

Home Inspection Report

1111 Alma St, Palo Alto, CA 94301

Received 1 - 42 pages

Sign

DATE

Sign

DATE



Inspection Details / Invoice

INSPECTION COMPLETED BY

Perry Farnum

Farnum Inspection Service
10560 Carver Drive
Cupertino, CA 95014

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SELLER'S REAL ESTATE AGENT

Kevin Lu

Sereno Group

INSPECTION DETAILS

Inspection Prepared For Seller

Mariana Lin

Inspection Address

1111 Alma St
Palo Alto, CA 94301

Report Number

LIN033122PF

Inspection Date

Thursday, March 31st 2022

Inspection Start Time

9:40am

Inspection End Time

1:00pm

INVOICE INFORMATION

| Service | Amount |
|-----------------------------|-----------|
| Standard Home Inspection | \$660.00 |
| Billing Fee | \$0.00 |
| Payment Method: Credit Card | -\$660.00 |
| Balance Due | \$0.00 |

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Dear Mariana,

Thank you for choosing Farnum Inspection Service for your home inspection needs. Our goal at every inspection is to provide an exceptional inspection experience for you our client/s.

We are pleased to submit the following Home Inspection Report. This report is our professional opinion based on a visual inspection of the accessible components and systems of the home at the time of the inspection. The report has been carefully assembled and formatted to present the information we have gathered in a clear and understandable manner.

Our clients have often asked us, "What's included in the inspection and in the report". To assist you in reading the report we now include the 'Standards of Practice' of the California Real Estate Inspection Association (CREIA) along with our **Standard Residential Inspection Agreement** (located on page 3). The 'Standards' and the 'Agreement' specifically explain the scope of the inspection (both what is required to be inspected and what is not) and the limit of our liability in performing the inspection. In addition, our 'CREIA Code of Ethics' prohibits us from making any repairs or referring any contractors and we are not associated with any other party to the transaction of this property.

As you might expect there are some limitations to the inspection process. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we make every effort to reduce your risk of selling, buying or maintaining your home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to home ownership.

We really do appreciate the opportunity to be of service to you. As our client/s, should you have any questions after reading this report or at any time in the future, please feel free to contact us directly. As your inspector, I will always make myself available by phone or online.

Best regards,



Owner / Inspector
Farnum Inspection Service



CERTIFIED CREIA
INSPECTOR SINCE
1998



LICENSED GENERAL
CONTRACTOR
B-714336



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|--|-----------|
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Standard Residential Inspection Agreement

FARNUM
INSPECTION SERVICE

 10560 Carver Drive
Cupertino, CA 95130
(408) 866-5700

PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.

Client: Mariana Lin
Inspection address: 1111 Alma St
Palo Alto, CA 94301

Report Number: LIN033122PF
Date: Thursday, March 31st 2022
Time: 9:40am

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability, or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly contact Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a home inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

SEVERABILITY: Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

ARBITRATION OF DISPUTES: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by BINDING ARBITRATION conducted by CONSTRUCTION DISPUTE RESOLUTION SERVICES, utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel

arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract, or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

LIMITATION ON LIABILITY: THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement, and voluntarily agrees to be bound thereby and to pay the fee listed herein. Client understands that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$125.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$175.00 per hour. This includes time for depositions, research, and court or other appearances.

Paid By Credit Card
Total Fees \$660.00

INSPECTOR FOR COMPANY

DATE

CLIENT one signature binds all

DATE

PAYMENT ACKNOWLEDGED



Residential Standards of Practice

FOUR OR FEWER UNITS

A. PART I. DEFINITIONS AND SCOPE

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic operation of the *systems* and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the inspected *building's* *systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not functioning properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

PART II. STANDARDS OF PRACTICE

A *home inspection* includes the *readily accessible systems* and *components*, or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be inspected:
 1. Foundation *system*
 2. Floor framing *system*
 3. Under-floor ventilation
 4. Foundation anchoring and cripple wall bracing
 5. Wood separation from soil
 6. Insulation
- B. The *Inspector* is not required to:
 1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 2. *Determine* the composition or energy rating of insulation materials.

SECTION 2 - Exterior

- A. Items to be inspected:
 1. Surface grade directly adjacent to the *buildings*
 2. Doors and windows
 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
 4. Wall cladding and trim
 5. Portions of walkways and driveways that are adjacent to the *buildings*
 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
 1. *Inspect* door or window screens, shutters, awnings, or security bars
 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
 3. Use a ladder to *inspect systems* or *components*
 4. *Determine* if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
 5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

- A. Items to be inspected:
 1. Covering
 2. Drainage
 3. Flashings
 4. Penetrations
 5. Skylights
- B. The *Inspector* is not required to:
 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be inspected:
 1. Framing
 2. Ventilation
 3. Insulation
- B. The *Inspector* is not required to:
 1. *Inspect* mechanical attic ventilation *systems* or *components*
 2. *Determine* the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be inspected:
 1. Water supply piping
 2. Drain, waste, and vent piping
 3. Faucets, toilets, sinks, tubs, showers
 4. Fuel gas piping
 5. Water heaters
- B. The *Inspector* is not required to:
 1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
 4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
 5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

- A. Items to be inspected:
 1. Service equipment
 2. Electrical panels
 3. Circuit wiring
 4. Switches, receptacles, outlets, and lighting *fixtures*
- B. The *Inspector* is not required to:
 1. *Operate* circuit breakers or circuit interrupters
 2. Remove cover plates
 3. *Inspect* de-icing *systems* or *components*
 4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

- A. Items to be inspected:
 1. Heating equipment
 2. Central cooling equipment
 3. Energy source and connections
 4. Combustion air and exhaust vent *systems*
 5. Condensate drainage
 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
 1. *Inspect* heat exchangers or electric heating elements
 2. *Inspect* non-central air conditioning units or evaporative coolers
 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
 5. *Inspect* electronic air filtering or humidity control *systems* or *components*



SECTION 8 - Building Interior

- A. Items to be inspected:
1. Walls, ceilings, and floors
 2. Doors and windows
 3. Stairways, handrails, and guardrails
 4. *Permanently installed* cabinets
 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
 6. Absence of smoke and carbon monoxide alarms
 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
1. *Inspect* window, door, or floor coverings
 2. *Determine* whether a *building* is secure from unauthorized entry
 3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety *devices*
 4. Use a ladder to *inspect systems* or *components*

SECTION 9 - Fireplaces and Chimneys

- A. Items to be inspected:
1. Chimney exterior
 2. Spark arrestor
 3. Firebox
 4. Damper
 5. Hearth extension
- B. The *Inspector* is not required to:
1. *Inspect* chimney interiors
 2. *Inspect* fireplace inserts, seals, or gaskets
 3. *Operate* any fireplace or *determine* if a fireplace can be safely used

PART III. LIMITATIONS, EXCEPTIONS, AND EXCLUSIONS

- A. The following are excluded from a *home inspection*:
1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
 2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 6. Determining compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an *inspector* licensed by the Structural Pest Control Board is qualified or authorized to *inspect* for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
 11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 13. Determining the integrity of hermetic seals or reflective coatings at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices

16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
 18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
 19. Elevators, lifts, and dumbwaiters
 20. Lighting pilot lights or activating or operating any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. Operating shutoff valves or shutting down any *system* or *component*
 22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance
- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

PART IV. GLOSSARY OF TERMS

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the inspection and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *home inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a *home inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking Structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole








Technically Exhaustive: Examination beyond the scope of a *home inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, and to make this report more easily consumed, observations made throughout the report will conform to the following conventions. Please take a moment to familiarize yourself with the details of each convention.

- 1  **CLIENT ADVISORY** Denotes an informational comment, follow-up item, or notification a system or component is near or has reached its normal service life expectancy. Items noted in this category may show indications they require repair or replacement anytime in the short term.
- 2  **FURTHER EVALUATION** Denotes a system or component needing further evaluation and/or monitoring in order to determine if repair is necessary. We recommend that all further evaluation be completed before close of escrow.
- 3  **UPGRADE ITEM** Denotes improvements or upgrades are suggested, but not required, for improved performance of the system or component. These may be items identified for upgrade to modern construction and safety standards.
- 4  **MAINTENANCE** Denotes a system or component shows signs of excessive wear and tear, deterioration, or deferred maintenance. Items noted in this category require maintenance to prevent damage or to assure continued functional use. It should be noted that deferred maintenance may lead to system or component failure and significant cost for repair.
- 5  **REPAIR ITEM** Denotes a system or component is damaged, missing, significantly improperly installed or not functioning properly. Corrective action will be needed to ensure proper and reliable function.
- 6  **SAFETY ISSUE** Denotes a *condition* that is unsafe and that could result in significant physical injury. *Safety hazards* are of high priority and require prompt attention.
- 7  **MAJOR CONCERN** Denotes a system or component is considered significantly deficient or unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.



Comment Numbering

Each observation comment listed in this Inspection Report has been provided with a unique sequential number for reference purposes. This numbering system will assist different parties (Clients, Agents, Contractors or other Inspectors) to identify the same comment or condition when discussing the report.

REPORT IN PERSPECTIVE

Use of Photographs

This inspection report includes a number of photographs and digital images. The inspector will add photographs or images at his discretion to aid the reader in better understanding conditions or deficiencies that are described in the narrative comment. Not all deficiencies or conditions discussed in the report will be supported with photos. In addition, the inspector may include pictures to help clarify components, systems or areas of the home that are not normally visible or accessible to the homeowner (ie; In the crawlspace, in the attic or on the roof).

Links to More Information

Occasionally, we will add an active link to the observation comment in the report to provide additional information from online resources. The digital version of this report when converted to a .pdf is an active document. Double clicking on the [underlined blue link](#) will activate your browser to open the link to its online address and the information it provides. Closing the website will return the reader to the Inspection Report.

Recommendations for Further Evaluation

This inspection report will contain a number of recommendations for 'Further Evaluation' for the client to complete the investigation of the current condition of the home. Farnum Inspection Service recommends all further evaluation be completed by a qualified specialist with the appropriate license prior to the removal of inspection contingency period and close of escrow.

A Word About Terms Used in the Report

The inspector will often use a number of the terms defined in the Glossary of Terms in section IV of the CREIA Standards of Practice found on page 5. Please refer to this glossary for reference when reading this report. In addition, the term ‘**Serviceable**’ (which is not included in the glossary on page 5) will be used by the inspector to denote a system or component is performing as intended and without notable defect. We provide this clarification as the word ‘**Serviceable**’ is rarely used in everyday life and often misunderstood by the reader of reports of this type.

HOME AT THE TIME OF INSPECTION

The following is a synopsis of the details and conditions of the home, at the time of the inspection, which can possibly affect how the inspector performs the inspection. Other comments, observations, and details noted throughout the report may make reference to the following:

Attending the Home Inspection

The named Realtor’s assistant was present on site at all or part of time of the inspection.

