



September 22, 2016

Mr. & Mrs. Richards

,

Dear Mr. & Mrs. Richards ,

We enclose the report for the property inspection we conducted for you on September 22, 2016 at

25 Client Street
San Clemente , CA

Our report is designed to be clear, easy to understand and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Peter Hopkins
InspecDoc Inspection Services, Inc.

INSPECTION REPORT

LOCATED AT:

25 Client Street
San Clemente, CA 92673

PREPARED EXCLUSIVELY
FOR

Mr. & Mrs. Richards

INSPECTED ON:

September 22, 2016

Prepared by: Peter Hopkins
ICC Certified Inspector

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INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors® or the California Real Estate Inspection Association®. A copy of these standards is available upon request. The following report is an overview of the conditions observed.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.



Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A). Conditions which affect performance and life safety issues are the highest priority.

(B). Next are conditions that need repair, but have not yet affected performance. Typically these are deferred maintenance items. We also suggest upgrades which will enhance the property. When we recommend repair or replacement, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair.

Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

If you are not the client who contracted for this inspection and this report was conducted as a listing inspection for the seller, and you wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report. Our report is based on information obtained at the site. With time, conditions change and the information contained in this report may no longer be accurate. We will return and review the building and report with any interested party for an amount equal to 50% of the total fee paid for this inspection. This offer is good for 6 months from the date of the inspection, at which time we recommend complete new inspection be performed.

INTRODUCTORY NOTES

ORIENTATION:

We will describe the locations of the various features of this property, left or right, etc. as though we were standing in front of and looking at the front door.

WEATHER:

The weather was sunny at the time of our inspection. The outside temperature was between 70 and 80 degrees during our inspection.

GENERAL INFORMATION:

The property was vacant at the time of the inspection. Often conditions may present themselves after continuous use but may not have been present at time of inspection. The following people were present at time of inspection or at some point of inspection: Buyer, The following people were present at the end of inspection for report overview: Selling agent.

NOTES:

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

A driveway and/or street is shared with other properties. To determine if maintenance-sharing or liability agreements are in effect regarding the driveway or street, consult the owner of the subject property, neighboring owners or public records.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We suggest any interested party or their agent review all appropriate public records.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

Sections of the building may have been remodeled. Confirmation from the owner that all necessary permits were obtained, inspections performed and final signatures obtained is advised.

LOCATION OF EMERGENCY CONTROLS

In an emergency you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below those controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN ELECTRICAL SYSTEM:

The meter and/or main electrical service panel are outside on the left front corner of the building.

MAIN DISCONNECT ELECTRICAL SYSTEM:

The main electrical service disconnect is incorporated into the electrical service panel.

WATER SHUT OFF PLUMBING SYSTEM:

The domestic water supply main shut-off valve is located in the garage.

SEWER CLEANOUT PLUMBING SYSTEM:

A sewer cleanout is located in the garage.

GAS METER PLUMBING SYSTEM:

The gas meter is outside at the left front corner of the building.

STRUCTURE

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

SLAB

INTERIOR CONDITION:

The slab is not visible due to carpet and/or floor covering. No readily visible problems are noted. If carpeting is removed, other conditions may present themselves.

MUDSILL:

The mudsill is the first wood member of the framing, resting directly on the slab foundation.

ANCHOR BOLTS:

The wall surfaces or design/configuration of the structure prevent access to visually verify the presence or condition of anchor bolts. But because of the age of the structure, and that all slab type buildings must be bolted, we assume that proper bolting was installed, per standards in effect at the time the structure was built.

MOISTURE:

The slab should be monitored during the rainy season for evidence of moisture. If moisture appears, drainage upgrading should be considered.

ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to radon, asbestos, mold, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

SITE and BUILDING EXTERIOR

Our review of the site and grounds includes grading, drainage, fencing, gates, walkways, gutters, curbs, driveways, patios, and retaining walls connected to or directly adjacent the structure. Examination of the building exterior includes the finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.

FOUNDATION:

The visible foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure. No critical sags, cracks, or deterioration were visible.

MOISTURE CONTROL:

Present standards require a minimum of six inches of clearance between the top of the soil and the bottom of any wood construction. We advise maintaining this clearance as much as is practical without creating a negative slope toward the building.

STUCCO:



There are moderate sized cracks in the stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.

It appears sprinklers are overspraying stucco as evidenced by staining. We recommend to adjust sprinklers to not spray structure.

DOORS:

The exterior doors appear to be properly installed and in serviceable condition with exceptions noted. Some of the exterior doors open over a step which can be a trip hazard. We recommend caution when exiting or installation of a proper landing. Note: Current standards allow a maximum 1" from base of outswing door to landing.



WINDOWS:

The windows appear to be properly installed and in serviceable condition.

