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Report: Sample address Tacoma

Confidential Inspection Report

Prepared for: Mr. and Mrs. Doe
This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.
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GENERAL INFORMATION

Client & Site Information:

Inspection Date:
June 10, 2014 01:00 PM.

Client:
Mr Doe
253-555-5555.

Inspection Site:
Sample address
Tacoma, WA 98000

House Occupied?
Yes.

People Present:
John, Jane, Andrew, Agnet.

Building Characteristics:

Main Entry Faces:
East.

Estimated Age:
1960.

Building Style & Type:
1 family.

Stories:
2

Space Below Grade:
Basement.

Climatic Conditions:

Weather:
Overcast.

Soil Conditions:
Dry.

Outside Temperature (F):
60-70.

Utility Services:

Water Source:
Public.

Sewage Disposal:
Public.
Utilities Status:
All utilities on.

Payment Information:

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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.
SITE
This inspection is not intended to address or include any geological conditions or site stability information. 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 can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

**Style of House:**
Two Story Daylight.

**Estimated age of house:**
The house is more than 50 years old.

**Approximate Lot Size:**
7,200.00 sqft
7,200.00 sqft.

**Site Drainage:**
Functional - The lot appears to have adequate drainage to prevent water from ponding. Recent revisions have been made in the back yard and additional drainage was added to address some ponding issues. At the time of the inspection, the area was dry and didn't appear to have had recent standing water.

**Bushes and Shrubs Condition:**
Functional - The shrubs and/or bushes have a good appearance.

**Trees Condition:**
Functional - The trees on the site all appear to be alive and in acceptable condition.

**Mailbox Noted:**
Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:**

**Driveway Paving Material:**
Concrete. The drive seems to have been recently coated up to the home. There are some cracks in the slab that are most likely due to age and settling. Nothing to be concerned about at this time, but should be monitored and if changes are noticed, please contact a licensed contractor.

**Driveway Condition:**
The driveway surface material is in functional condition with only normal deterioration noted.

**Walkways and Stoop Materials:**
Concrete.

**Walkway Condition:**
The walkway surface material is in functional condition with only normal deterioration noted. There is a slight lean to the steps leading up to the home from the sidewalk. This condition helps with drainage but I believe has increased over time. This is a common occurrence. Please monitor and address any significant movement with a contractor.

**Entryway Stoop:**
The entryway stoop is in functional condition.

**Fences & Gates:**

**Fencing Materials:**
PVC and Steel, some wood behind the potting shed.

**Fence Materials Condition:**
The fencing materials appear to be functional.

**Gates and Latches:**
The gates and latches are performing as intended.
Materials Used:
The retaining wall is made of concrete.
The retaining wall is made of stacked rock.

Condition of Wall and Materials Used:
The retaining wall is in functional condition.

Water Drainage:
The water above the retaining wall is correctly directed away from the wall.

Retaining Wall Anchoring:
No - The retaining wall does not appear to have any form of anchoring to minimize movement caused by earth movement or water pressure.
These walls have been in place for many years and do not seem to have been effected by the lack of anchors at the time of the inspection.

Utility Services:

Water Source:
City.

Water Meter Location:
NW corner of 48th and Huson. Of the three meter boxes, this home's meter is the middle box.

Electric Service: Overhead.

Cable Television Service: Overhead.

Telephone Service:

Overhead - The overhead telephone lines are secure at the pole and at the structure.

Cable Television, Telephone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.

Fuel Source:
Natural gas is provided by a regulated service company or utility.

Underground Fuel Tanks Noted:
No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

Sewage Disposal System:
Sewers.

Gas Services:

Gas-fired Equipment Installed:
Furnace. Water heater. Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.

Location of Meter:

Right side of the house.

Type of Gas Supply:
Natural Gas.
Gas Appliances in Garage Area?:
Yes - A WATER HEATER is present.

Gas Line Primary Piping Material: Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports: Gas supply piping as installed appears adequate.

Gas Odors Noted:
No. There was a strong garbage odor present in the room that may have masked any small gas odors.