House Type / Description

The subject property is a one story detached residential home.

Direction of the Home

For the purpose of referencing observations noted in this report, it is assumed that the front door of the house faces west. Throughout the report we will reference our findings from this start point. Facing towards the front door of the home; the left side is north, the right side is south and the rear side is east.

Occupancy of the Home - Vacant

The home was vacant and without furnishings, storage or decorations at the time of the inspection. The vacant status of the home is beneficial as it provides full access to most areas of the home. We suggest making a careful review of the home during the final walk through to verify current conditions.

Weather Conditions

Dry weather conditions prevailed at the time of the inspection with dry conditions experienced in the days leading up to the inspection. The outdoor air temperature was approx. 53 degrees Fahrenheit at the start of the inspection.

Remodeling / Additions Noted

Remodeling and/or additions to the primary structure were noted. Generally, remodeling or additions to the home that make changes to the structural, electrical or plumbing systems require approval and issuance of a Building Permit by the local jurisdiction having authority (the Building Department). We suggest review of all plans, building permits and associated documentation to verify code compliance and final inspection ‘signs off’. In addition, consulting with the seller or current occupant for information on all changes to the home is suggested.

Two Detached ADU Structures Not Inspected

The addition of two detached ADU structures with living space have been completed at the backyard. This structure was not inspected or documented in this report and is beyond the scope of this inspection. Construction of a structure of this type with structural, electrical and/or plumbing systems require approval and issuance of a Building Permit by the local jurisdiction having authority (the Building Department). We suggest review of all plans, building permits and associated documentation for this structure to verify code compliance and final inspection ‘signs off’ has been completed. In addition, consulting with the seller or current occupant for information on the history of this structure is suggested.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in a narrative comment or in the "Limitations of Inspection" sections within this report.

It is the purpose of the *Home Inspection* to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Cosmetic and aesthetic *conditions* are not considered. This inspection is visual only. A representative sample of multiple similar building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the Standard Residential Inspection Agreement for a full explanation of the scope of the inspection.

Structural Components

DESCRIPTION OF THE STRUCTURAL COMPONENTS

| | |
|--------------------------|--|
| FOUNDATION | • Poured Concrete – Raised Perimeter |
| CRAWLSPACE | • Crawl Space Configuration |
| COLUMNS | • Wood |
| FLOOR STRUCTURE | • Wood Joist • Beams/Girders |
| FLOOR DECKING | • Solid Plank Sheathing |
| WALL STRUCTURE | • Wood Frame |
| CEILING STRUCTURE | • Joist |
| ROOF STRUCTURE | • Rafters • Plywood Sheathing • Spaced Plank Sheathing |



STRUCTURAL COMPONENTS INSPECTION DETAILS

In accordance with the CREIA™ Standards of Practice pertaining to Structural Components, (Foundation, Basement and Under Floor Areas, Attic areas and Roof Framing) this report describes these components and the distinguishing characteristics of the structure. Inspectors are required to inspect a representative number of multiple similar components in the structural system including: foundation system, floor framing system, wood separation from soil, foundation anchoring and cripple wall bracing, ceiling and roof framing and to inspect the under floor crawlspace and attic areas where visible and accessible. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building are sound. **Farnum Inspection Service** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

STRUCTURAL COMPONENTS OBSERVATIONS AND RECOMMENDATIONS


Foundation - Raised Perimeter


The foundation below the home is constructed of a poured in place concrete raised perimeter footing. The purpose of the foundation is to transfer and distribute the building weight onto the soil. Reinforcing steel rod (rebar) is placed in the concrete foundation to provide significant added strength and can commonly be found in homes built since about 1950. The rebar allows the concrete wall to resist shear and bending from soil movement and wind conditions on the structure above. Since the steel would be located internally, its presence generally cannot be verified without destructive inspection techniques. The following observations with this system were noted.

- 
CLIENT ADVISORY Several vertical cracks in the foundation were observed from the crawlspace. The cracks measured approx. 1/16" to 1/8" in width and runs from the top to bottom of the concrete perimeter foundation. This type of damage is not uncommon for homes of this age and type and is often associated with poor drainage conditions near the foundation. The amount of movement does not suggest a serious structural problem; however, this area should of course be monitored. The rate of movement cannot be predicted during a one-time inspection. While no action appears to be required, often foundation cracks of this type are epoxy sealed / injected to prevent corrosion to the reinforcing steel rods within the concrete. Consulting with a qualified foundation contractor or structural engineer may be desirable and will provide a more in-depth evaluation along with possible improvements that can be undertaken.
- 
CLIENT ADVISORY A calcium powder, sometimes-called efflorescence was observed on the surface of the concrete foundation as viewed from the crawlspace. Efflorescence forms on concrete and almost all masonry products, as a result of moisture penetration through the masonry material. This condition, when found is commonly associated with excessive moisture and/or poor drainage conditions near the foundation. While efflorescence in general is not a concern for the foundation, monitoring the crawlspace and the areas near the foundation during the rainy season for signs of excessive moisture is suggested.

Crawl Space


The crawl space was accessed through the opening at the north exterior wall. The sub area was entered at the time of inspection. Upon evaluation of this area the following observations were noted.

- 
MAINTENANCE Wood form boards and cellulose debris were found in the crawlspace along the foundation at several locations. The form boards should be removed from the concrete in the crawlspace. This condition is conducive to rot and wood boring insect activity. Removal of all wood materials at grade is recommended. Review of a current pest control report may provide additional information. Improvements are recommended.

- 4  **MAINTENANCE** A number of abandoned plumbing water supply pipes were present in the crawlspace. Systems no longer in use should be removed. Improvements to clear the crawlspace of this material are recommended.



Mudsill / Anchor Bolts

The mudsill where visible, was inspected. Anchor bolting was present at the mudsill below the rear addition. The following observations related to the anchor bolting system were noted.

- 5  **MAJOR CONCERN** The inspector could not locate any anchor bolting at the mudsill below the original structure. As is common in older homes of this type, it is likely anchor bolts were not provided at the time of construction. Anchor bolts connect the wood framing of the home to its concrete foundation to limit the independent movement of the framing on the foundation during seismic activity. Improvement to secure the mudsill and wood framing of the home to the foundation at regular intervals is suggested for increased strength. Consultation with a foundation contractor or a structural engineer is recommended for additional information. Improvements are recommended.

Piers, Posts, Beams & Girders

The undercarriage assembly of the floor system includes; concrete pier blocks, posts, and wood beams or girders. Inspection of this system revealed the following observations.


- 6  **UPGRADE** One or more of the posts in the crawlspace below the home has been lengthened with shims or blocks added. The loose wood blocks/shims can fall out during seismic activity and require nailing or bolting to maintain an adequate connection. Generally, when resizing is required, a solid block is cut and installed. Improvements as needed to correct this condition is suggested.
- 7  **REPAIR** Several of wood columns in the crawlspace have been improperly installed with direct contact to grade. All wood framing is required to be installed on a concrete base, supported on a concrete pad and to maintain a 6" clearance to earth. This earth to wood contact can lead to moisture damage of the post. Repair to correct this condition is suggested. Further evaluation and repair by a qualified framing contractor are recommended.

Floor Joists

The floor joists support the sub-floor and commonly are only visible from within the crawlspace. A sampling of the multiple wood joists was taken and where directly visible were in serviceable condition and performing as intended.

Sub Floor Decking

The inspection of the sub-floor in the crawl space is commonly limited to the crawlspace. A sampling of the underside of the sub-floor was taken throughout the crawlspace. The inspection revealed the following observations.

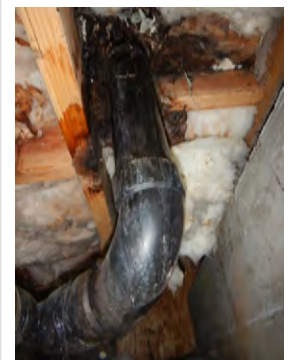
- 8  **REPAIR** Evidence of moisture staining with damage to the wood subfloor and floor joist was observed in the crawlspace below the master bathroom toilet. The wood surface was dry at the time of the inspection and appears to be from past leakage at this location. Repair to remove and replace the damaged wood subfloor material is indicated. Review of a current pest control report is suggested and may provide additional information on this condition.


Attic Area

The attic access opening is located in the hallway. The attic was found to be heavily insulated and/or to have minimum clearance limiting the inspection to observations from the fabricated platform. Where visible, the attic area appeared to be dry.


Exterior Walls

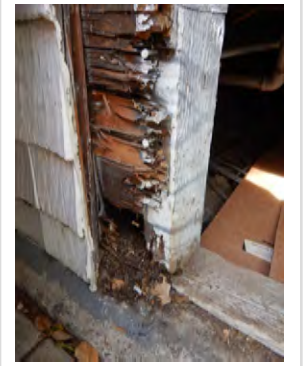
The majority of the walls framing members are not visible and their condition cannot be verified. Inspection of this system revealed the following observations.



- 9  **UPGRADE** Cripple wall perimeter framing is in use under one or more sides of this home as viewed from the crawlspace. Basically, a cripple wall is a separate framed wall connecting the foundation with the wall and floor structure of the home. The base of the cripple wall is normally bolted to the foundation and the top portion is nailed to the floor / wall framing. During periods of seismic movement an unsupported cripple wall allows the home to sway. Some homes utilizing unsheathed cripple wall framing have swayed off of their foundation. We would suggest further inspection by a licensed framing contractor qualified to perform structural retrofitting / upgrading, including shear wall installation. This retro fitting would greatly increase the homes structural integrity in the event of an earthquake.



- 10  **REPAIR** Staining with moisture damage to the base of the exterior cripple wall wood framing was noted in the crawlspace at several locations. The level of damage indicates ongoing moisture intrusion at this location and the need for repair. Further evaluation of this condition is recommended. Repair to replace the affected material is needed. Review of a current pest control report is suggested and may provide additional information on this condition.



Ceiling Framing

The ceiling joists, supporting the finished ceiling appeared to be installed in a manner typical of homes of this type and age. A sampling of the multiple wood joists where directly visible was taken. Insulation covers the majority of the ceiling framing. This is a limited area of inspection.

Roof Framing

The roof framing supporting the roof deck where visible appears to be constructed in a manner typical of homes of the type and age. The rafters, which support the roof sheathing, were in serviceable condition and have performed adequately since their installation.

Roof Sheathing

The roof sheathing where visible appears to be in serviceable condition and without significant moisture staining.