GLAZING:

Because it is harder to break and less likely to cause injury if broken, safety glass is now required in specified

locations. These include, but are not limited to, all door glass, most large windows, and windows near doors and floors.

TRIM:

There are openings at seams and joints of the trim, windows and doors. We recommend recaulking and sealing to help prevent moisture entry and damage.

Some of the trim is damaged at garage side door, we recommend repair.

GRADING:

Grading is sloped toward the structure. Improper grading promotes water accumulation near the building and water penetration into structure, basements and crawl spaces. Regrading would help ensure that surface water flows away from the structure. An examination of the grounds revealed standing water in areas. This is indicative of poorly drained and/or moisture retentive soil. We recommend modifications as needed.



DRAINAGE:

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

DRIVEWAY:

The driveway appears to be properly installed and is generally in good condition.

WALKWAYS:

The walkways appear to be properly installed and are in serviceable condition.

PATIO:

The patio appears to be installed in a workmanlike manner and is in good condition.

BALCONY/PORCH:

The porch/balcony is constructed with a coating which provides both the walking surface and the waterproof membrane. These "elastomeric" membranes are quite durable but still require periodic maintenance and/or recoating.

RAILINGS:

The railings appear to properly installed and are in serviceable condition.

FENCING:

The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance. There is step cracking noted in the masonry fencing. We recommend further review and sealing gaps as needed.

GATES:

The gates do not properly operate/latch. We recommend further review and repair as needed.

VEGETATION:

We recommend the vegetation on the property be maintained to help prevent over growth and encroachment onto the structure.

ROOF

A roof system consists of the surface, connections and penetrations and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections and penetration and drainage for damage and deterioration. If we find conditions suggesting damage or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

TILE ROOF**BASIC INFORMATION:**

Location: Covers whole building,
Roof slope: Medium pitch,
Materials: Tile,
Layers: Single layer,
Roof drainage system: Gutters & Downspouts.

INSPECTION METHOD:

We only had limited access to this roof. Portions of roofing could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Our comments are based only upon a limited visual inspection.

SURFACE:

The tile roof is in serviceable condition with minor exceptions. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its expected useful life.

There are individual cracked, slipped or chipped tiles along the ridge and/or in the field. The number of affected tiles is small, but felt underlayment is exposed and we recommend repair to help prevent its deterioration.

FLASHINGS: OVERALL:

A combination of asphalt sealing compound or "mastic" and metal flashings was used to seal the connections

and penetrations. The asphalt mastic used as flashing will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and "mastic maintenance" is suggested to help prevent future leaks.

CHIMNEY AT ROOF:

The chimney(s) appear to be properly installed and in serviceable condition.

GUTTERS:

The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

GENERAL COMMENT:

For further evaluation of the conditions of the roof we recommend you consult a roofing contractor.

ATTIC

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY:

A attic access is located in the upper left front guest bedroom closet. A attic access is located in the downstairs hall.

SHEATHING:

The roof sheathing is the material directly supporting the roof covering. The sheathing used is "OSB" - Oriented Strand Board, nailed solidly across the rafters. The roof sheathing appears to be properly installed and in good condition.

ROOF TRUSSES:

Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottom of a truss supports the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the site. The trusses are generally in good condition and have performed adequately since their installation.

VENTILATION:

Our feeling regarding attic ventilation is that "you can never have too much." Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

INSULATION and ENERGY CONSERVATION

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards.

ATTIC INSULATION:

The attic has fiberglass batt insulation.

ATTIC INSULATION CONDITION

The attic access cover is not insulated. We recommend to insulate the attic access cover. The insulation has been installed in an uneven pattern. For maximum efficiency, insulation should be evenly placed in attic for maximum benefit. We recommend leveling insulation and filling low areas as needed.

DUCT INSULATION:

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

PLUMBING

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include on site and/or private water supply and waste disposal systems. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION:

Domestic water supply: Public supply,
Landscape water supply: Public supply,
Main water line: Copper,
Supply piping: Copper,
Waste disposal: Municipal,
Waste piping: Plastic and cast iron,
Other installed systems (not verified): Landscape watering (not inspected)

WATER SHUT OFF:

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY:

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY:

There was evidence of surface corrosion, but no leakage, at the exposed and accessible supply piping. This piping should be monitored for leakage and repaired if necessary.

WATER PRESSURE:

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

DRAIN LINES:

The visible drain piping appears to be properly installed and in serviceable condition.

VENT LINES:

The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER:

There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS PIPING:

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

BATHROOM(S)

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

FIXTURES

UPPER RIGHT REAR

The hot water at sink had minimal flow. It is possible the angle stop was not fully on or there is a restriction in the

line. We recommend further review and repair as needed.

