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Confidential Inspection Report
High Ranch Rd.
Rockland County, NY

Prepared for: Mr. Jones

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:**Client:****Inspection Site:****Home Occupied?**

The upper level was not occupied.

The lower level was occupied.

People Present:

Purchaser, Buyers agent.

Important Points to Understand Your Report :

Right & Left throughout report is positioned as one faces the home.

MLS is an abbreviation for Real Estate Multiple Listing Services.

All repairs, recommendations and further investigation are to be performed by the appropriate licensed qualified tradesman prior to closing unless otherwise stated. For a proper understanding of the report we recommend that client read the inspection agreement and entire report including shaded areas. It is recommended to attain a homeowner's warrantee from a reputable company to cover sudden malfunction of systems of the home. It is recommended to attain a homeowner's warrantee from a reputable company to cover sudden malfunction of systems of the home.

Due to the nature of the inspection there may be hidden defects that were not found at the time of inspection. It is highly recommended that the seller put the amount of Twenty thousand dollars in a 2 year escrow to cover unpredictable repairs and termite and wood destroying insect infestation not found at the time of inspection.

Throughout the inspection report the following ratings as defined are used to qualify systems and components of the home:

1- Ok / functional: Functional at the time of inspection. Inspector noted no immediate deficiency or concern.

2- Monitor: Although functioning at the time of inspection the condition is such that the component will require re-evaluation by a trained professional in that perspective field at least annually.

3- Attention needed: The component is not performing as intended or may malfunction within the year.

4- Action needed: The component is not functioning or has failed or presents an immediate safety concern.

5- Minor repairs - The items needs repairs that either will not be costly or component can function without immediate repairs.

Building Characteristics:

Estimated Age:

Per MLS 1969.

Home Style & Type:

The house is currently set up to have 2 families.

Stories:

Split level/entry.

Space Below Grade

Lower level is on a slab on grade foundation.

Climatic Conditions:

Weather:

Partly Cloudy.

Soil Conditions:

Frozen, Snow covered.

Outside Temperature (F):

20-30.

Utility Services:

Water Source:

Public. No other source noted.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Payment Information:

Total Fee:

\$xxx

Paid By:

PayPal.

REPORT LIMITATIONS

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

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

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

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

Estimated age of house:

The house is 30 - 50 years old.

The age of this house would indicate that there is a good possibility it contains some lead-based paint. Some homes built before 1978 and most homes built before 1960 have lead-based paint and varnishes on the interior and exterior surfaces which include, but are not limited to: walls, floors, doors, windows and trim. Consult with appropriate qualified lead environmental company on the health risks of lead-based paint.

Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding.

Mailbox Noted:

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

Paving Condition:

Driveway Paving Material:

Asphalt.

Driveway Condition:

There were portions of the driveway that were not visible. All comments pertain to the visible areas noted.

Attention Needed - The driveway needs attention and repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks. Repair or replacement is indicated.

Stoop and Entry Staircase Materials:

Concrete. Brick.

Walkway Condition:

The walkway surface material is the same as driveway.

Entryway Stoop:

Action Necessary - The entryway and stairs needs repair or replacement due to deterioration or settlement.

- Inspector noted cracked concrete at stoop and at stairs.
- Areas of bricks that are missing mortar.
- Handrails have open spindles - safety concern as a child can fall through openings.

Utility Services:

Water Source:

City.

Water Meter Location:

Lower level.

Electric Service:

Overhead.

Telephone Service:

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

Fuel Source:

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

Underground Fuel Tanks Noted:

No - There is no visible evidence of any underground fuel tank on the property inspected.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater and Oven.

Location of Meter:

At closet in lower level.

There was 1 meters this is indicative that the structure is legally intended for 1 family use. A certificate of occupancy should be filed when intending to use the structure for additional families.

Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?

None installed in the garage area.

Gas Line Primary Piping Material:

Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Foundation Materials:

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

Visible Portions of Exterior Foundation Walls:

The exposed portions of the perimeter foundation walls appear to be adequate.