LIMITATIONS OF THE STRUCTURAL COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Determine size, spacing, location or adequacy of foundation bolting, bracing components or reinforcing systems.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Structural components concealed behind finished surfaces could not be inspected.
- Engineering or architectural services such as calculation of structural analysis, capacities, adequacy, or integrity of structural components or systems are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF THE ROOFING SYSTEM

| | |
|-----------------------------|---|
| SLOPED ROOF COVERING | • Asphalt Shingle |
| ROOF FLASHINGS | • Metal |
| SKYLIGHTS | • Curb Type – Plastic Dome |
| ROOF DRAINAGE SYSTEM | • Metal Gutter • Downspouts discharge above grade |
| METHOD OF INSPECTION | • Walked on roof |


ROOFING SYSTEM INSPECTION DETAILS

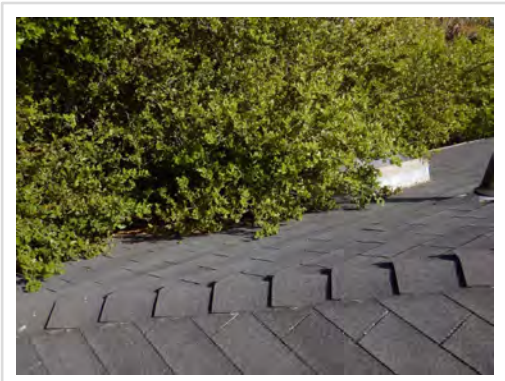
In accordance with the CREIA© Standards of Practice pertaining to Roofing Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, flashings, roof drainage systems, skylights and roof penetrations where visible and accessible. We examine the roof material for damage and/or deterioration as well as conditions that may indicate a limited service life remains. The observations and recommendations listed below are based on the general condition of the roofing system at the time of the inspection. Regular maintenance is required on all roofs systems and should be included in the seasonal maintenance budget.

ROOFING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Sloped Roofing - Asphalt Shingle




An asphalt shingle roof covering is in use on this home. Generally, asphalt shingles are installed on a solid surface such as plywood or solid plank sheathing. The individual asphalt shingles are fastened over an underlayment comprised of asphalt felt paper. The inspection revealed the following observations.

- 11  **MAINTENANCE** Overgrown vegetation or tree branches were contacting the roof at several locations along the north side of the home. Tree contact with the roof can cause damage to the roofing material from abrasion over time and can be an access point for pests and rodents. We suggest trimming the tree/s as needed to provide adequate clearance.



Flashings

The roof flashings including the roof pipe jacks, roof to wall step flashings and other associated roof metal were inspected. The following observations and recommendations pertain to the roof flashings at this time.

- 12  **MAINTENANCE** One of the pipe penetrations on the roof has not been adequately sealed to its metal flashing connection and is prone to leakage. Improvements are needed to better seal this connection. Typically, a special pipe tape intended for this use (Calpico Tape), mastic sealant or a rubber collar is applied to seal this flashing connection. Repairs as needed are recommended.
- 13  **MAINTENANCE** Surface nailing of the roof flashing to the roof surface without the benefit of a sealant was observed at one or more locations. Improvement to seal the exposed nail heads is recommended to reduce the potential of roof leakage at this location.
- 14  **UPGRADE** The black ABS plastic vent pipes on the roof at several locations have not been protected from the damaging rays of the sun. Typically, a single coat of latex paint is sufficient to provide this protection. Improvement as needed to coat the exposed vent pipe/s terminations is recommended.





Skylights

One or more skylights have been installed on the roof surface. A review of the skylights was undertaken. The skylight unit/s appeared to be functioning as intended and in serviceable condition.

Gutters & Downspouts

The gutters and downspouts provide for drainage of the roof covering. Gutters should be checked for debris and cleaned on a regular as part of ongoing routine maintenance. The inspection revealed the following observations.

- 15  **UPGRADE** Splash blocks normally found at the base of the downspouts were observed to be missing. Splash blocks provide a valuable function by routing the roof runoff as it discharges from the downspout, away from the foundation. Adding splash blocks where not provided is advisable.
- 16  **MAINTENANCE** Tree droppings and/or debris was noted in the gutter/s. Accumulated tree droppings and/or debris can clog the gutters as well as hold moisture in contact with the metal gutter/s and lead to corrosion gutter system. Seasonal cleaning as needed to provide a functional roof drainage system and to prolong the useful life of the metal gutter material is recommended.

LIMITATIONS OF THE ROOFING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Walk on the roof surface if in the opinion of the *inspector* there is a risk of damage or a hazard to the *inspector*.
- Warrant or certify that roof *systems*, covering, or *components* are free from leakage.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not *readily accessible* are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Site and Grounds

DESCRIPTION OF THE SITE AND GROUNDS

| | |
|----------------------------------|--|
| LOT & SITE GRADING | • Flat Lot |
| SURFACE DRAINAGE | • Graded Away From House |
| WALKWAYS AND PATIOS | • Concrete • Pavers • Stone • Compacted Sand |
| ENTRY DRIVEWAYS | • Pavers |
| FENCES TYPE | • Wood • Steel/Iron |
| IMPROVMENTS NOT INSPECTED | • Automatic Driveway Gate • Detached Structure/s |

SITE AND GROUNDS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Exterior, this report section describes the systems and components located on the Site and Grounds. Inspectors are required to inspect the surface grade directly adjacent to the buildings, as well as portions of walkways, patios and driveways that are adjacent to the buildings. The primary focus of the inspection in these areas is; general visual conditions, drainage and observed trip and fall or safety hazards.

SITE AND GROUNDS OBSERVATIONS AND RECOMMENDATIONS

Lot Drainage

The lot drainage appeared to be adequate overall. Observations during the winter and spring months will often provide a better understanding of the actual drainage conditions on the property.

Sidewalk

The concrete sidewalk along the street was found to be in serviceable condition.

Walkway

One or more walkways around the house have been provided. The walkways directly adjacent to the home appeared to have sufficient drainage and were observed to be in serviceable condition.

Patio - Paver

The concrete paver on grade patio in the backyard appeared to be in serviceable condition and adequately sloped away from the home.

Driveway


The driveway is constructed of concrete pavers. The surface of the driveway directly adjacent to the garage appears to have adequate drainage and is in serviceable condition.

Property Perimeter Fence & Gate

A general review of the fencing and gates at the perimeter of the property was undertaken. Where visible, the fence sections appeared to be in generally good condition. The gates, when tested moved freely and the latches functioned as intended.

Automatic Gate

An iron gate with an automatic opener has been provided at the driveway. Inspection and testing of this system is beyond the scope of the inspection. The following observations were noted.

- 17  **CLIENT ADVISORY** Modern gate mechanisms include a number of safety devices. These systems are beyond the scope of the inspection and were not tested. No conclusions on its performance are made or offered. This gate has a number of moving parts and pinch / crush points that can lead to serious injury. This gate can activate without warning and requires staying clear during operation. Do not allow children to operate or play in the gate area.

LIMITATIONS OF THE SITE AND GROUNDS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect fences or gates or operate automated door or gate openers or their safety devices.*
- *Use a ladder to inspect systems or components.*

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- The inspection does not include an assessment of geological, geotechnical, environmental, hydrological, land surveying or soils related examinations.
- Components concealed behind finished surfaces, underground or under water could not be inspected.
- Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood are excluded from the inspection.
- Site improvements or amenities, including but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories are excluded from the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF THE EXTERIOR COMPONENTS

| | |
|------------------------------------|--|
| WALL COVERING | • Wood Trim • Wood Composite Siding |
| EAVES, SOFFITS, AND FASCIAS | • Wood |
| WINDOW TYPE / FRAME | • Vinyl |
| EXTERIOR DOORS | • Solid Wood with Glass • French Doors • Wood - Framed |



EXTERIOR COMPONENTS INSPECTION DETAILS

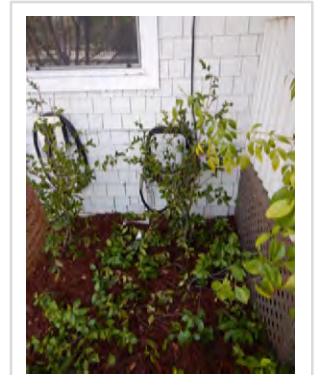
In accordance with the CREIA© Standards of Practice pertaining to Exterior Components, this report describes the systems and components and the distinguishing characteristics of the home's exterior. Inspectors are required to inspect the exterior wall cladding and trim, eaves, soffits and fascia surface, doors and windows, attached decks, porches, balconies, stairways, and their enclosures as provided and where accessible.

EXTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Exterior Walls

A wood exterior cladding is in use on this home. Material of this type is commonly installed over a moisture barrier on the wall framing. Inspection of this system revealed the following observations.

- 18  **MAINTENANCE** The wood exterior siding along the front wall has direct earth contact. Generally, a 6" clearance should be maintained between the dirt and any wood on the structure to prevent moisture damage and increased activity by wood boring insects. Review of a current pest control report may provide additional information. Improvements as needed to correct this condition are suggested.
- 19  **FURTHER EVALUATION** The vegetation against the exterior wall at the front porch prevents a complete inspection of the exterior cladding. This is a limited area of inspection. No conclusions are made or offered in inaccessible areas. Maintaining a clearance to the exterior cladding in this area is recommended to provide adequate air circulation. High moisture levels and abrasion can lead to damage of the exterior wall surfaces. Review of this area when trimmed to assure a well-sealed surface is provided is suggested.




Exterior Eaves

The eaves are constructed of wood framed overhangs. The surfaces where directly visible directly from the ground were found to be adequately installed and in serviceable condition.

Windows


The window exteriors and frames were inspected. Inspection of this system revealed the following observations.

- 20  **REPAIR** Corrosion damage and/or detachment of the window glass seal strip/s with voids was noted at the kitchen. In some cases, damaged or missing window glass seal strips can be a source of leakage and resulting moisture damage. Repair or replacement of the window is needed to correct this condition. Consulting with a qualified glazer (window specialist) for further evaluation and repair as needed is suggested.




Porch

The front porch has been constructed of a wood framed sub-structure and wood plank decking. It should be noted that the underside of the deck was not accessed nor fully inspected. No conclusion was made as to the condition of the underside of the deck or its framing members. The inspection revealed the following observations.




- 21  **SAFETY ISSUE** The steps are uneven. Steps that vary more than 3/8" in height are considered a tripping hazard and should be improved. ***This condition presents a safety hazard and requires***

corrective action to reduce the potential for injury. While repairs are recommended this condition is often lived with. If not repaired, caution and extra care are needed to negotiate these steps.

- 22  **SAFETY ISSUE** One or of the step heights at the porch exceeds an 8" rise as is commonly accepted by construction standards and can be a trip and fall hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repairs to correct this condition are strongly recommended.

Deck




The wood deck constructed of a wood framed sub-structure and wood plank decking has been provided at the south side of the home. It should be noted that the underside of the deck was not accessed nor fully inspected. No conclusion was made as to the condition of the underside of the deck or its framing members. The inspection revealed the following observations.