MASTER

The aerator is missing from the spout at the sink. We recommend it be replaced for a smoother flow of water with less splashing.

SINK:

MASTER

The sink is cracked but was filled and did not leak, we recommend it be monitored and replaced as necessary.



TOILET:

The toilet(s) were flushed and functioned correctly.

TUB:

UPPER JACK/JILL

The surface finish of the bathtub is chipped/cracked. We recommend refinishing or replacement.



SHOWER:

The shower was operated for the inspection and appeared to be in serviceable condition. A water test of the

shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

HYDROTHERAPY TUB:

The hydrotherapy tub was filled and it responded to the normal operating controls.

There was no proper equipment access or it was sealed to the pump motor. We recommend further review and installation as needed. Note: Center panel opened however motor is at end and not viewed.



KITCHEN

AIR GAP:

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

GENERAL COMMENT

For attention to the condition(s) noted, we recommend the advice and services of a plumbing contractor.

WATER HEATER

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION:

Location: In the garage,
Energy source: Natural gas,
Capacity: 75 gallons,
Age: 12 years old (based on date of manufacture),
Unit type: Free standing tank.

T/P RELIEF VALVE:

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.

GAS SUPPLY:

The gas connector is an approved flexible type in good condition.

VENTING:

The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR:

The combustion air supply is adequate.

WATER CONNECTIONS:

The water connections are corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced if necessary.

HW RECIRCULATING:

The recirculating pump did not appear to be operating. We recommend further review and repair as needed.

Note: Motor hot and did not appear spinning.

SEISMIC RESTRAINT:

Water heaters 75 gallon and above often require a 3rd strap as noted in the Health and Safety code or as directed by the State Architect. We recommend review with local jurisdiction and action as needed or verification that current strap is rated for 75 gallons.



ELEVATION/LOCATION:

The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids. There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

GENERAL COMMENT:



The temperature is set too high. Excessive temperature can be dangerous and inefficient. We recommend the temperature setting be lowered to provide safer, more efficient operation.

This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

ELECTRICAL SYSTEM

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION:

Service entry into building: Underground service lateral,
Voltage supplied by utility: 120/240 volts,
Capacity (available amperage): 200 amperes,
System grounding source: Water supply piping,
Branch circuit protection: Circuit breakers,
Wiring type: Non-metallic sheathed cable or "romex"

MAIN PANEL:

The main service panel is in good condition with circuitry installed and fused correctly. The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

SERVICE CAPACITY:

Our estimate of service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING:

The system and equipment grounding appears to be correct.

SUB PANEL:

The sub panel(s) are located in garage. The electrical circuit breakers and wire sizing appears correct and properly installed where visible within the panel. The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical.

BRANCH CIRCUITRY:

The accessible branch circuitry was examined and appears properly installed and in serviceable condition.

CONDUCTORS

CONDUCTOR MATERIAL:

The accessible 120 volt branch circuit wiring in this building is copper.

CONVENIENCE OUTLETS

RECEPTACLES: OVERALL:

Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

SWITCHES: OVERALL:

We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS OVERALL:

The lights were tested when possible and appeared to properly operate with exceptions to items noted below. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection.

GFCI PROTECTION:

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to deenergize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI devices were installed protecting some outlets. Upgrading of unprotected receptacles in areas where this feature is presently required is recommended.

EXTERIOR SITE & GROUNDS

LIGHTING

We recommend to caulk around the exterior lights to help prevent moisture entry.

ATTIC

RECEPTACLES

Receptacles are missing cover plates. We recommend they be replaced to reduce the risk of electrical shorts and hazardous shocks.

MISC.

LIGHTING

LAUNDRY

The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

GARAGE

RECEPTACLES

Receptacles are missing cover plates. We recommend they be replaced to reduce the risk of electrical shorts and hazardous shocks.

GENERAL COMMENT

For attention to the items noted, we recommend the advice and services of a licensed electrician.

HEATING

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Regular servicing and inspection of fuel burning heating systems is encouraged.

FORCED AIR

BASIC INFORMATION:

Furnace location: Attic,
Energy source: Natural gas,
Furnace input rating: 88,000 btuh, 66,000 btuh,
Number of units: 2.

SYSTEM NOTES:

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

GAS SUPPLY:

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

HEAT EXCHANGER:

The heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS:

There is no air filter at the heating unit itself. Instead, for ease of access, the filter is located just behind the return air grill. The air filter for the heating unit is a conventional, disposable filter. The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filters be removed, cleaned and replaced if necessary.

VENT:

The flue vent is intact and functioning correctly.

COMBUSTION AIR:

The combustion air supply for the furnace is adequate.

DUCTS:

The visible ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT:

The thermostat appears properly installed and the unit responded to the user controls.

