

Prepared for Exclusive Use by:

Hassan Mostafa

Address of Property:

46906 Fernald Common
Fremont CA 94539

Date of Service:

8/21/2017



Company Providing Service:

MATTHEW GUERRA

PACIFIC WEST PROPERTY INSPECTIONS, INC. dba HOUSEMASTER

1725 SAN FELIPE RD
HOLLISTER CA, 95023
800-995-4063

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INSPECTION INFORMATION

CLIENT:

Hassan Mostafa

PROPERTY ADDRESS:

46906 Fernald Common
Fremont CA 94539

INSPECTION DATE/TIME:

8/21/2017: 09:00 AM -

INSPECTOR:

MATTHEW GUERRA

INSPECTION COMPANY:

PACIFIC WEST PROPERTY INSPECTIONS, INC. dba
HOUSEMASTER
1725 SAN FELIPE RD
HOLLISTER CA, 95023
800-995-4063

INSPECTION DETAILS

DESCRIPTION OF HOME:

Condominium

EST. AGE OF HOME:

39 Years

TYPE OF INSPECTION:

STANDARD-WOOD DESTROYING ORGANISM

STATUS OF HOME:

Occupied

WEATHER CONDITIONS:

Overcast

PEOPLE PRESENT:

Seller

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety. REPORT TERMINOLOGY

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this

Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Design lives represent the typical economic service life range for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life. Age estimates are listed in "years" unless otherwise noted.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Condominiums/Cooperatives - Unless otherwise noted, inspection of units under condominium or cooperative forms of ownership do not include evaluation of exteriors or other typical common elements. Contact association and management personnel and review pertinent material such as engineering reports on common element conditions, master deeds, maintenance responsibilities, etc. Also carefully review this report to verify all elements of personal concern have been inspected. If client requires additional element evaluations, arrangements should be made for an inspection.

Inspection Scope - The scope of this standard building inspection is limited to a visual inspection and report on the physical condition of visible and readily accessible major elements of the building. The inspection was performed according to custom and practice for a limited-time scope inspection of a commercial property. Neither the inspection nor report represents an engineering evaluation or Property Condition Assessment (PCA) as defined by the American Society for Testing Materials (ASTM) Standard Guide for Property Condition Assessments or a Phase I Environmental Assessment. These type inspections are more encompassing and technically detailed and generally also include document review, research, interviews and others actions to augment the physical inspection; and consequently would require additional time and costs to complete. Contact a Company providing these services, or any other desired inspection services, if obtaining additional information about the building's conditions is desired or has been recommended.

Insurance Requirements - Many insurance companies now mandate insurance inspections to make sure the home meets their particular criteria or regulatory requirements for coverage. These inspections may be performed after the home has been purchased and are to limit the insurer's liability. Each jurisdiction and insurer has varying underwriting requirements. This report is not intended as a tool to determine whether the dwelling and property meets insurance underwriting requirements. HouseMaster recommends that all homebuyers consult with their insurance provider to determine any requirements prior to the purchase of the home.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

Seasonal/Weather Factors - Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such limitations and arrange additional inspections when conditions permit or otherwise address limitations prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

1. COMMON (CONDO) ELEMENTS

With communal property ownership, the responsibility for maintenance of elements will vary with the type property, the master deed, and the building style. Clients purchasing communal property units should review the master deed and contact the owners association and management for information on which elements maintenance needs are the direct responsibility of the individual homeowner or shareholder. Bylaws should also be reviewed for pertinent information on other relevant issues. In many cases, all or portions of certain elements, notably the exterior elements, are considered common elements, and therefore not the direct responsibility of the individual homeowner or shareholder.

Home inspection standards do not require that home inspectors inspect common elements or areas of communal properties. Comments may be included in this section related to what is typically considered a common element solely for informational or guidance purposes and should not be considered an inspected element. A home inspector cannot make a legal interpretation of what is or is not a common element. Therefore, only elements of the subject dwelling given an inspection rating in other sections of this report should be considered as having been inspected.

S F P NA NI

					1.0 ROOF ELEMENTS
					1.1 EXTERIOR ELEMENTS
					1.2 SITE ELEMENTS

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Client should obtain available information regarding prior engineering surveys, reserve assessments, or any special inspections or issues that might have or may affect the property and/or individual homeowners or shareholders. If it is determined that any element, which is the direct responsibility of the homeowner or shareholder, is listed in the report as "not inspected" or otherwise was not inspected, Client should contact the Inspection Company or a qualified serviceperson/contractor to arrange for an inspection prior to making a purchase decision.

2. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:

*Style: Exposed Framing
Entrance: Scuttle Hatch
Insp. Method: From Entrance Area*

ROOF CONSTRUCTION:

*Framing: Wood Trusses
Deck: Wood Sheathing*

INSULATION:

*Form: Blankett/Batt
Type: Fiberglass
Est. Average: 6 to 8 Inches*

VENTILATION PROVISIONS:

*Location: Rooftop
Location: Gables and Soffits*

SPECIAL LIMITATIONS:

Insulation Over Faming

S F P N A N I

●					2.0 ROOF FRAMING
●					2.1 ROOF DECK / SHEATHING
●					2.2 VENTILATION PROVISIONS
●					2.3 ATTIC VENTILATOR(S)
●					2.4 INSULATION

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Common Element - The responsibility for under-roof/attic areas in this type building will vary depending on the form of ownership and master deed. Obtain information from the association/management on which elements are the direct responsibility of individual homeowners, and arrange for evaluation of any attic area not inspected and reported on as part of this home inspection report that is determined to be a direct homeowner responsibility.

Concealed Framing - Installation of wall and/or ceiling finishes in attic areas conceals the condition of the framing, as well as insulation and ventilation provisions. Roof leakage and/or the improper installation of insulation or ventilation provisions can lead to moisture entrapment and subsequent damage, decay and or mold. It is not possible to inspect these concealed components as part of a home inspection or without opening up surfaces. It would be prudent, however, to gain access to an area to ascertain whether any detrimental conditions exist.

Electric/Wiring Protection - Wiring near the attic entry or storage areas should be protected from physical damage. Wires should be spliced only in covered junction boxes.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Insulation Levels - The observed insulation appears to be substantially below levels normally found in this age home, or recommended for this area. Suggest upgrading.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

Rafter Insulation - Insulation placed between rafters may restrict airflow and allow moisture/heat buildup and subsequent sheathing/roof damage. Where feasible, reposition and/or monitor for concerns.

3(A) . HALL BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Full Bath

VENTILATOR(S):
Ceiling Exhaust Fan

SPECIAL LIMITATIONS:
DRYWALL/SHEETROCK WALL MATERIAL

S F P N A N I

●					3.0.A SINK(S)
●					3.1.A TOILET Toilet is a low water using toilet.
●					3.2.A BATHTUB
●					3.3.A SURROUND / ENCLOSURE
●					3.4.A FLOOR(ING)
●					3.5.A WALLS / CEILING
●					3.6.A VENTILATOR
●					3.7.A ELECTRIC / GFCI

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.0.A SINK(S) Item 1(Picture)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Systems - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

Drain Mechanisms - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

Water Flow - Reduced water flow at one or more fixtures may be due to any number of factors, including the use of water saver devices. Determination of adequacy may be subjective. Attempt to determine any local causes before pursuing major repair work.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120 F (49 C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

3(B) . MASTER BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:
Full Bath

VENTILATOR(S):
Ceiling Exhaust Fan

SPECIAL LIMITATIONS:
Storage/belongings
DRYWALL/SHEETROCK WALL MATERIAL

S F P NA NI

●					3.0.B SINK(S)
●					3.1.B TOILET Toilet is a low water using toilet.
●					3.2.B STALL SHOWER
●					3.3.B WALL TILE
●					3.4.B SURROUND / ENCLOSURE
●					3.5.B FLOOR(ING)
●					3.6.B WALLS / CEILING
●					3.7.B VENTILATOR
●					3.8.B ELECTRIC / GFCI

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Systems - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Drain Traps - S-type drain traps and other older designs are obsolete; have checked by a plumber to determine current function. Correct now if problems are identified; otherwise plan to upgrade when drain repairs or renovation work is performed.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

Low Flow Toilets - Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Glass Door/Enclosure - Glass doors or panels adjacent to the tub/shower do not have visible labeling to indicate use of tempered or safety glazing. If safety glazing cannot be verified, recommend upgrading to reduce risk of injury.

Shower Diverter - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. If not already present, it would be advisable to upgrade to an anti-scald faucet if replacement is required.

Tilework/Backing - Any significant tile damage is likely to affect the backing as well. Anticipate need for substrate work when tile is damaged or repair/remedial work is required.