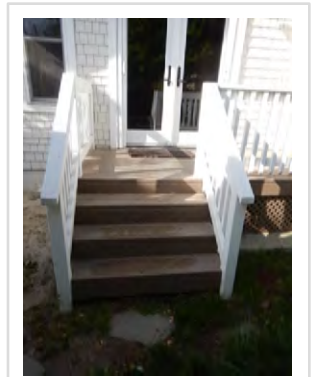
- 23  **SAFETY ISSUE** The steps at the deck do not have a handrail. Handrails are normally found when four or more steps are present. A graspable handrail with a 1 1/4" - 2" max. width and a shape or profile of a specific type is currently required by the building standards and is intended to provide a comfortable means of support during use of the stairway. **This condition presents a falling hazard and should be improved to provide a handrail for enhanced safety.** Improvements are strongly recommended.
- 24  **SAFETY ISSUE** The steps at the edge of the deck are uneven and vary in height more than 3/8". Uneven steps are a trip and fall hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repair to correct this condition is strongly recommended.
- 25  **SAFETY ISSUE** A low headroom clearance is provided at the rafter tails and/or wood framing above the walking surface. A low clearance (less than 6' 8") can allow personal injury by accidental head contact to occur. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** While improvement to provide adequate clearance to pass below this point is strongly recommended changes may not be practical. Caution in this area is advisable.



Door Landings

A landing is required at each exterior door to provide a safe means of exiting the home. A review of this system revealed the following observations and recommendations.

- 26  **SAFETY ISSUE** The steps at the door landing at the east side of the home do not have a handrail. Handrails are normally found when four or more steps are present. **This condition presents a falling hazard and should be improved to provide a handrail for enhanced safety.** Repairs to correct this condition are strongly recommended.
- 27  **SAFETY ISSUE** The steps at the door landing are uneven and vary in height. Uneven steps are a trip and fall hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repair to correct this condition is strongly recommended.
- 28  **SAFETY ISSUE** The door landing step down to grade varies in height and exceeds the maximum 8" rise as is required by commonly accepted by current construction standards and can be a trip and fall hazard. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Repairs to correct this condition are strongly recommended.



LIMITATIONS OF THE EXTERIOR COMPONENTS

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* door or window screens, shutters, awnings, or security bars.
- Use a ladder to *inspect systems* or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation and Ventilation

DESCRIPTION OF THE INSULATION AND VENTILATION

| | |
|----------------------------------|------------------------|
| ATTIC / ROOF VENTILATION | • Gable Vents |
| CRAWL SPACE VENTILATION | • Exterior Wall Vents |
| ORIGINAL STRUCTURE | |
| ATTIC / ROOF INSULATION | • 6" Fiberglass (R-19) |
| EXTERIOR WALL INSULATION | • Not Verified |
| FLOOR CAVITY INSULATION | • Not Insulated |
| REMODELED / ROOM ADDITION | |
| ATTIC / ROOF INSULATION | • 9" Fiberglass (R-30) |
| EXTERIOR WALL INSULATION | • Not Verified |
| FLOOR CAVITY INSULATION | • 6" Fiberglass (R-19) |

INSULATION AND VENTILATION INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Insulation and Ventilation, this report describes the insulation present in any accessible attics and crawlspaces and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect the ventilation at under floor (crawl space) and attic areas if present. The following web sites are an excellent resource of information on home insulation: <http://insulation.owenscorning.com/homeowners/> and <http://www.certainteed.com/products/insulation>.

INSULATION AND VENTILATION OBSERVATIONS AND RECOMMENDATIONS

Attic Ventilation

Attic vents have been installed to provide ventilation to the attic area. Where visible the vents and their coverings are in good condition and appear to provide adequate ventilation as intended.


Crawlspace Wall Vents

The screen vents located at the base of the exterior walls around the perimeter of the home provide ventilation to the crawl space below. The vents were found to be fully screened and in good condition.

Original Structure - Insulation

Attic / Roof Insulation

The attic/roof area where visible, was fully insulated with insulation. The insulation appeared to be distributed at approx. 6" in height. This level of insulation is normally rated at R-19 and is found in homes of this type and age. The following observations with this system were noted.

- 29  **UPGRADE** The attic access cover or door has not been insulated. The lack of insulation at this location will increase the cost of heating and cooling the home. Improvement to add insulation to the attic access cover or door for improved thermal efficiency is suggested. This is generally a simple and low-cost improvement.

Walls Insulation

Wall insulation, normally installed in the exterior wall cavities of the home is not visible and could not be verified. Based on the age of this home and the building standards in use at the time of construction. While upgrades to add insulation may have been completed, it is assumed that the wall cavities are not insulated. Further investigation and improvements to add insulation for increased heating/cooling efficiency may be desirable.


Floor Insulation

Floor insulation was not observed in the floor cavity during the evaluation of the crawl space. This is typical for homes of this age and type.

Remodeled/Addition - Insulation

Attic / Roof Insulation

The attic/roof area has been insulated. The insulation appeared to be distributed to approx. 9" in height. This level of insulation is normally rated at R-30 and is found in homes of this type and age. The following observations with this system were noted.

- 30  **UPGRADE** The wood framed chase at the skylights in the attic has not been fully insulated. The lack of insulation allows heat loss / gain to occur and increases the cost of heating and cooling the home. Improvements to insulate this area are recommended.

Walls Insulation

Wall insulation is not visible behind finished wall surfaces and generally cannot be verified. This home was constructed with requirements mandating the use wall insulation. It is assumed that the wall cavities are fully insulated.

Floors Insulation

The floor cavity visible in the crawlspace has been insulated with rolled fiberglass insulation measuring approx. 6" in thickness. This level of insulation has an R-19 rating.



LIMITATIONS OF THE INSULATION AND VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Determine the composition or energy rating of insulation materials.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Insulation / ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Mechanical ventilation systems in attics or crawlspaces are beyond the scope of the inspection and not tested or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF THE ELECTRICAL SYSTEM

| | |
|--|--|
| SERVICE DROP | • Overhead |
| SIZE OF ELECTRICAL SERVICE | • 120/240 Volt Main Service - Service Size: 200 Amps |
| MAIN DISCONNECT | • Main Service Rating 200 Amps |
| MAIN PANEL | • Breakers • At the south wall of the house |
| SERVICE GROUNDING | • Copper • Water Pipe - Bond • Gas Pipe - Bond • Grounding Electrode Not Verified Connection |
| AUXILIARY PANEL | • Breakers • In the hallway |
| DISTRIBUTION WIRING | • Copper |
| WIRING METHOD | • Non-Metallic Cable • Conduit Pipe |
| RECEPTACLES | • Grounded Type |
| OTHER ELECTRICAL NOT INSPECTED | • Electric Car Charging System |
| GROUND FAULT CIRC. INTERRUPTERS | • Bathroom(s) • Exterior • Kitchen |

ELECTRICAL SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to the Electrical System, this report describes the electrical system and components inspected and its distinguishing characteristics. Inspectors are required to open readily openable access panels and visually inspect the viewable portions of the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed switches, receptacles, outlets and lighting fixtures. All issues or concerns listed in this electrical section (with the exception of changing light bulbs) should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician - since personal safety is involved.

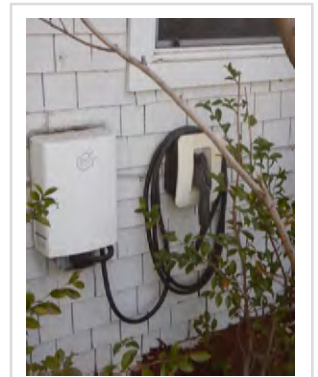
ELECTRICAL SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Service / Entrance

The service entrance is provided by overhead cables and appears to be well secured. The drip loop at the mast is adequately configured and in good condition overall.



Car charger



Electric car charger equipment has been installed at the west exterior wall. Systems of this type provide rapid charging of electric cars. This system is beyond the scope of the inspection. Consulting with the seller or current occupant for additional information on the history and performance of this system is suggested. Consulting with a qualified specialist in the appropriate trade for inspection and testing to verify the current condition of this system is suggested.

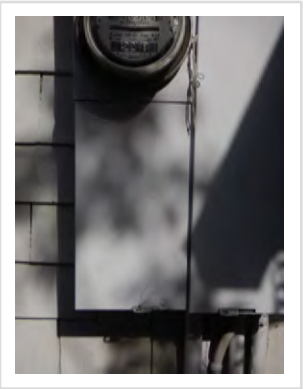


Main Panel

The main distribution panel is located at the south exterior wall. The main disconnect is rated at 200amps. The front cover was removed by the inspector and observations of the panel interior wiring and over current devices were undertaken. There are 8 - 120 volt circuits, 3 - 240 volt circuits and 2 - panel disconnect. The following observations pertain to this electrical panel.





- 31  **REPAIR** One or more of the circuits in this panel box have not been adequately labeled as to their purpose. All circuit breakers are required to be permanently labeled for increased safety. We recommend improvements to properly label each circuit as required.
- 32  **FURTHER EVALUATION** The grounding electrode connection to a ground rod was not located. The ground rod connection requires access to verify the connection. We suggest further evaluation of this system to verify the connection is recommended. We suggest consulting with a qualified electrical contractor for further evaluation.

- 33  **SAFETY ISSUE** The side cover on the panel box is typically provided with a lock, screw fastener or seal tags by the local utility to secure the cover. The fasteners or tags have been removed and no lock has been provided. A secured cover is required to prevent access to live electrical conductors behind the side cover of this electrical panel. The accessible electrical connections can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Securing this side cover as needed is strongly recommended. Contacting the local utility for review of this condition is recommended.
- 34  **SAFETY ISSUE** The utility company seal tag on the meter ring on main panel box was damaged or missing. A secured meter cover is required to prevent access to live electrical conductors behind the meter. The accessible electrical connections can be a risk of electrical shock. **This condition presents a safety concern and requires corrective action.** Securing the meter ring as needed is strongly recommended. Contacting the local utility for review and repair of this condition is strongly recommended.



Auxiliary Panel

The auxiliary distribution panel is located in the hallway. There are 12 - 120volt circuits and 0 - 240volt circuits provided. The circuit breakers and electrical connections within the panel were inspected. The inspection revealed the following observations.

- 35  **REPAIR** The circuit breakers in this panel are not adequately labeled as to their purpose. All circuit breakers should be labeled for increased safety. Recommend evaluation and proper labeling as required.
- 36  **SAFETY ISSUE** The electrical panel box has an open hole with a missing knock out plate. Openings at this location expose live electrical contacts, can be a shock hazard and allows sparks should they occur to contact combustible wall framing. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury and the risk of fire.** The installation of a cover plates to close this opening is strongly recommended. We suggest consulting with a qualified electrical contractor for further evaluation and repair as needed.
- 37  **SAFETY ISSUE** This electrical panel has one or more pointed attaching screws installed on the cover plate (sometimes called the "Dead Front Cover"). The use of sharp point screws is not permitted at this location as they may damage wiring within the electrical panel and can be a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Blunt tip screws rated for use on electrical panels should be used. Repair as needed is recommended.
- 38  **REPAIR** One or more of the neutral conductors within this electrical panel have doubled up on the neutral bus bar. This is referred to as "double taps" and requires repair. Each lug should be filled with a single conductor. Consulting with a qualified electrical contractor for repair is recommended.