Vents Noted From Roof View:
There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.
FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:
Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

Foundation Materials:
Poured in place concrete, 8 inches or more thick.

Visible Portions of Exterior Foundation Walls:
The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

Visible Foundation Wall Cracks at Exterior:
Yes - Cracking in the vertical foundation walls was noted from the exterior. Cracks less than 1/4 inch were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action. This particular crack looks to have been repaired and does not show any recent movement. Please monitor this issue periodically. With the age of the home, settling cracks are normal.

Location of Wall Cracks and Description:
Cracks are seen at the front foundation wall. Vertical cracks were noted in at least one exterior wall.

Evidence of Recent Movement:
No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:
The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area. There is evidence of pooling of surface water in the back yard. The ground was dry at the time of the inspection and the added drainage appeared to be functioning properly.
Interior View of Basement:

Staircase Condition:

Walkout Basement:

Walkout Basement - Number of Exposed Walls:
Overhead door area is exposed to daylight.

Drainage in Area of Walkout:
The area around the walkout door appears to have adequate drainage.

Outside Entry Doors:
There is a wood walkout door installed. There is an overhead door installed on the basement level.
**ROOF & ATTIC**

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof 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 framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. 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. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

**Roofing:**

**Type Roof:**
- Gable.

**Roof Covering Materials:**
- Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

**Cover Layers:**
- The roof covering on the main structure appears to have more than two layers. This is over the allowable. When the covering needs to be replaced, it will be necessary to peel all layers off before reinstalling. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.

**Underlayment Noted:**
- I did not note the underlayment. I felt that lifting all of these shingles could damage the roofing.

**Condition of Roof Covering Material:**
- The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. **Attention Needed** This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life. We observed the following indications of wear and need for maintenance: There is limited moss growth in the valleys that needs to be cleaned. Please seek a contractor to maintain the roofing materials.
Estimated Life Expectancy of Roof:
The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed.

Slope:
Medium slope is considered to be between 4 in 12 and 6 in 12.

Flashing:
Action Necessary - Some portion of the roof flashing needs repair or replacement. The flashing around the chimney looks suspect. Please have an experienced roofing contractor evaluate this flashing and if repairs or replacement of the flashing is necessary.

Means of Roof Inspection:
The roof covering was inspected by walking on the roof.

Valleys:
The valleys appear to be functional. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines. See notes on the roofing material about maintenance issues with moss.

Ridges:
The ridge covering material appears to be in functional condition.

Roof Framing - Exterior Notes:
The roof framing of the original home was not built to sustain 3 layers of roofing shingles. The framing appears to be holding up well but may be showing signs of fatigue. With this many layers of shingles, it is hard to determine bowing of the roofing framing.

Evidence of Leakage:
Possible evidence of leakage around the chimney into the study. In the roofing portion of the report, I noted that the chimney flashing is suspect. This lead me to the study and I noticed that the wall paper behind the door on the chimney side of the door is loose. The walls are not stained and there is no sign of significant damage. Please have a licensed contractor review this area.

Roof Gutter System:
The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional. The downspouts go into an underground system. I was unable to determine where they empty and if they are functional.

Detached Garage Roof
Functional - The garage roof covering material is in similar condition to that of the main structure.

Attic & Ventilation:

Attic Access Location:
Hall door.
Attic Accessibility:

There is a full staircase installed.

**Method of Inspection:**
The attic cavity was inspected by entering the area.

**Attic Cavity Type:**

- Room for Storage - The attic cavity has capacity for storage of light boxes or items.

**Roof Framing:**
A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in functional condition.

**Roof Framing Condition:**
The roof framing appears to be in functional condition.

**Roof Bracing:**

**Roof Decking:**

Ship Lap Roofing. Typical for this era.

**Evidence of Leaks on Interior of Attic:**
There is water staining on the attic floor. The stains are not currently wet nor do they have an elevated moisture content.

**Ventilation Hi/Low:**
There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There is at least one rooftop turbine installed.