Toilet Seal/Tank - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

Ventilator Discharge - The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend adding an extension to a suitable discharge point or correcting the current arrangement as conditions warrant.

Water Flow - Reduced water flow at one or more fixtures may be due to any number of factors, including the use of water saver devices. Determination of adequacy may be subjective. Attempt to determine any local causes before pursuing major repair work.

4. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.



RANGE:
Gas Range

VENTILATOR:
Exhaust Vent Hood Fan
Integral w/ Microwave

SPECIAL LIMITATIONS:
Storage/Obstructions

S F P N A N I

●				4.0 WALLS / CEILING
	●			4.1 ELECTRIC / GFCI No GFCI outlet in the kitchen near the sink. Recommend adding GFCI outlet to the plugs near the sink and the entire countertop.
●				4.2 OVEN
●				4.3 RANGE
●				4.4 DISHWASHER
●				4.5 DISPOSAL
●				4.6 SINK Some rust below the sink at the connection of the sink and the disposal.
●				4.7 VENTILATOR
●				4.8 CABINETRY
●				4.9 COUNTERTOP

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

5. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected; hidden defects may exist.** Aesthetic and cosmetic factors (e.g., paint and wallpaper); the condition of finish materials and coverings; and pest infestations are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.



PREDOMINANT WALLS & CEILINGS:

Wood Frame w/ Drywall

FIREPLACES/STOVES:

Wood-burning Fireplace w/ Tile/Panel Facing w/ Gas Ignitor

PREDOMINANT FLOORS:

Wood Frame

DETECTORS:

*Location: Hallway/Sleeping Area
Type: Carbon Monoxide
Type: Smoke/Fire Detection*

PREDOMINANT WINDOWS:

w/ Single Glaze

SPECIAL LIMITATIONS:

*Limited Natural Lighting
WINDOW BLINDS/COVERINGS*

S F P N A N I

●					5.0 CEILINGS
●					5.1 WALLS
●					5.2 FLOORS (FRAMED)
●					5.3 INTERIOR ROOM DOORS
●					5.4 SLIDER/PATIO DOORS
●					5.5 ELECTRIC / DEVICES Any loose, broken, or missing outlet covers or plugs will need to be replaced/repaired.
	●				5.6 SMOKE and CARBON MONOXIDE DETECTORS No CO detector in the condo and the smoke detector in the hallway has been removed. Recommend having a new smoke and CO detector installed.
●					5.7 FIREPLACE(s)

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



5.6 SMOKE and CARBON MONOXIDE DETECTORS Item 1(Picture)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, pets and pests, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations or insect/pest inspections, a qualified testing or inspection firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 homes, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

Damper Operation - Loose, damaged or rusted components or debris at the smoke chamber area can prevent proper and safe operation of damper or unit.

Fire Assemblies - While some breaches in the integrity of structural assemblies may be noted, no fire wall/assembly assessment was performed as part of this inspection. A fire assembly construction evaluation requires review of plans and local code compliance requirements and is beyond the scope of a standard home inspection. Any missing, incomplete or breached structural assemblies however, can contribute to the migration of noise and odors between areas of the building, as well as the spread of smoke or fire, and should be repaired.

Floor Loads - While the presence of heavy concentrated floor loads like waterbeds and pianos are occasionally present in homes with no apparent symptoms or adverse consequences to the floor structure, this should in no way be construed to imply that the floor structure has been deemed adequate for such usage or that the floor structure has endured potential overloading without having incurred damage or weakening. Any client concerns regarding the effects that overloading of the floor structure may have caused should be referred to a structural engineer or qualified contractor prior to closing.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

House Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Indoor Air Quality/Mold - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms. Most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance

assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Vent-free Units - While listed vent-less (vent-free) units are designed and capable of safely operating without venting to the exterior, the possibility remains for the build up of contaminants. Moisture vapor build-up may also be an issue. If not listed, as vent-free venting must be provided. Opening a window will help provide air changes.