Arc-Fault Circuit Interrupter

Arc-fault circuit interrupter (AFCI) circuit breakers are provided in this electrical panel. Circuit breakers of this type serve the function of a normal breaker but also sense hazardous arcing on its circuit and will trip off for this condition. Examples that can cause arcing are; a loose wiring connection, damaged fitting or a nail damaged wire in the wall. The AFCI circuit breaker can be identified by the special colored test-button near its handle. (Ground-fault breakers also have a button, so read with a magnifying glass to be sure which kind your breaker is.) AFCI breakers are required for homes of this age for circuit wiring supplying bedrooms. The areas left out of the requirement were garage, bathroom, kitchen, and laundry; these were already required to have ground-fault protection (GFCI). The inspector does not test or 'trip' the AFCI system at the test button. Regular testing should be undertaken to verify operation. We suggest review of the manufacturer's information on this system.

Distribution Wiring



A sampling of the accessible distribution wiring where visible was undertaken. The following conditions are related to the distribution wiring.

- 39  **SAFETY ISSUE** Several abandoned and improperly terminated electrical cables were found in the crawlspace at the south/west corner. The exposed conductor presents a risk of electrical shock. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Electrical wiring not in use should be removed and/or properly terminated in a sealed junction box. Further evaluation and repair by a qualified electrical contractor are recommended.

- 40  **REPAIR** An electrical junction box located in the attic above the kitchen is missing its cover plate. All junction boxes require a fitted and secured cover plates in order to protect the wire connections from accidental damage and the risk of electrical shock. Repair to install a cover plate at this location is recommended.
- 41  **UPGRADE** An extension cord was found to be in use as permanent wiring in the kitchen cabinet below the sink. Extension cords can be easily damaged and should not be used as permanent wiring. Improvement to provide a permanent power source at this location is recommended.

Knob & Tube Wiring

Some knob-and-tube wiring appears to be in use for part of the wiring system and visible at one or more locations in the home. Knob-and-tube wiring is a method of wiring no longer used. Much of this wiring system is not visible and cannot be directly inspected. The following observations and recommendation were noted.

- 42  **CLIENT ADVISORY** Heavy wear and loss of insulation due to age are characteristics common with this type of wiring. Any knob-and-tube wiring that is exposed during renovations should be replaced. Considerations to have a complete inspection by a qualified electrical contractor to determine the system is safe is suggested.
- 43  **SAFETY ISSUE** A number of abandoned and improperly terminated knob and tube electrical cable were found in the crawlspace. **The exposed wire ends present a risk of electrical shock and require immediate attention.** Electrical wiring not in use should be removed and/or properly terminated in a sealed junction box. Further evaluation and repair by a qualified electrical contractor are recommended.

Receptacle Outlets


Grounded receptacle outlets are in use in this home. A sampling of the receptacles was tested in each room and found to be operating properly in serviceable condition. See the bathroom page for conditions related to the receptacle outlets found in the bathrooms.

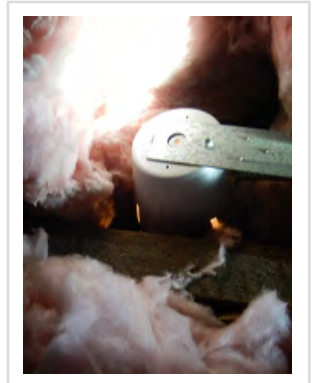
Switches

A sampling of the light switches, throughout the home was tested. The switches tested appear to be functioning properly and in serviceable condition.

Lights

A sampling of the light fixtures in each room was tested. Inspection of this system revealed the following observations.

- 44  **SAFETY ISSUE** The ceiling recessed light fixtures visible in the attic are not rated for installation with insulation contact. Insulation when placed in contact with one or more of the recessed light fixture/s can overheat the fixture and be a fire hazard. **This condition presents a safety concern and requires corrective action.** Light fixtures of this type require a 3" clearance to insulation. Review of the manufacturer's installation guidelines for further information on this matter is suggested. An isolation cover can be installed to separate the space between the light fixture and the insulation. Improvements or replacement of the non-I/C recessed light fixtures with 'insulation contact' I/c rated fixtures units is indicated. Corrective action in this area is strongly recommended.



Ceiling Fan

A basic test of the ceiling fan provided has been tested. The ceiling fans tested responded to operator control and were in operational condition.

LIMITATIONS OF THE ELECTRICAL SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Operate* circuit breakers or circuit interrupters.
- Remove cover plates.
- *Inspect* de-icing systems or components.
- *Inspect* private or emergency electrical supply systems or components.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Electrical current, amperage, voltage, or impedance is not measured by the inspector.
- Components concealed behind finished surfaces or underground could not be inspected.
- Testing of the 240volt receptacle/s when provided is not undertaken.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF THE HEATING SYSTEM

| | |
|----------------------------------|----------------------|
| HEATING SYSTEM TYPE | • Forced Air Furnace |
| HEATING LOCATION | • In the Attic |
| ENERGY SOURCE | • Natural Gas |
| VENTS, FLUES, CHIMNEYS | • Metal Type B |
| HEAT DISTRIBUTION METHODS | • Ductwork |
| ADDITIONAL COMPONENTS | • Air Conditioning |


HEATING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated energy connection(s), combustion air, exhaust vent systems, conditioned air distribution systems and condensate drainage when provided. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating system using the thermostat and/or other normal controls. Farnum Inspection Service highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency - thereby increasing service life.

HEATING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

Forced Air Furnace

An induced draft fan, gas fired, forced air furnace is in use in this home. The furnace is rated at 66,000 BTU's. An electronic ignition source, a tuned and metered burner in the combustion chamber as well as a motorized draft fan at the exhaust pipe have been provided thereby increasing the seasonal efficiency of this type of furnace. During operation, the heat exchanger is utilized to transfer the heat energy from the burner to the air stream for distribution within the home. A gas shut off valve as well as an electrical disconnect have been provided at the unit. The furnace responded to operator controls and functioned as intended. The flame pattern observed while the system was in full operation appeared normal. During testing of the furnace the following observation were noted.


- 45  **CLIENT ADVISORY** The furnace and its system components have been relocated to the attic. Installations of this type require a building permit and inspection to verify code complying installation. Review of the plans, permits and associated documentation related to this installation. Verification of the final inspection sign off is suggested. Consulting with the seller or current occupant for additional information on this matter is suggested.

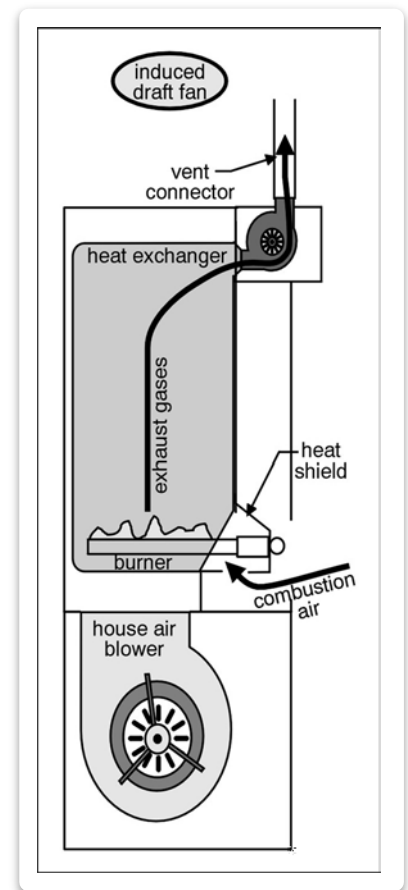
Service Disconnect

The service disconnect circuitry and electrical connections at the disconnect box were evaluated. Where visible the wiring and connections appear to be configured in an industry standard manner and in serviceable condition.

Attic Platform / Light / Receptacle

Access to the furnace when located in the attic requires a catwalk and working platform. A switched light and a utility receptacle are required near the furnace. The inspection revealed the following observations.

- 46  **REPAIR** A utility outlet receptacle has not been provided at the furnace in the attic. A power source is required for service of this appliance and should be installed in close proximity to the furnace. Repairs to correct this condition are recommended.



Combustion / Vent Air



An adequate supply of combustion air / vent air is needed in the area of the furnace for the heating system to function as intended. A sufficient supply of combustion / vent air has been provided.

Gas Connection

The gas connector hose and shut-off valve are fully accessible. A sediment trap designed to catch debris that may travel in the gas supply pipe at the pipe connection has been provided. The connections appear to be in serviceable condition.

Flue Vent

A single wall metal vent connector and a Type-B double wall metal flue vent pipe are provided to exhaust the furnace to the exterior. The inspection revealed the following observations.

- 47  **SAFETY ISSUE** There is insufficient clearance between the exhaust flue and combustible materials at the roof. ***This condition is a fire hazard and requires immediate action.*** Per the manufacture's installation guidelines, the flu pipe installed (Type – B) requires a 1" clearance to combustible materials. Repairs are strongly recommended.
- 48  **SAFETY ISSUE** The single wall metal exhaust vent pipe material in the attic is not approved for this application. The exhaust vent in the attic requires double wall (Type 'B' pipe) system. Single wall vent pipe can be a risk of fire. ***This condition presents a safety hazard and requires corrective action to reduce the potential for injury.*** Further evaluation and repair by a qualified heating and cooling specialist is strongly recommended.



Air Filter

The air filter for the heating system is located in the return register. The filter was inspected and appeared to be in adequate condition and functioning as intended. Regular replacement of the air filter is required to maintain the proper efficiency and operation of the furnace.

Thermostat Control

A "set back" thermostat has been provided to control the heating system. Thermostats of this type, when set correctly, help to reduce heating costs. The thermostat engaged the furnace when activated and appeared to function as intended.

Supply Air Ductwork

The supply air ductwork, where directly visible, appeared to be supported and well connected.

Return Air Ductwork

The return air ductwork, where directly visible was without damage and functioning as intended.

LIMITATIONS OF THE HEATING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspected* furnace heat exchanger and electric heating elements.
- *Inspect* radiant, solar, hydronic, or geothermal systems or components.
- *Determine* the volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
- *Inspect* electronic air filtering systems or humidity control systems when provided.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- The interior of flues or chimneys that are not readily accessible are not inspected.
- Heating systems installed prior to 1977 are likely to have materials containing asbestos fibers. The inspector performs no tests to identify or confirm the presence of this substance and it is considered to be beyond the scope of the inspection. If inspection and or testing for asbestos are desired, consulting with a specialist in this field is recommended.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump Systems

DESCRIPTION OF THE COOLING / HEAT PUMP SYSTEMS

| | |
|-------------------------------------|---|
| COOLING SYSTEM TYPE | • Air Cooled Central Air Conditioning System |
| COOLING SYSTEM ENERGY SOURCE | • Electricity • 240 Volt Power Supply |
| OUTDOOR EQUIPMENT / LOCATION | • Condenser Unit • At the north wall of the house |


COOLING / HEAT PUMP SYSTEMS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the central cooling system(s). Inspectors are required to visually inspect the installed cooling equipment and associated energy connection(s), conditioned air distribution systems and condensate drainage system. The HVAC system inspection is general and not technically exhaustive. The inspector will test the air conditioning system using the thermostat and/or other normal controls when exterior air temperature allows.