**Attention Needed** - There appear to be vents installed; however, the existing vents need some attention in order to perform correctly. Several of the passive ridge vents are covered with insulation. Please consult a contractor for an adequate solution.

**Action Necessary** - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation. I'm unable to determine the ultimate efficiency of the venting system, but the system is lacking adequate flow from the soffit vents located in the eves to the ridge and turbine vents. The insulation is blocking the flow of air at the floor of the attic space. Please consult a roofing contractor to see if the system needs to be modified.

**Insulation Clear of Sheathing:**
The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits airflow which ventilates the attic.

**Insulation Noted:**

**Attention Needed** - The attic insulation appears not to be correctly installed or needs attention.

**Attic ventilation fan:**

- Yes - There is an attic ventilation fan installed.

**Whole House Ventilation System:**
None installed.
STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

**Type of Construction:**
Wood framing structure.

**Exterior Siding Materials:**
Siding materials consist of horizontal beveled siding and Masonite hardboard. Also cedar shingles or shakes.

**Siding Condition:**
Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

**Trim Condition:**
The trim is intact and functional.

**Soffit/Eaves:**
Attention Needed - Soffit/eaves appear to need some minor repair to prevent further deterioration. See roofing section.

**Fascia & Rake Boards:**
The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

**Condition of Painted Surfaces:**
The finish or exposed painted surfaces are functional.

**Outside Entry Doors:**
The noted door(s) is located at the front of the building, rear, and left.

**Windows Type:**
Casement, Insulated glass windows.

**Window Condition:**
The window framing and glass are functional.

**Window Flashing:**
The installed window flashing above the windows appears to be adequate.

**Storm Windows:**
There are storm windows installed, and they appear to be functional.

**Earth-to-Wood Clearance:**
There appears to be adequate clearance between the earth and the wood.

**Structural Caulking:**
The structural caulking appears to be functioning normally at this time.

**Framing members sizing.**
The framing is 2” x 4” wood members.

**Exposed Wall Framing Members Condition:**
The exposed wall framing members were in functional condition. The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

**Wall Covering Material:**
The wall covering material is primarily sheetrock.

**Ceiling Covering Material:**
The ceiling covering material is primarily sheetrock. 
Interior of the Wall Cavity:
The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

Deck, Porch or Balcony:

**Structure Type:**
Elevated Deck.

**Deck/Porch/Balcony Materials:**

Composite, Steel, and Concrete.

**Condition of Wood Materials:**
The wood materials are in functional condition considering their age.

**Framing of Deck/Porch:**
The deck frame is bolted to the rim joist of the structure.

**Attention Needed** - There is some area of the framing that is in need of attention. This portion of the decking appears to only be toe-nailed to the joists. I believe this deck may have been this way for some time. Please consider installing proper hangers to prolong the life of the deck for this load bearing girders.

**Deck, Porch, or Balcony Flooring Material:**
The decking materials appear to be functional and a great choice for durability and longevity. The deck surface is screwed to the framing members. This is the most desirable method of attachment.
Supporting Posts:
Attention Needed - The supports appear to be in need of retrofit. The rim joist of the deck looks to have appropriate bearing but is not fastened properly. Please see a contractor about a retrofit. Obviously, this deck is not new and has been this way for quite some time.

The Foundation Materials:
The deck support posts are set on concrete piers. They seem to be bearing the weight properly at this time.

Stairs Condition:
Deck or Porch Railings:
The railings as installed are functional.
Attention Needed - The railings are in place; however, some repair is recommended. The railing posts may need to be tightened to provide a better feeling of safety. Also, the cable in place of slats meets the necessary requirements, but I would prefer these be tightened to ensure that they do not move too much in the event that a little person tries to crawl through.

Fireplace:
Location of Fireplace:
Living room.

Type of Fireplace:
Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.

Fireplace Fuel:
Gas - The fireplace is designed to use gas fuel only.
Firebox Condition:
The firebox appears to be sound and useable in its current condition. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.

Damper Condition:
Good - There is a functional damper control located outside the firebox.