Venting/Drafting Conditions - Improper venting (or drafting) creates potential fire and/or health hazards and should be addressed. Improper use (closed damper, too large a fire) can also cause drafting/smoking concerns.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

6. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:

Service Line: Underground
Est. Service Capacity: 120/240 Volts; 100 Amps
Type Service Feeder: Indeterminate
Est. Feeder Capacity: 100 Amps

SERVICE PANEL:

Type: Circuit Breaker
Main Disconnect: 100 Amps
Location: Closet/Pantry

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
Est. Capacity: 100 Amps
Main Disconnect: 100 Amps

TYPE CIRCUITS/WIRING:

120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire
Wiring Methods: Non-Metallic/Armored Cable

CIRCUIT-INTERRUPTERS:

GFCI: At Receptacle Outlets
AFCI: None Observed

SPECIAL LIMITATIONS:

WIRES NOT VISIBLE

S F P N A N I

●					6.0 SERVICE GROUNDING PROVISIONS
				●	6.1 SERVICE PANEL Service disconnect is in an exterior utility closet with the other electrical disconnects for the building. This closet was not found.
		●			6.2 DISTRIBUTION PANEL Certain Federal Pacific panels with stab-loc breakers have been flagged as a potential concern due to issues with panel components and/or breakers. These are older panels and as such may also have other concerns as well. Improper replacement of breakers can contribute to concerns. Due to panel type and age, as a precautionary measure, the panel should be inspected by a qualified electrician.
●					6.3 REPRESENTATIVE DEVICES The evaluation of electric fixtures and devices throughout the house is based on inspection of random, representative units; different condition may be found at any particular fixture or device.
●					6.4 WIRING / CONDUCTORS (EXPOSED)
●					6.5 GROUND-FAULT CIRCUIT-INTERRUPTER TEST

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.2 DISTRIBUTION PANEL Item 1(Picture)



6.2 DISTRIBUTION PANEL Item 2(Picture)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Concealed Electric - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Electric System Grounding/Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

House Service Line - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Low Voltage House Lighting - Over time, the components of a low voltage lighting system will malfunction at a greater rate than normal. Anticipate maintenance/upgrade needs.

Panel Conditions - Evidence of rust or damage in a panel dictates a need for a thorough check by an electrician for any hidden damage. Issues have been raised related to the listing and latent defects that may exist with certain type/brand panels. A home inspection cannot readily identify such conditions. An inspection by an electrician is advised when potential concerns are reported.

FPE Stab-Lok Panels - Product notices or advisories are periodically issued for certain electric equipment due to inherent defects or latent concerns. One particular product that has been identified as being subject to inherent or latent defects is a Stab-Lok electric panel manufactured by Federal Pacific Electric (FPE). This type panel appears to have been installed in this house. Potential hazards may include faulty breaker connections and the failure of the main breakers to trip when required. Failure of a circuit breaker to trip can result in a fire, property damage, and/or personal injury. Evaluation of this panels by a qualified licensed electrician is generally recommended as a precautionary measure.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

8. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, evaluation of the adequacy/capacity of hot-water supply systems, inspection of saunas, steam baths, or solar systems, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, safety valves, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Indeterminate - Not Visible

DRAIN/WASTE LINES:
Indeterminate - Not Visible

LOCATION OF SHUT-OFFS:
Water: At Meter
Gas: At Meter

SPECIAL LIMITATIONS:
Nearly 100% Concealed Piping

S F P N A NI

					●	8.0 WATER SUPPLY PIPING (EXPOSED) Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.
●						8.1 WATER FLOW AT FIXTURES Water flow is subjective but there is water flow at the fixtures at time of inspection.
					●	8.2 DRAIN / WASTE PIPING (EXPOSED) Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.
●						8.3 FIXTURE DRAINAGE
					●	8.4 LAUNDRY/DRYER VENT It appears that the laundry vent duct at the dryer is loose, causing lint to come out of the vent duct and get on the walls and floors of the laundry room. Recommend having the vent duct at the dryer repaired and cleaned.

S F P N A NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.4 LAUNDRY/DRYER VENT Item 1(Picture)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems present. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change at any time, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. Adequate clearance to

combustibles must also be maintained around the unit and any vents and in garages. Temperature-pressure relief valves (TPRV) are not operated during a standard home inspection but should be checked regularly for proper operation. An increase in the hot-water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Backflow Preventer - These devices are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Clean Outs - All clean-out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

Concealed Plumbing - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

Methods/Materials - There are indications of possible substandard materials/methods. While possibly functional, unless otherwise noted, future remedial work may be required.

