational. Clock not tested. Burner elements are operational.
*Anti tip anchor brackets are not installed at back of range. This is a safety device to prevent the range from tipping if excessive weight is accidentally placed on oven door. Serious injury could result if these brackets are not used. Recommend installing anti tip brackets for safety.

VENTILATION:

TYPE AND CONDITION: Microwave, fan/hood combination unit. Internally vented fan. Fan/Hood and light is operational.
*Exhaust fan hood and filter is dirty. Microwave oven is operational.
*Clean fan, filter and surfaces frequently. Follow manufacturers recommendations.

REFRIGERATOR:

TYPE AND CONDITION: None present.

DISHWASHER:

CONDITION: The dishwasher appears serviceable. Moderate wear noted to unit. Door, liner, racks and soap dispenser appears serviceable. Air gap device is installed on drain line.
Note: The drain connection from a dishwasher should be made using an **air gap** that extends above the kitchen counter. The dishwasher waste passes through the drain hose, up through the air gap, and down into the sink drain piping or into a garbage disposal below the sink. The air gap fitting should be above the flood level rim of the kitchen sink and the drain board, whichever is higher. This air gap fitting prevents contamination of the potable water supply where it joins the dishwasher in the event that waste backs up through the dishwasher drain hose. In the event of that blockage water will overflow through the air gap into the sink.

GARBAGE DISPOSAL:

CONDITION: The disposal appears serviceable. Wiring appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate). Counters appear serviceable. Cabinets appear serviceable, with minor wear noted.

LAUNDRY:

LOCATION: Service area next to garage.

CONDITION: Plumbing appears serviceable. Valves note tested. Drain not tested. Electrical outlet is grounded. 240 volt dryer outlet is operational. Dryer venting is provided.
*The dryer vent terminates at poor location. Vent terminates inside of propane tank enclosure, non accessible. Unable to fully view vent. Recommend cleaning of dryer vent. Contact a licensed mechanical / plumbing contractor.

Dryer vent termination, next to LPG tank

Notice: NOTICE: *Periodic Cleaning is Critical to Safe Operation of the Clothes Dryer: Lint build-up in the dryer and vent system poses a significant fire and safety risk. Dryer lint related fires are one of the top ten causes of residential appliance related fires in the US. Dryer related fires account for nearly 15,500 residential fires and around 400 injuries in the US each year. To insure the safe operation of the appliance, we recommend periodic inspection and cleaning of the dryer and vent system. Please refer to the manufacturers instructions the specific maintenance requirements for your dryer. Failure to properly maintain the appliance and venting system can create unsafe operating conditions.