Visible Foundation Wall Cracks at Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. Seal the cracks with a non-hardening type caulking material to prevent water entry and monitor over a full-year period. If any further movement occurs, contact this company or a structural engineer. Taking photographs will be helpful when monitoring the cracks for possible changes. Include a measuring tape in the photographs, position the tape next to and across the crack. This will help to document the width, length and shape of the crack.

Location of Wall Cracks and Description:

Cracks are seen at the left foundation wall. Vertical cracks were noted in at least one exterior wall.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:

The lower level is completely finished into living space. Inspection is limited to the visible areas. The finished interiors are described in the room-by-room portions of the report.

Basement Ceiling Exposed:

None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.

Sill Plates Percentage Visible:

Only the areas below the main entry way - crawlspace.

Foundation Bolts Noted:

No - This inspection was unable to locate foundation bolts or brackets installed.

Percent Interior Foundation Wall Exposed:

There is limited visibility of the interior portion of the exterior foundation walls due to stored items. Only the visible portions of the walls are included as a part of this inspection. You should re-inspect the walls after the stored items are removed or the structure is vacated.

Conditions Noted in Exterior Walls, Interior View:

The exposed portions of the interior foundation perimeter walls appear to be functional.

Columns and Posts:

The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

Main Beam:

The main beam is enclosed; therefore, it is impossible to determine its condition. However there is no apparent sagging.

Basement Windows:

There are basement level windows.

Interior Stairway Access From:

Main Entry.

There was a door installed.

Staircase Condition:

The staircase to the basement level appears functional.

Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Evidence of Water Entry in the Basement Noted:

No.

Evidence of Insect Infestation:

Verify with current homeowner if the home was ever treated for wood destroying insects and if there are any outstanding warranties.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:**Type Roof:**

Gable.

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:

Appears as one, however the inspector did not mount the roof and cannot verify whether there was 1 layer or more.

Condition of Roof Covering Material:

Attention Needed - This roof has signs of aging and a reduced remaining service life. Improper roofing conditions may allow water to enter the roof and deteriorate the roof and decking condition Attention is needed now to prolong its service life. We observed the following indications of wear and need for maintenance:

- Curling was noted on some of the shingles.

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Slope:

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

Flashing:

Flashing refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint.

Attention Needed - Due to tar or caulk covering, there is no way to determine the condition of the flashing under the sealant. The normal reason for this excessive sealant is to repair a prior leak. Patching is an improper sealing method which is prone to further leakage. It should be watched over time in case it starts to leak. At that time repairs should be made. Inspector noted that the skylight from the extension had tar patching. The interior at the skylight areas had portions that the sheetrock was damaged.

Action Necessary -The furnace vent of the roof flashing needs repair or replacement. Inspector noted that the flashing was coming up from the roof.

Means of Roof Inspection:

The roof edge was the location of the inspection of the rear roof covering. Binoculars were used to view the front roof covering. The inspection was completed from the ground level. The surface of the roof was not walked on. The roof was either wet or snow covered, making walking on it hazardous to the inspector. Further inspection is needed to evaluate the roof covering. Evaluation by a licensed qualified roofing contractor is suggested.

Skylights:

See flashing sub-heading.

Ridges:

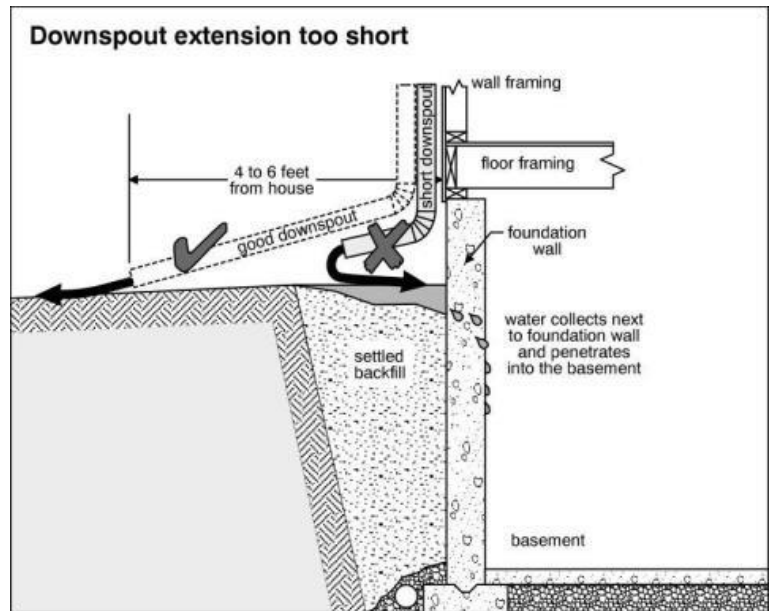
Roof ridge is the horizontal line formed by the juncture of two slopping planes i.e. the line formed by the surfaces at the top of the roof.

Evidence of Leakage:

No.

Roof Gutter System:**Attention Needed:**

Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. Installation of downspout extensions would help carry the water further away from the foundation.

**Attic & Ventilation:****Attic Access Location:**

Hallway ceiling.

Attic Accessibility:

There is a pull down ladder installed. The pull down ladder is lacking insulation and weather-stripping. Lack of insulation can increase heat loss. During winter, conditioned room air may escape to the ventilated attic, while in the summer, hot attic air can infiltrate into the home.

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

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

Roof Framing:

The rafters or truss system appears to be in functional condition. The rafter spacing is 16 inch on center.

Roof Framing Condition:

The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is 1/2" plywood sheeting.

Roof Decking Condition

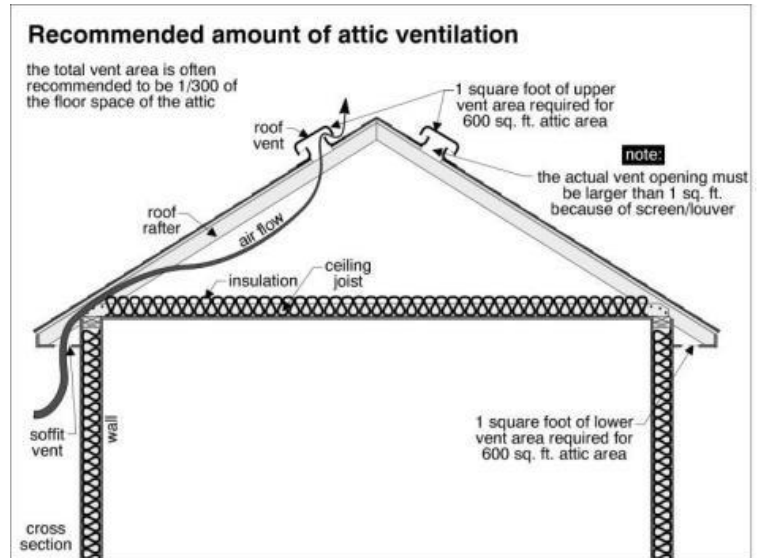
Portions of the plywood was soft and when the roof covering is replaced it may need replacement too. See ventilation subheading for additional information.

Evidence of Leaks on Interior of Attic:

There was no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

There are gable end vents installed. Gable vents alone may not provide adequate ventilation to attic. There was an attic fan installed which should facilitate air circulation. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed. Improper ventilation will keep the attic hotter in the summer months and colder in the winter season and may shorten the life expectancy of the asphalt shingles.



There appears to be a plumbing Vent in Attic. The plumbing vent should vent outdoors and not in the home. Sewage gasses can be a health hazard and because sewer gas contains methane gas (CH₄) there is a risk of an explosion hazard or even fatal asphyxiation. We recommend venting the plumbing vent to the exterior a licensed reputable contractor is recommended.



Vapor Barrier Installed:

There is a vapor barrier installed. The vapor barrier is installed incorrectly at portions of the attic allowing the barrier to trap moisture in the insulation. A vapor barrier installed under the insulation on the warm side of the insulation will prevent moisture from rising into the attic from the living space below.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted:

The following type of insulation was noted in the attic: Fiberglass. There is an average of at least 6" of insulation installed. There were areas that were missing insulation.