Evidence of Drafting Problems:
No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

Flue Condition from Firebox:
The visible portions of the chimney flue appear to be functional.

Flue Condition From Roof:
The fireplace flue, as viewed from the roof, appears to be functional.

Exterior Stack Material:

The exterior fireplace stack is made of mortar and brick.

Exterior Stack Condition:
Attention Needed - The exterior stack needs some attention.
The masonry caps are just set in place. Please contact a contractor to see about suitable caps.

Flue Lined:
Yes - The fireplace flue appears to be lined with metal.

Chimney Cap or Crown:
Yes - There is a chimney cap. Chimney cap is made of metal.

Rain Hat:
Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Spark Arrestor:
Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Flashing:
Attention Needed - The flashing as installed does not appear to be adequate, due to flashing showing signs of lifting and deterioration. See Roofing flashing section.

Source of Combustion Air:
Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

Heat Circulator:
Yes, the fireplace is equipped with a gravity or fan system to circulate heat from the fireplace into the living space.

Hearth Condition:
The hearth is fully functional.

Mantle:
Yes - There is a mantle installed.
HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. 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.

Heating Plant- Primary Unit:

Heating System Type:
A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Heating System Location:
Hall Closet.

Fuel Source:
Natural Gas.

Equipment Description:
System is Carrier brand. High efficiency furnace.

Approximate Age:
This unit was manufactured about 2010.

Flues, Vents, Plenum:
The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is plastic from the furnace to the exterior. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

**General Operation & Cabinet:**
Unit was operational at the time of inspection. General condition appears serviceable.

**Furnace Temperature Output VS Specs:**
The actual temperature rise was within this range.

**Burners / Heat Exchangers:**
Closed System - Unable to inspect.

**Pump / Blower Fan:**
General condition appears serviceable.

**Carbon Monoxide Tested:**
No. There is a Carbon Monoxide Tester installed. No comment is made as to its ability to safely monitor current carbon monoxide levels or the carbon monoxide level present that will set off the alarm when the unit is functional.

**Secondary Air Adequacy:**
Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

**Filter Type/Size:**
Reusable - Wash and reuse.

**Electronic Air Cleaner Installed:**
Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

**Ducts Condition:**
The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. The ductwork appears to be properly installed and supported.

**Does each habitable room have a heat source?** Yes.

**Adequate Returns or Undercut Doors:**
Yes.

**Humidifier Installed:** No.

**Normal Controls:**
Thermostat is located in the Hallway, Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden. General condition appears serviceable.
ELECTRICAL SYSTEMS

We are not electricians and in accordance with the 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, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. 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 additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:
Overhead.

Main Service Ground Verified:
Yes - The main service ground wire was located by the inspector. Grounding provided by connection to metallic water pipe.

Electrical Distribution Panels:

Main Panel Location:
Basement, Garage.

Panel Accessibility:
Yes.

Main Circuit Rating:
200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Disconnect:
Located at the top of main panel.

Main Panel Devices:
Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:
The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:
Main Panel Observations:
Circuit and wire sizing correct so far as visible. The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Conductors:

Feeder and Circuit Wiring:
Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Appears serviceable.

Wire Protection/Routing:
Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General:
A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

Electrical Outlets:

General:
A representative sampling of outlets was tested. As a whole, outlets throughout the home are in serviceable condition.

Ground Fault Protected Outlets:
At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6’ of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Kitchen counter outlets including breakfast bar need GFCI protection.

This weather cover plate needs to be properly installed.

Laundry:
The outlets tested in this room are correctly wired and grounded.

Master Bedroom:
Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #2:
Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #3:
Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #4:
Functional - The outlets tested in this room are correctly wired and grounded.

Living Room:
Functional - The outlets tested in this room are correctly wired and grounded.

Dining Room:
Functional - The outlets tested in this room are correctly wired and grounded.

Family Room:
Functional - The outlets tested in this room are correctly wired and grounded.

Study/Den:
Other Electrical Circuitry:

**Smoke Detectors:**
Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

None - There were no smoke detectors noted in the downstairs bedroom or downstairs area.