COOLING / HEAT PUMP SYSTEMS OBSERVATIONS AND RECOMMENDATIONS

Central Air Conditioning

A central air condition system is provided in this home. The following observations were noted.


- 49  **FURTHER EVALUATION** The central air conditioning system was not operated at the time of the inspection and no conclusion as to its function or performance could be made. As the outside air temperature was at or below 65 degrees Fahrenheit, operating the outdoor unit (the compressor) of the system was not undertaken as damage could result. Engaging the air conditioning system on a warmer day to verify proper function and performance is recommended. Consulting with the seller or current occupant for additional information on the history and performance of this system is suggested.

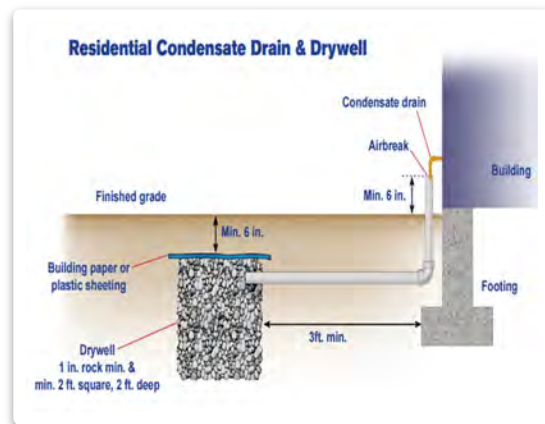
A/C Service Disconnect

The A/C services disconnect circuitry and electrical connections were evaluated. Where visible the wiring and connections appear to be configured in an industry standard manner and in serviceable condition.

A/C Condensate Lines

Condensate drainage systems are provided to discharge moisture generated by the cooling system during operation. Upon evaluation of this system the following observations were noted.

- 50  **UPGRADE** The condensate drain terminates on grade near the foundation at the exterior wall. Local construction standards commonly require the drain to discharge into a 'dry-well' system away from the foundation. Basically, this dry well contains drain rock in a protected below grade area. Consulting with the local building department for additional information on requirements for this system is suggested. Improvements as needed are recommended.




A/C Compressor

The outdoor unit for the air conditioning system is located on the exterior at the north exterior wall. The unit was found to be level and adequately supported on its base.


A/C Coolant Lines

The coolant lines where visible, appear to be well connected and in good condition overall. Adequate insulation has been provided on the return line. The following observations were noted.

- 51  **REPAIR** The insulation on the coolant return line at the coil box (near the furnace) has been damaged or is missing. Coolant pipe insulation is required to maintain the efficiency of the cooling system and serves to prevent condensation from building up on the exterior of the pipe, which can drain off, and cause moisture damage to the surrounding area. We suggest making repairs to replace the insulation as needed.

Auxiliary Drain Pan

An auxiliary drain pan installed below the coil box and secondary condensate drain is required when the furnace is installed in the attic. During the review of this system the following observations were noted.

- 52  **FURTHER EVALUATION** An orange stain (metal corrosion color) in the bottom of the auxiliary drain pan below the coil box was noted. This is commonly the result of leakage from the coil box or condensate lines at the furnace. The surface was dry at the time of the inspection and indicates past leakage has occurred. We suggest consulting with a qualified heating and cooling HVAC contractor for further evaluation.

LIMITATIONS OF THE COOLING / HEAT PUMP SYSTEMS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window or wall mounted air conditioning units.
- *Inspect* electronic air filtering systems when provided.
- *Determine* the volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces, behind cover plates or underground could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF THE PLUMBING SYSTEM

FUEL, METER & SHUT-OFF VALVE

GAS SUPPLY PIPING

WATER SUPPLY SOURCE

SERVICE PIPE TO HOUSE

MAIN WATER VALVE LOCATION

WATER PRESSURE

DOMESTIC WATER SUPPLY PIPING

DRAIN, WASTE, & VENT PIPING

PLUMBING NOT INSPECTED

DRAIN CLEAN-OUT LOCATIONS



- Natural Gas Fuel • Not Located
- Iron • Yellow Jacket CSST (Corrugated Stainless-Steel Tubing)
- Public Water Supply
- Copper
- Front Wall
- 60 PSI (Pounds per square inch)
- Copper • Galvanized Steel • PEX Plastic
- Cast Iron / Galvanized Steel • ABS Plastic
- Waste Ejector Pump
- Crawlspace • East Exterior Wall

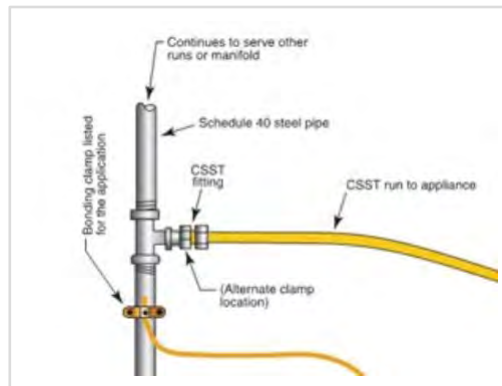
PLUMBING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Plumbing System, this section of the report describes the water supply, drain, waste and vent piping system, location of the main water and the main fuel gas shut-off valve when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), functional flow and functional drainage as well as the gas distribution pipe where visible and accessible. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

PLUMBING SYSTEM OBSERVATIONS AND RECOMMENDATIONS



Gas Meter & Piping

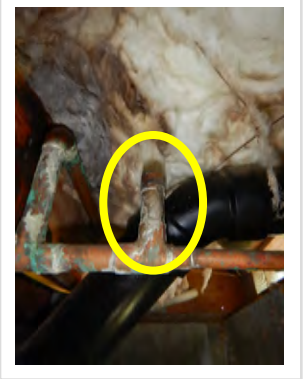
- 53  **FURTHER EVALUATION** The gas meter and main shut off valve was not present or not located by the inspector at the time of inspection. We suggest consulting with the seller and/or the local utility for additional information on the location and procedures for shutting off the gas meter valve if required.
- 54  **FURTHER EVALUATION** The gas distribution piping system in the crawlspace has been modified with the addition of CSST (Corrugated Stainless-Steel Tubing). Recent changes to requirements for installation of this system require a bonding conductor connection near the transition to the CSST piping to assure a proper ground. The inspector did not locate or verify the bonding conductor connection. California Senate Bill 988 and California Business and Professions Code 7196.2 required comment related to the presence of corrugated stainless-steel tubing (CSST) electrical bonding: "Manufacturers of yellow corrugated stainless-steel tubing believe that yellow corrugated stainless-steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor." Improperly bonded gas piping poses a potential safety concern. Further evaluation and repair as needed by a qualified electrical contractor is recommended.



Supply Plumbing



The majority of the supply piping in use for the domestic water supply is copper with some galvanized steel and PEX Plastic pipe present. This piping, where visible (i.e.: attic, crawl space and/or below sinks) was inspected. It should be understood that pipes not readily accessible such as in walls could not be inspected or verified. The inspection revealed the following observations.

- 55  **REPAIR** The copper water supply pipe in the crawlspace below the master bathroom toilet was leaking at the soldered seam with the fitting/s. Moisture was present on the pipe at the time of the inspection. This condition is often the result of seepage between the fittings or a pin-hole leak on the pipe. Further evaluation and repair of this condition is advised. Consulting with a qualified plumbing contractor for further evaluation and repair of this condition is recommended.
- 56  **REPAIR** Plastic pipe has been added to the domestic supply piping in the crawlspace at the rear corner. Plastic pipe of this type (Schedule #40) is not listed as an approved piping material for residential housing. Repair to replace the plastic piping with a properly rated material is suggested. Consulting with a qualified plumbing contractor for additional information on this condition is recommended.




Waste / Vent

The waste and vent piping system is constructed of ABS plastic and cast iron/steel. This system is provided for drainage of all plumbing fixtures in the home. The following general observations with this system were noted.

- 57  **CLIENT ADVISORY** Private property owners are responsible for properly operating and maintaining their private sewer lateral (the waste drainpipe traveling from the house to the street sewer system) when provided, including the point of connection to the public sewer main. The sewer lateral is typically buried below grade in the front yard, inaccessible for inspection and therefore beyond the scope of the inspection. The inspector does not determine the current condition of the sewer lateral pipe or its performance for functional drainage. Conditions leading to a clog can be the result of; separation of the pipe joints, roots growing inside the pipe, old clay pipe that has broken and/or old cast iron pipe clogged from mineral deposits. Often, the only way to determine the current condition of the sewer lateral is to perform a video inspection provided by a plumbing specialist. We suggest consideration to performing this specialized inspection if only for the peace of mind it provides.
- 58  **SAFETY ISSUE** The waste drain system below the hall bathroom bathtub does not have a visible connection to a vented drain. A vent system for each plumbing fixture with a termination on the roof is required. The lack of proper ventilation can allow the traps to siphon and sewer gas to enter the surrounding area. Sewer gas can be both toxic and flammable. **This condition presents a safety concern and requires corrective action.** Further evaluation and repair as needed by a qualified plumbing contractor is recommended. Repairs to correct this condition are strongly recommended.


Hose Bibs

A sampling of the hose bibs was operated at various locations around the exterior of the house. The units tested, operated properly and provided an adequate stream of water. The inspection revealed the following observations.

- 59  **UPGRADE** To prevent the risk of a cross contamination of the domestic water supply, the use of 'anti-siphon' or backflow preventers on the hose bib/s on the exterior of the home are recommended. Upgrades to provide anti-siphon fitting where not already provided is recommended. The fittings are available at home improvement centers, have a low cost and are a quick and simple installation that can commonly be performed by the homeowner.


Kitchen Sink


The sink, faucet and the plumbing connections below the kitchen where directly visible were inspected. The inspection revealed the following observations.

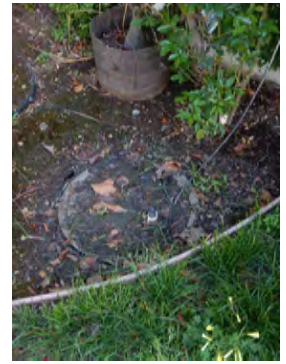
- 60  **REPAIR** The hot water tap was not operational at the time of the inspection. Consulting with the seller or current occupant for additional information on the history and performance of this system is suggested. Repair to correct this condition is recommended.