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces below.

Attic ventilation fan:

Yes - There is an attic ventilation fan installed. It is thermostatically activated, and it was not tested as a part of this inspection. The inspector does not override automatic controls as a part of the inspection.

Whole House Ventilation System:

None installed.

STRUCTURAL

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

Structural:**Type of Construction:**

Frame.

Exterior Siding Materials:

Siding materials consist of vinyl siding.

Siding Condition:

Overall the siding is in serviceable condition. There was one portion of the front right of the home that was missing vinyl siding. Repairs are recommended.

Soffit/Eaves:

The soffits are the exposed undersurface of the exterior overhanging section of a roof eave. The soffit/eaves appear to be adequate and show only signs of normal wear.

Fascia & Rake Boards:

Rake boards are the vertical piece of the sloped end of a roofs overhang. They help create and define the angle and slope of the end wall of a gable. The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional.

Outside Entry Doors:

The outside entry door(s) is functional as noted from the exterior.

Windows Type:

Single Hung. Insulated glass windows. Not all of the windows in the structure are insulated glass. The upper living room areas had a window that was single pane glass. Single pane glass does not provide an adequate air barrier. Upgrade is recommended.

Window Condition:

The window framing and glass are functional.

Window Flashing:

The installed window flashing above the windows appears to be adequate.

Storm Windows:

There are storm windows installed, and they appear to be functional.

Earth-to-Wood Clearance:

There appears to be adequate clearance between the earth and the wood.

Framing Type:

Platform framing was the chosen style of framing.

Wall Covering Material:

The wall covering material is primarily sheetrock.

Ceiling Covering Material:

The ceiling covering material is primarily sheetrock.

Miscellaneous Comments:

There were renovations done to the upper and lower level of home. We recommend that the client verify with the local building department and with the current homeowner if a certificate of occupancy was filed for the renovations.

Deck:**Structure Type:**

Elevated Deck located at rear.

There was an extension at the rear of the home. The portions below the extension was locked. Inspector was unable to assess the structural condition of the extension.

There was snow on the deck covering limiting inspectors view. Only the visible areas are commented on in the inspection report.

Deck/Porch/Balcony Materials:

The inspector was unable to determine the type of wood used.

Condition of Wood Materials:

Attention Needed - The wood materials used in the deck need some repair or replacement.

Inspector noted that the wood materials are cracked and split.

Framing of Deck/Porch:

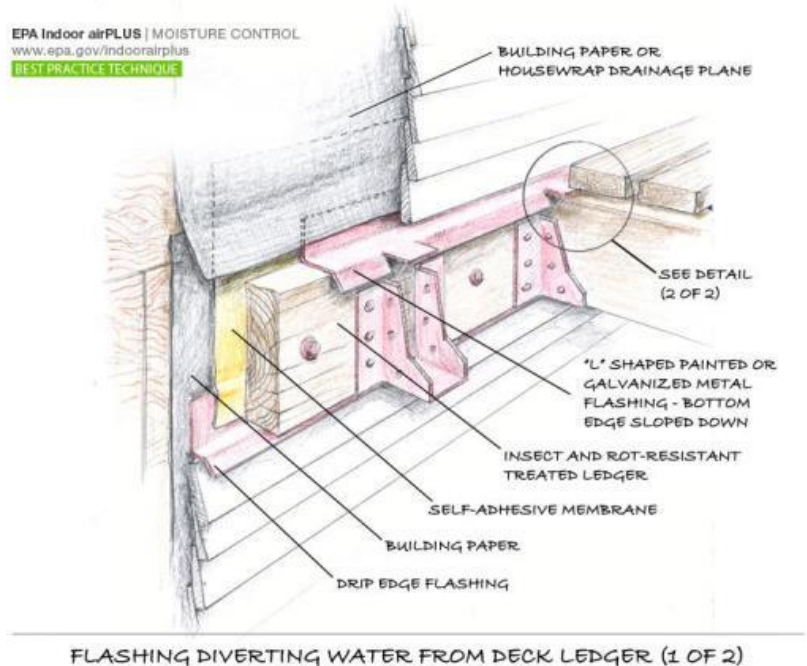
The deck frame is bolted to the rim joist of the structure. There are diagonal bracing or bridging installed which should assist in preventing joist twisting. The joist are attached to the ledger board by means of joist hangers.