**Doorbell:**
Yes - At least one exterior door has a working doorbell.

**Exterior Lighting:**
**Attention Needed** - Some portion of the exterior security lighting is not functioning as intended. Please ensure a proper cover for this light is installed.

Electric Service Condition:

**Utility Services:**
The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

**Fixtures & Switches:**

**Kitchen Interior**
The ceiling lights in the kitchen are functional. Improper wiring is noted in the kitchen nook noted in the electrical portion of the report.

**Lighting:**

**Laundry:**
Lighting in the laundry is adequate.

**Master Bathroom:**
The ceiling light and fixture in this bathroom are in functional condition.
Bathroom #2:

**Action Necessary** - The lighting in this bathroom needs immediate repair. There is a light fixture installed in the shower that is not rated for a wet area. Please replace with an appropriate unit to guard against electrical shock.

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**Ground Fault Interrupt Outlets:**

**Laundry:**
Yes.

**Master Bathroom:**
There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Bathroom #2:**
There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Light Switch:**

**Master Bathroom:**
The light switch is functional.

**Bathroom #2:**
The light switch is functional.

**Master Bedroom:**
The light and light switch were functional at the time of the inspection.

**Bedroom #2:**
The light and light switch were functional at the time of the inspection.

**Bedroom #3:**
The light and light switch were functional at the time of the inspection.

**Bedroom #4:**
The light and light switch were functional at the time of the inspection.

**Living Room:**
The light and light switch were functional at the time of the inspection.

**Dining Room:**
The light and light switch were functional at the time of the inspection.

**Family Room:**
The light and light switch were functional at the time of the inspection.

**Study/Den:**
The light and light switch were functional at the time of the inspection.
Garage:
The electrical outlets in the garage tested as correctly grounded.

PLUMBING SYSTEM

Plumbing:

**Water Source:**
City/Municipal.

**Main Water Line Cutoff Location:**
NW Corner of 48th and Huson. In the group of three boxes, it's the middle meter.

**Interior Supply Piping Size:**
The interior water supply piping is 1/2" in diameter.

**Interior Supply Piping Material:**
The interior supply piping in the structure is predominantly galvanized with copper spliced in to the fixtures.

**Water Pressure:**
*Action Necessary* - The water pressure is over 100 psi. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range.
Water pressure was checked at an exterior hose bibs.

**Exterior Hose Bibs Functional:**
The exterior hose bib(s) appeared to function normally. The hose bibs installed are not a frostproof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibbs, and shut off the water when freezing temperatures are anticipated.

**Functional Supply:** Yes
Leaks in the Supply Piping Noted:
No.

Sewage Disposal Type:
Public Sewer System.

Waste Line Materials
Unable to determine all. There is also some plastic piping installed.

Waste Piping Condition:
The visible plumbing waste piping appears functional.

Vent Piping Material
The vent material, as it passes through the roof, is plastic. The inspector was unable to identify which brand ABS piping is installed. Watch for signs of failure.

Vent Piping Condition:
The visible plumbing vent piping appears functional.

Functional Drainage:
Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:
No.
Location of Noted Floor Drains:

Basement level floor in a room near the bathroom.

Floor Drains Functional:
Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

Lawn Sprinkler System:
There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.
Water Heater:

Location:

Basement Garage.

Model/ Serial Number/ Size:
Unit Type: Storage Tank, The average service life for a water heater is 10 - 12 years. Unable to properly identify the unit due to the heater insulation.

Tank Capacity:
Approx, A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:
The water heater is gas-fired.

Electric Service to Water Heater:

The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition:
It shows some age, but it appears sound.
I am unable to tell when the water was installed. This water heater is improperly installed if installed in recent years. This water heater needs to be sitting on an elevated platform or stand unless it is a FVIR system. (Flammable Vapor Ignition Resistant) 2012 International Residential Code 2801.6.