Waste Ejector Pump-Up System

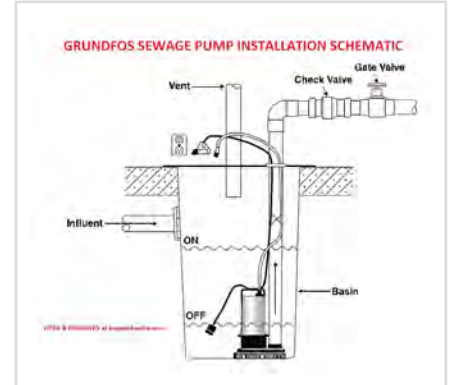
A waste ejector pump-up system has been provided in the backyard at grade to raise the waste discharge from the lower level of the ADU home to a higher location and into the gravity drain system. Ejector pump systems of this type typically include; a holding tank, pump, piping with a one-way valve and an operational timer/control system.


61  **FURTHER EVALUATION** The performance and installation of the waste ejector pump-up system is beyond the scope of this inspection. Inspection of this system is often performed by a qualified plumbing contractor. The pump unit is generally inaccessible and not evaluated. General observations from the exterior are made below. Consulting with the seller for additional information on history and performance of this system is suggested. We suggest consulting with a qualified plumbing contractor for further evaluation to determine current conditions on this system.


62  **SAFETY ISSUE** The cover plate was wet with ongoing leakage of waste water / sewage. An open waste system leaking sewage is a health hazard, risk of illness and injury. **This condition presents a safety hazard and requires corrective action to reduce the potential for injury.** Immediate repair to seal the cover is needed to correct this condition. We suggest consulting with a qualified plumbing contractor for further evaluation and repair as needed. Repairs to correct this condition are strongly recommended.



63  **REPAIR** A visible connection to a vent pipe for the ejector vessel was not found. A vent through the roof is required at system for sufficient venting for the vessel to maintain neutral pressure. The lack of proper venting can affect drainage. Review of the manufacturer's installation guidelines for further information on the maintenance requirements for this system is suggested. (See the image for additional detail) Consulting with a qualified plumbing contractor for further evaluation of this installation is recommended.



64  **REPAIR** A shut off valve on the outflow pipe above the ejector pump has not been provided. Ejector pumps of this type require both a one-way valve and a shut off valve. Review of the manufactures installation and/or operator's manual for information related to this system or component is suggested. Repairs to correct this condition are recommended.

65  **REPAIR** A one-way valve (often called a back-flow restrictor) was not located on the discharge pipe. Installation on the outflow pipe above the pump out system is normally undertaken. Valves of this type are intended to prevent the back flow of effluence into the holding tank and should be readily accessible. Review of the manufactures installation specifications for information related to the installation of this system is suggested. Repairs to correct this condition are recommended.

LIMITATIONS OF THE PLUMBING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water, water circulation, or solar heating *systems* or *components*.
- *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks.
- *Inspect* wells or water treatment *systems*.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Water conditioning systems, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Well systems, well pumps, or water storage related equipment when provided is not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Water Heating Unit

DESCRIPTION OF THE WATER HEATING UNIT

| | |
|---------------------------------------|----------------------------------|
| SYSTEM TYPE / APPROX. CAPACITY | • Tankless Type |
| LOCATION | • At the north wall of the house |
| FUEL TYPE | • Natural Gas • Electricity |

WATER HEATING UNIT INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Plumbing systems, this section of the report describes and documents the conditions found by the inspector with the Water Heating equipment. Because of all the connections involved with the water heating system, it is included here as a separate area. Inspectors are required to inspect the water heating equipment, associated water supply piping, fuel gas piping and connections, vent piping and materials when readily viewable. All major plumbing systems and gas related issues should only be repaired by a licensed plumbing contractor - since personal safety is involved.

WATER HEATING UNIT OBSERVATIONS AND RECOMMENDATIONS

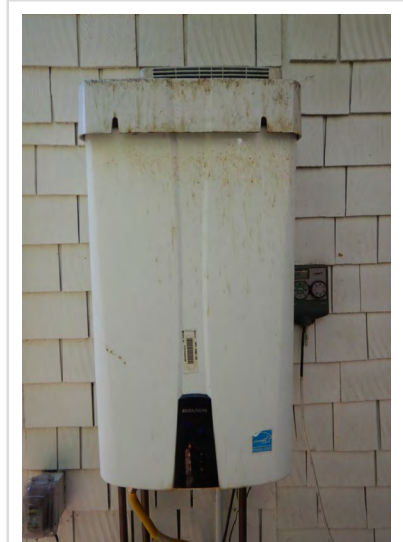
Water Heater - Tankless Type

A tankless water heater manufactured by Navien rated at a maximum 180,000 btu is provided for heating the potable water supply for this home. Units of this type are generally considered high efficiency. A tankless water by design is intended to provide an unending supply of hot water. This is a newer unit (less than 10 years old) with years of useful life remaining. Refer to the manufacture's operations guide for information on the regular maintenance procedures of this unit. The water heater responded when the hot water taps were opened and appeared to function as intended.

66



CLIENT ADVISORY Installation of a tankless water heater to replace the original model has been completed. The installation of a tankless water heater requires specific changes to the gas meter size, gas supply system, venting, etc. and commonly requires a building permit issued by the local jurisdiction have authority as well as onsite inspection/s to verify code compliance. We suggest review of the plans, permits and/or associated documentation related to this installation. Verification of the final inspection sign off is suggested. Consulting with the seller or current occupant for additional information on this matter is suggested.



Pressure Relief Valve / Pipe


A pressure relief (PR) valve and discharge pipe has been provided. PR valves are intended to relieve excessive pressure within the water heater or hot water piping system should a malfunction occur. The valve and discharge pipe appear to be adequately configured and in good condition overall. It should be noted that the PR valve is not tested during the inspection of the water heater.

Isolation System

An isolation / flush valve set has been installed on the pipe connections below this unit. The maintenance schedule for tankless water heaters includes regular flushing of the heat exchanger to remove mineral buildup. The isolation / flush valve set provides a means of isolating the water heater unit from the domestic water supply for flush cleaning purposes. Review of the manufactures installation and maintenance guide for additional information on this system is suggested.


Water Heater Control Unit

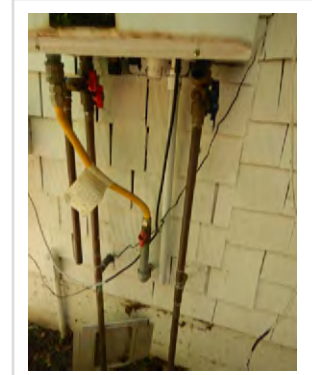
A control unit to adjust the temperature of the water heater output has been provided. Testing of this unit is beyond the scope of the inspection and was not operated by the inspector. A 120-degree Fahrenheit maximum should be maintained for safe use of the water heating system. Review of the manufacturer's installation guidelines / operator manual for information on this system is suggested. The following observations were noted.

- 67  **SAFETY ISSUE** The maximum temperature setting for a water heater control thermostat is 120 degrees. The thermostat was set above 120 degrees at the time of the inspection. **This high temperature setting presents a safety concern as scalding hot water can be discharged from the plumbing fixture within the home.** Review of the manufacturer's installation guidelines for further information on this matter is suggested. We strongly recommend reducing the temperature setting to prevent the risk of injury.

Water Supply Connection


The water heater has been provided with supply and discharge connections to the domestic water supply. A water shut-off valve on the incoming supply pipe and flexible connector hoses are required. Inspection of this system revealed the following observations.

- 68  **REPAIR** Insulation has not been installed on the cold-water supply pipe and/or at the out-flow hot water pipe near the water heater. Heat loss at this location reduces the efficiency of the water heater and increases the cost of operation. Review of the manufacturer's installation guidelines and current energy standards for further information and requirements on this system is suggested. Generally, the first five (5) feet of pipe on both the cold and hot side are insulated for increased energy efficiency. Improvement to insulate the piping system at this location is suggested.




Bond Wiring

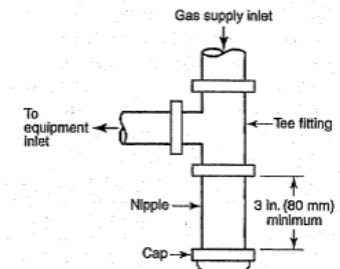
A bonding conductor, connecting the incoming cold-water supply pipe, outgoing hot water supply pipe and the gas pipe at the water heater is utilized to reduce the potential for acquiring an electrical charge. While this system was not required at the time this home was constructed, installation at the time of water heater replacement is commonly required. Upon evaluation of this system the following observations were noted.

- 69  **REPAIR** A bonding conductor, connecting the cold-water supply pipe, hot water supply pipe and the gas pipe at the water heater has not been provided. As this is a recent installation, a bonding conductor as described above often required. We recommend repair to install the bonding conductor at this location as needed.

Gas Connection

A gas valve and flexible connector are normally installed to provide fuel to the water heater. During the inspection the following observations were noted.

- 70  **REPAIR** A sediment trap at this gas appliance has not been provided. Traps are designed to catch debris that may travel in the gas supply pipe and is commonly required by the manufacture's installation sheet. Review of the manufactures installation specifications and requirements for information related to the installation of this system is suggested. Repairs to correct this condition as needed are recommended.



LIMITATIONS OF THE WATER HEATING UNIT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Interiors of flues or chimneys which are not readily accessible are not inspected.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Thermostats, timers and other specialized features and controls are not tested.
- Water heater tank interiors and sacrificial anodes are beyond the scope of the inspection.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of gas appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Bathroom Components

DESCRIPTION OF THE BATHROOM COMPONENTS

| | |
|-----------------------------|-----------------------------------|
| BATHROOM/S INSPECTED | • Hall Bathroom • Master Bathroom |
| FLOOR COVERING | • Tile |
| BATHROOM VENTILATION | • Window • Exhaust Fan |
| RECEPTACLE TYPE | • GFCI Grounded Type |

BATHROOM COMPONENTS INSPECTION DETAILS

Bathrooms can consist of many features from the floor coverings to exhaust fans, sinks and toilets to tubs and showers. Because of all the plumbing involved, each bathroom is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper or paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces. Often, the Pest Control operator's inspection report will provide additional information on the bathroom area and its current conditions. We suggest review of any available reports when available.

BATHROOM COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Hall Bathroom

Floor Covering


The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

Bathroom Exhaust Fan

The ceiling exhaust fan responded when switched and appeared to function as intended.

Outlet

The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition. The following observations were noted.

- 71  **REPAIR** Not all of the outlets in this bathroom have been provided with GFCI protection. The outlet installed on the wall away from the sink is without GFCI protection. Uniform protection throughout the bathroom is required to assure safe use of electrical devices in this wet location. Upgrading the receptacle/s at this location for enhanced safety is recommended.

Sink


The sink, faucet and the plumbing connections appear to be in serviceable condition and adequately installed. The sink, when partially filled, drained freely and functioned as intended.