GENERAL COMMENT:

A qualified and competent heating system technician should be retained to service, clean, and tune the system and certify that it is safe and dependable.

AIR CONDITIONING

An air conditioning system consists of the cooling equipment, operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cool for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION:

Method of cooling: Gas compression,
Type of system: Gas heat with air conditioning,
Number of units: 2
Location of equipment: Split or remote system,
Location of equipment: Exterior,

Electrical disconnect location: Adjacent to condensing unit.

CONDENSING UNIT:

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box and some accessory components. The condensing equipment appears properly installed and in serviceable condition.

DUCTS:

The air condition ducts are the same at the heating.

AIR TEMPERATURE DROP:

Our testing of the system is with a temperature differential between the supply and return air of system. We typically look for a temperature differential of 14-21 degrees between register closest to unit and the return air grill. The temperature drop was within the normal range.

VENTILATION FANS

The ceiling fans were tested and appeared to properly operate.

GENERAL COMMENT:

For further evaluation and/or attention to the condition(s) noted, we recommend the advice and services of an air conditioning contractor.

INTERIOR

OVERALL

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items are not inspected.

SURFACES: OVERALL:

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

STAIRS:

The stairs were used several times during the inspection. They appear to be properly installed and no deficiencies were noted during use.

RAILING:

The railings appear to properly installed and are in serviceable condition.

DOORS:

The interior doors appear to be properly installed and in good condition with exceptions noted.

WINDOWS:

A representative sample of windows was tested and they appeared to operate properly. Not every window was tested. When dual pane windows exist, seals could be broken although not showing a sign at time of inspection. Our inspection is based on conditions that exist at time of inspection only.

FIREPLACE(S):

Because of the build-up of soot and creosote we recommend the flue be cleaned to remove accumulated soot and creosote.



SMOKE DETECTOR(S):



One or more of the smoke detectors have been removed. We recommend installation of smoke detectors in compliance with today's standards.

CARBON MONOXIDE DETECTOR(S):

There was no carbon monoxide detector noted in residence during inspection. We recommend installing carbon monoxide detectors as needed.. Note: Current standards require written notice of compliance from seller as to the installation. It is recommended that the installation of an actual detector be outside sleeping areas and on each level of home as needed. The actual location and installation may vary by manufacturer and we recommend review with manufacturer instructions.

FIRE SPRINKLERS:

There is an automatic fire sprinkler system installed in this building. Due to the specific and complex nature of such systems, we do not include them in our inspections. We recommend all occupants become familiar with the locations of emergency controls, exits, fire extinguishers, alarm "pulls", etc. and have handy the phone number to call for an emergency shut-off if a sprinkler head should go off accidentally.

Some of the sprinkler heads/caps have come down slightly. We recommend to reset.

**HEAT OUTLET:**

We observed a permanent heat source in each room throughout the building.

MISCELLANEOUS

There is a burglar alarm installed. The alarm system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

BATHROOM(S)

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

TUB/SHOWER WALLS:

The joints between adjacent surfaces and/or dissimilar materials will exhibit slight movement over time, because of different rates of expansion and contraction. A flexible sealant in lieu of rigid grout is preferable at these joints.

FLOOR

There are gaps noted between flooring and tub/shower. We recommend caulking floor to help prevent moisture entry.

The floor tile has cracks or missing pieces, we recommend repair as needed.



CABINETS:

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOP

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

DOORS

The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

GLASS ENCLOSURE:

The shower enclosure appears properly installed, serviceable and is the required tempered safety glass.

VENTILATION:

The upper guest exhaust fan is noisy. We recommend it be repaired or replaced.

BEDROOMS

DOORS

The door doesn't latch. We recommend adjustments to the hardware to restore proper function.

The door rubs on the frame. We recommend it be planed or sanded for smoother operation.

LAUNDRY

WASHER/DRYER:

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested. The dryer hookup is intended for a gas unit only.

CABINETS

The cabinet doors below sink are locked. We recommend to review area as needed. Note: Magnet locks?

KITCHEN

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated but refrigerators, portable dishwashers, and portable microwave

ovens are not tested.

CABINETS:

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOP:

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

DOORS

The rear exterior door lower latch does not fully set due to door trim not allowing to fully close. We recommend adjustment as needed for proper operation.



RANGE VENTILATION:

Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

KITCHEN APPLIANCES:

All built in appliances were tested using normal operating controls and were found to be in satisfactory working condition.

GARAGE

GARAGE DOOR(S):

The garage door is a single roll up design.

GARAGE DOOR OPENER(S):

The garage door's opener operated properly to raise and lower the door, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path.

FIRE SEPARATION:

The wall and/or ceiling between the garage and living space is of fire resistive construction as required.

PASSAGE DOOR:

The door between the garage and the living space is of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.