**Firebox Condition**
The underside of the tank appears to be in normal condition in relation to its age.

**Drip Leg Installed for Natural Gas-Fired Unit:**

**Gas Valve:**
There is a gas valve cutoff installed adjacent to the hot water tank.

**Flue/Exhaust Pipe Condition:**
The exhaust flue appears to be correctly installed in the basement. The exhaust flue pipe is metal.
Attention Needed - The flue piping needs some minor attention or adjustment in the upstairs closet. The B-vent needs 1" clearance from combustible materials. Please see a licensed contractor to review this situation.

Action Necessary - The flue piping is in need of Immediate Action due to incorrect union used for the piping of the hot water heater vent pipe in the attic.

Water Piping Condition:
The incoming and output piping is installed correctly.

Temperature Controls:
Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. This temp is right at the 130 degree mark or 54.9 degrees celsius.

Temperature & Pressure Relief Valve:
The temperature and pressure relief valve is of the correct rating for the water heater.

**Safety Overflow Pipe:**

*Attention Needed* - There is an overflow pipe installed, but it does not extend to within 6” of the floor. The existing pipe should be replaced, not extended. This system seems functional but is not ideal or installed to standard.

**Water Heater Insulation Jacket:**

*Yes, Good* - The water heater is wrapped in an insulation jacket which can reduce overall water heating costs. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10% to 25% are at the tank.

**Insulated Hot Water Piping:**

*Good* - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.
KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:
Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.

Caulking Water Contact Areas:
The caulking in water contact areas appears to be adequate for its age.

Kitchen Appliances:

Dishwasher:
The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Range Hood:
The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source:
Gas - There is a gas line installed for a range/oven.

Range/Oven:
The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested.

Microwave Oven:
There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

Refrigerator:
Yes - There is a refrigerator installed. The inspection does not include any non-permanently installed appliances or fixtures. There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. Kitchen Interior

Countertops:
The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:
Good - The cabinets in this kitchen are of a better quality than expected.
Laundry:

Location:
First floor adjacent to the kitchen.

Entry Door:
The entry door to the laundry room is functional.

Linen Closet:
Attention Needed - The closet door or fixtures need some adjustment or repair. See other notes about the b-vent.

Floor:
The floor coverings are functional.

Windows:
The windows and associated hardware in this room are functional.

Washer & Dryer
A washer and dryer are installed. Testing of either is not included as a part of this inspection.

Washer Hookup:
Yes.

Dryer Hookup:
Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation:
The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:
The area ventilation seems adequate.
In accordance with industry standards of practice, 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.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. 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.

Master Bathroom:

**Vanity Cabinet:**
The vanity cabinet and top in this bathroom are functional.

**Basin and Drain Fixture:**
The basin and drainage fixture appear to be fully functional.

**Faucet and Supply Lines:**
Faucets and supply lines appear functional.

**Toilet Condition**
The toilet appears to be functional.

**Tub Mixing Valve & Stopper:**
The tub mixing valve and the tub unit are in functional condition.

**Shower/Shower Head and Mixing Valves:**
Functional - The shower, shower head, and mixing valves are all performing as required.

**Tub & Shower Walls:**
The walls appear to be in functional condition.

**Tub/Shower Drain:**
Functional - The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:  
Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.

Caulking/Water Contact Areas:  
The caulking in the water contact areas appears to be functional.

Heat Source:  
Functional - There is a heat source in this room.

Entry Door:  
The entry door to the bathroom is functional.

Windows:  
The windows and associated hardware in the bathroom are all functional.

Floor:  
The flooring in this bathroom is functional.

Ventilation Fans:  
There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom #2:

Vanity Cabinet:  
The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:  
The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:  
Faucets and supply lines appear functional.

Toilet Condition  
The toilet appears to be functional.

Tub:  
There is a spa tub installed. The tub was filled with water. The tub did not fill in the 15-20 mins that I had the water running. Please seek a plumber's advise on the proper function of this tub.

Tub Mixing Valve & Stopper:  
The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:
Action Necessary - The shower head leaks and needs adjustment or replacement. There did not seem to be adequate flow coming from the shower head. This may be due to the particular type of head installed. Please see other notes in the plumbing section.