Natural Gas - Natural gas is neither poisonous nor harmful with limited exposure. Because it is lighter than air, it also quickly disperses if it is not contained within a structure. But natural gas is highly flammable, and if mixed with air it can easily ignite when exposed to an open flame or other ignition source. If there is a build-up of gas in an enclosed space, an explosion can occur. If the event of a serious leak, the home should be evacuated immediately and emergency personnel called.

Old/Mixed Water Piping - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair or maintenance needs. Anticipate repair/upgrade needs.

PEX Piping Issues - The use of cross-linked polyethylene piping (PEX) has become a popular and generally acceptable alternative for water supply piping. Recently, however, instances of the premature failure (deterioration and leakage) of fittings used in some PEX plumbing systems have been reported and several class-actions have been instituted. While any type water piping system is subject to failure due to faulty installation and/or product defects, at this point, the PEX class-actions appear associated only with specific types and brands of brass fittings that had limited geographic distribution, and/or a process called dezincification, which is related to the specific chemical makeup of the water supply in certain regions. While, no visible damage or leakage was noted at the time of inspection, it is not possible to inspect or identify all components used in a plumbing system within the scope of a home inspection. Consequently, as a precautionary measure, it would be prudent to arrange for an inspection by a qualified plumber now and periodically, until it is determined the system is not subject to identified PEX system concerns. Contact a plumber immediately if signs of leakage or deterioration are observed.

Pipe Insulation - Maintain/add insulation to minimize pipe freeze-up concerns in unheated or unprotected areas. In severe conditions, insulation may not be enough to prevent freeze-up of the line. If needed, only listed heating cables should be installed in a manner recommended by the manufacturer.

Plumbing Leakage - Any identified or suspected leakage should be assessed for cause, hidden damage and remedial needs. Actual cases of any leakage cannot be verified if hidden or inconclusive. Leakage can lead to mold concerns.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Vent Piping - All fixtures should be vented through a vent pipe extending through/above the roof. Old fixtures may require venting work when upgraded.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

9. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY:
VENTING SYSTEM:
DESIGN LIFE:

BRAND:
ESTIMATED AGE:
SPECIAL LIMITATIONS:

ENERGY SOURCE/FUEL:
ESTIMATED CAPACITY:

S F P N A NI

						●	<p>9.0 WATER HEATER Building shares a hot water heater. Water heater was not inspected. Any issues with hot water should be brought up with owner</p>
							<p>9.1 VENT CONNECTOR</p>
							<p>9.2 COMBUSTION AIR PROVISIONS</p>
							<p>9.3 GAS / FUEL LINES AT UNIT Gas pipes leading to the water heater and the heater should have a drip leg prior to the combustion area of the items. Both water heater and house heater do not have the drip leg. Adding a drip leg should be made by an qualified contractor.</p>
							<p>9.4 SAFETY VALVE PROVISIONS TPRV on water heater relief tube should exit to the exterior of the house or extend within 6 - 24 inches (depending on manufacturer instructions) of floor for safety.</p>

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/ conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

5. INTERIOR ELEMENTS

5.6 SMOKE and CARBON MONOXIDE DETECTORS

Poor

No CO detector in the condo and the smoke detector in the hallway has been removed. Recommend having a new smoke and CO detector installed.

6. ELECTRIC SYSTEM

6.1 SERVICE PANEL

Not Inspected

Service disconnect is in an exterior utility closet with the other electrical disconnects for the building. This closet was not found.

6.2 DISTRIBUTION PANEL

Poor

Certain Federal Pacific panels with stab-lok breakers have been flagged as a potential concern due to issues with panel components and/or breakers. These are older panels and as such may also have other concerns as well. Improper replacement of breakers can contribute to concerns. Due to panel type and age, as a precautionary measure, the panel should be inspected by a qualified electrician.

7. HEATING SYSTEM

7.0 HEATING UNIT

Poor

Master bedroom baseboard heater is not functioning. Recommend having the heater repaired or replaced. Heaters in all other rooms are operational.

8. PLUMBING SYSTEM

8.2 DRAIN / WASTE PIPING (EXPOSED)

Not Inspected

Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

8.4 LAUNDRY/DRYER VENT

Poor

It appears that the laundry vent duct at the dryer is loose, causing lint to come out of the vent duct and get on the walls and floors of the laundry room. Recommend having the vent duct at the dryer repaired and cleaned.

9. HOT WATER SUPPLY

9.0 WATER HEATER

Not Inspected

Building shares a hot water heater. Water heater was not inspected. Any issues with hot water should be brought up with owner

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