Toilet

The toilet appeared to be adequately secured to the floor and free of visible damage. The toilet was tested and drained adequately when flushed.

Bathtub

The bathtub was partially filled and the faucet and drain were tested for function and performance. A tile surround has been provided. The inspection revealed the following observations.

- 72  **REPAIR** Leakage at the spray wand connection to the supply hose during use was noted. Leaks can cause moisture damage to the surrounding area. Repairs to improve the seal of the pipe connections at this location are recommended.

Master Bathroom

Floor Covering

The tile floor covering in this bathroom appeared to be in free of visible damage and well-sealed.

Bathroom Exhaust Fan


The ceiling exhaust fan responded when switched and appeared to function as intended.

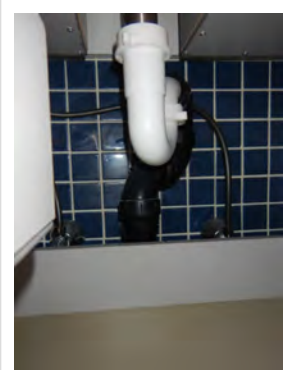
Bathroom Ventilation

A window has been provided for ventilation of this bathroom. The window appeared to be without visible damage, functioning as intended when operated and was adequately sealed.

Sink


The bathroom sink was tested for supply flow and drainage. The following observations and conditions pertain to this sink.

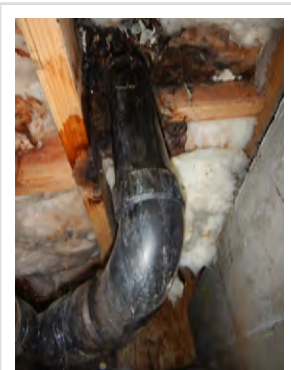
- 73  **SAFETY ISSUE** The sink drainpipe has been installed with an 'S' configured and without adequate venting. This drain configuration is improper and can allow the trap to siphon dry during use. Without water in the trap, sewer gases can enter the home. ***This condition presents a safety concern and requires corrective action.*** Further evaluation and repair as needed by a qualified plumbing contractor is recommended.



Toilet


The toilet was tested and inspected for current condition and functional flow. Inspection of this system revealed the following observations.

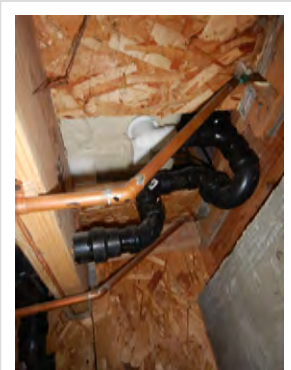
- 74  **REPAIR** The toilet was noted to be actively leaking below in the crawlspace. Ongoing leakage can lead to moisture damage of the surrounding area. We suggest reinstalling the toilet with a new wax ring to correct this condition. We suggest consulting with a qualified plumbing contractor for further evaluation and repair as needed.



Bathtub


The bathtub was partially filled and the faucet and drain were tested for function and performance. A tile surround has been provided. The inspection revealed the following observations.

- 75  **SAFETY ISSUE** The drainpipe below the bathtub has been installed with a 'S' trap configuration and without adequate venting. This drain configuration is improper and can allow the trap to siphon dry during. Without water in the trap, toxic and explosive sewer gases can enter the home. ***This condition presents a safety hazard and requires corrective action to reduce the potential for injury.*** Further evaluation and repair as needed by a qualified plumbing contractor is recommended.



Outlet

The electrical outlet/s at the sink has been provided with Ground Fault Circuit Interrupter (GFCI) protection. The GFCI function responded correctly to the test button and appears to be in serviceable condition. The following observations were noted.

- 76  **REPAIR** Not all of the outlets in this bathroom have been provided with GFCI protection. The outlet installed on the wall away from the sink is without GFCI protection. Uniform protection throughout the bathroom is required to assure safe use of electrical devices in this wet location. Upgrading the receptacle/s at this location for enhanced safety is recommended.

LIMITATIONS OF THE BATHROOM COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts.
- *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain water or water circulation systems.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Components concealed behind finished surfaces could not be inspected.
- Site built shower pans and bathtubs, when present, are not 'fill tested' as part of the inspection process and considered beyond the scope of the inspection. The Pest Control operator often undertakes this procedure. We suggest review of any available reports when available.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF THE INTERIOR COMPONENTS

WALL AND CEILING MATERIALS

• Drywall • Plaster

FLOOR SURFACES

• Tile • Wood

WINDOW TYPE(S) & GLAZING

• Sliders • Double/Single Hung • Double Glazed

DOORS

• Wood-Solid Core • French Doors • Wood - Framed

SKYLIGHT/S

• Plastic Dome

INTERIOR COMPONENTS INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways, handrails and guard railings, a representative number of doors and windows, installed countertops and a representative number of installed cabinets. If the home is occupied, the furnishings and possessions of the owner necessarily conceal some areas or items. Inaccessible areas are exempt from inspection. All reasonable attempts are made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected. Farnum Inspection Service strongly recommends making a careful examination of the interior areas of the home when it is emptied at the final walkthrough.


INTERIOR COMPONENTS OBSERVATIONS AND RECOMMENDATIONS

Wall / Ceiling Finishes

The drywall / plaster walls and ceilings surfaces were inspected. Where directly visible, the surfaces appeared to be free of damage and notable conditions.


Floor Covering

A number of different floor coverings have been installed throughout the home. Where visible, the floor coverings were found to be in generally serviceable condition. (Please refer to the 'Bathroom Components' page for observations of the floor coverings in the bathrooms) The inspection revealed the following observations.

- 77  **CLIENT ADVISORY** Some sloping of the interior floor surfaces at several locations in the home is apparent. The level of slopping does not suggest a structural concern. While improvements to level these areas can be undertaken, this condition is often lived with.



Windows


Dual pane windows are in use throughout the home. A sampling of the windows was tested in each room. See the Bathroom Page for information on the current condition of windows in the bathrooms when provided. While the majority functioned as intended the following observations were noted.

- 78  **FURTHER EVALUATION** The IGU (insulated glass units) at the window in the kitchen and in the north/west bedroom appears to have lost its seal. This has resulted in condensation developing between the panes of glass and visible staining. Other instances of this condition may be present in the home. This "fogging" of the glass is primarily a cosmetic concern and need only be improved for improved visibility through the window. Consulting with a qualified glazer (window specialist) for further evaluation and repair as needed is suggested.

Doors

The doors throughout the home were opened and closed to verify proper operation. During testing, the following conditions pertaining to the doors were noted.

- 79  **UPGRADE** The doors at one or more locations are missing doorstops and make contact with the adjoining surface. The lack of doorstops is likely allowing contact of the doorknobs and cause damage to the adjoining wall surface. Installing doorstops as needed is a low cost and simple task. Improvements are recommended.
- 80  **REPAIR** The spring mechanism on the single hung window in the master bedroom closet was loose, damaged, detached and/or out of adjustment. This can allow the window to fall out or fall closed without warning. Repair as needed should be undertaken to provide proper use of affected windows.

- 81  **MAINTENANCE** The weather stripping at the exterior door at the front entry has one or more openings at the bottom. Openings in the weather stripping allows leakage of conditioned air and moisture intrusion and should be sealed. Repair to seal the openings is recommended.

Kitchen Counters

The stone slab countertop/s was in serviceable condition and does not show typical wear and tear for this high traffic area.

Kitchen Cabinets

A sampling of the cabinets in the kitchen were inspected and found to be in serviceable condition overall. The doors and drawers tested were functioning properly.

Bathroom Vanity Cabinets

The bathroom vanity cabinets in each bathroom inspected appeared to be in good condition overall. The doors and drawers tested were functioning properly.

Skylights

The fixed pane skylight/s appeared to be functioning properly with no visible signs of leakage.

LIMITATIONS OF THE INTERIOR COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window, door or floor coverings.
- *Determine* whether a building is secure from unauthorized entry.
- *Determining* the integrity of hermetic seals at multi-pane glazing.
- Use a ladder to inspect *systems* or *components*.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Central vacuum systems, home alarm systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments when provided are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF THE APPLIANCES

APPLIANCES TESTED

SMOKE DETECTORS

CARBON MONOXIDE DETECTORS

APPLIANCES NOT INSPECTED

- Gas & Electric Range • Cooktop Exhaust Vent/Fan • Dishwasher • Waste Disposer
- Present
- Present
- Refrigerator

APPLIANCES INSPECTION DETAILS

The Inspector observed and operated the basic functions of the following appliances when present: Permanently installed Range, Cooktop, Oven or Microwave Oven; Ventilation equipment or Range Hood; Dishwasher(s) through its normal cycle; Garbage Disposal, Trash compactor and Doorbell when provided. The presence and proper location of Smoke Detector/s and Carbon Monoxide Detector/s are observed and documented.


APPLIANCES OBSERVATIONS AND RECOMMENDATIONS

Gas / Electric Range

The gas / electric range was tested using normal operating controls. Each of the gas cooktop burners and electric oven elements responded to controls and appeared to be in satisfactory working condition.

Cooktop Exhaust Vent / Fan

The cooking area is provided with an exhaust fan. The fan unit responded to controls. The inspection revealed the following observations.

- 82  **UPGRADE** The flexible ribbed aluminum type of ducting used in the attic is not recommended by the manufacture and is prone to catching cooking grease over time. This non-rated ducting material has been used to vent the cooktop exhaust fan to the exterior. Replacing the existing ductwork with smooth wall sheet metal ducting is recommended.



Dishwasher - Drawer Type

The dishwasher was tested using normal operating controls and was found to be in satisfactory working condition. Units of this type require care to prevent leakage from over filling the drawer with dishes that might interfere with the closing of the hidden top cover during operation. The plumbing connections were reviewed and where visible appeared to be adequately installed and leak free at the time of the inspection.

Waste Disposer

The waste disposer responded to the operator controls and appeared to function as intended. The wiring connections where visible were adequately connected.

Smoke Detectors

Smoke detectors have been provided for early detection of smoke and/or fire within the home in the bedroom/s. The inspector did not test each smoke detector. Regular testing and battery replacement by the occupant as needed should be performed to assure proper operation.

Smoke / Carbon Monoxide Detectors

A combination smoke detector and carbon monoxide tester has been provided outside of the sleeping area/s for early detection of smoke, fire and the release of carbon monoxide within the home. The inspector does not test the detector. Regular testing and battery replacement by the occupant as needed should be performed to assure proper operation.

LIMITATIONS OF THE APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

THE INSPECTOR IS NOT REQUIRED TO:

- Operate or test smoke alarms and carbon monoxide detectors.
- The temperature calibration, thermostats, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Laundry appliances and connections when present are not inspected.
- Stand-alone freezers, refrigerators, wine coolers and warming drawers when present are not inspected.
- Appliances when present are not moved and the condition of any walls or flooring hidden by them cannot be judged.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.