Shower Pan:
The tile shower pan does not appear to leak at this time.

Tub/Shower Drain:
Functional - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:
Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.

Caulking/Water Contact Areas:
The caulking in the water contact areas appears to be functional.

Heat Source:
Functional - There is a heat source in this room.

Entry Door:
The entry door to the bathroom is functional.

Walls:
The walls in this bathroom are functional.

Windows:
None - There is no window in this bathroom.

Floor:
Attention Needed - The flooring in this bathroom is in need of attention.
The flooring in the bathroom has an in-floor electric heating system installed in it. This system seems to be improperly installed and not functioning at the time of the inspection. The tiles are laying unevenly and the system did not respond. (FYI I have this same system in my house and am very pleased with it)

Ventilation Fans:
There is an exhaust fan installed in this bathroom, and it is functional.
BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor 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. Flooring covering damage or stains may be hidden by furniture, and 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

- **Entry Door:**
  The entry door to this bedroom is functional.

- **Closet:**
  The closet is functional and of average size.

- **Ceiling:**
  The ceiling is functional.

- **Floor:**
  The floors are in functional condition.

- **Windows:**
  The windows and associated hardware in this room are all functional.

- **Heat Source Noted:**
  There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

- **Smoke Detector:**
  There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:

- **Entry Door:**
  The entry door to this bedroom is functional.

- **Closet:**
  The closet is functional and of average size.

- **Walls:**
  The walls in the room appear to be functional.

- **Floor:**
  Good - The floor covering is newer and should provide years of service.

- **Windows:**
  The windows and associated hardware in this room are all functional.

- **Heat Source Noted:**
  There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

- **Smoke Detector:**
  There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.
Bedroom #3:

Entry Door:
The entry door to this bedroom is functional.

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
The floors are in functional condition.

Windows:
The windows and associated hardware in this room are all functional.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #4:

Entry Door:
The entry door to this bedroom is functional.

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
Good - The floor covering is newer and should provide years of service.

Windows:
The windows and associated hardware in this room are all functional.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor 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. Floor covering damage or stains may be hidden by furniture, and 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.
Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Living Room:

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Ceiling Fan:
Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:
Good - The floor covering is newer and should provide years of service.

Windows:
The windows and associated hardware in this room are all functional.

Telephone Access or Jack:
Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:
Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Fireplace:
Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

Dining Room:

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Ceiling Fan:
Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:
Good - The floor covering is newer and should provide years of service.

Windows:
The windows and associated hardware in this room are all functional.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Family Room:
Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Ceiling Fan:
Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:
Good - The floor covering is newer and should provide years of service.

Windows:
The windows and associated hardware in this room are all functional.

Cable TV:
Yes.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Study/Den:

Entry Door:
The entry door to this bedroom is functional.

Closet:
The closet is functional and of average size.

Walls:
Attention Needed - The walls in the room show some condition that does not appear to be a serious structural concern at this time.
See Roofing and Fireplace sections.

Ceiling:
The ceiling is functional.

Floor:
Good - The floor covering is newer and should provide years of service.

Windows:
The windows and associated hardware in this room are all functional.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Determination the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type
The garage is detached and free standing.

Size of Garage:
Two car garage.

Number of Overhead Doors

There is a single overhead door.

Overhead Door and Hardware Condition:
The overhead door is in satisfactory condition, and it is functional. Condition is new and in working order.

Automatic Overhead Door Opener:
The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:
Yes - The door opener is equipped with an automatic reverse safety switch.

Outside Entry Door:
The outside entry door to the garage is functional. Steel door.

Floor Condition:
The garage floor is functional and has a satisfactory appearance.

Garage Walls Condition:
I was unable to determine if the installed sheetrock is fire rated. The wall covering and framing appears to be without significant issues.

Garage Foundation:
The visible portions of the foundation under the garage appear to be functional.

Garage Roof Condition:
The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Water Source Installed:
Yes - There is a water source installed in the garage.