For adequate support we recommend that all holes in the joist hangers designed for nails should have nails.

Inspector did not see the use of a flashing at the ledger board.

Inadequate flashing results in wetting and rot in the walls sheathing and framing. Proper flashing will maintain the integrity of the drainage plane and channel water away from the walls surface. We recommend the services of a licensed qualified contractor to install the proper flashing.

The diagram from the EPA demonstrates adequate ledger flashing.



Deck, Porch, or Balcony Flooring Material:

The flooring material is open slat wood. It is designed for the rain to run off in between the deck boards... The deck surface is screwed to the framing members. This is the most desirable method of attachment.

Deck Doorsill

The doorsill has less than 4" up into the house.

The doorsill does not appear to prevent water / snow to enter the house under the door

Monitor area and repair when needed.

Supporting Posts:

There are metal columns supporting the deck.

The supporting posts for the deck appear to be fully functional.

The extension rear support was affixed to concrete slab. The concrete slab likely does not extend to the frost line. The slab can crack and weaken the extension support at this area.

The Foundation Materials:

The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.

Stairs Condition:

Attention Needed - The steps need some attention. There are open risers spaced greater than 4 inches apart. This is a safety concern as a child or pet may fall through openings. We recommend closing the risers.

Deck or Porch Railings:

Action Needed:

The railings as installed are in need of repair / replacement. The railings were loose. Repairs are recommended to adequately fasten the railings. Loose railing presents a safety hazard as one can fall off the deck.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning- Primary Unit:

Model/ Serial Number/ Size:

Manufacturers name was not visible.

The age of the air conditioner condensate units are often encoded in the first few digits of the serial code#.

Based on the serial number the age of the unit appears to be about 1997.

The typical service life for an AC unit is 17-20 years.

Attention Needed - The age and/or condition is such that you may need to replace it in the near future.

Type and Location:

The scope of this inspection does not include the effectiveness or adequacy of the system. Based on the Ampacity or RLA (17.1 RLA) the unit appears to be satisfactory to cool off the structure, namely the upper level. Air conditioning cooling is measured in Tons. 1 Ton can approximately cool off 800 square feet. 7

Amps = approximately 1 Ton. 12,000 BTU = 1 ton, 7 RLA = approximately 1 ton. To determine accurate efficiency, we recommend to have a HVAC contractor perform a schedule J.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Attention Needed - The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Inspector was unable to verify where the condensate drains to.

Evidence of Maintenance:

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance. It's recommended that the air conditioning ducts be cleaned prior to closing.

It's recommended that the duct work be cleaned prior to occupying the home.

Heating Plant- Primary Unit:

Heating System Type:

A forced air furnace is installed as the primary source of heat. . For proper combustion and safety precautions -carbon monoxide, it's necessary to provide the furnace room with appropriate fresh air supply other than room air.

We recommend adding additional permanent air intake or combustion "air fan in a can".

A licensed qualified contractor should be contacted.

Heating System Location:

Lower level. Access to this equipment is restricted.

Fire rating door/ ceiling

This room does not have either a fire rated door. Fire rated materials may slow the spread of fire to the rest of the home.

Current safety standards require fire rated materials in boiler /furnace room.

Repairs recommended.

Ceiling Condition:

The ceiling and walls had stains and damaged sheetrock the areas are currently dry. Monitor the areas for water leakage and damage.

Fuel Source:

Natural Gas.

Emergency Switch & Outlet Plates for Boiler:

There is a shut off in the room / closet. It was not operated at the time of inspection.

Attention Needed:

- The shut off for the gas was not of red color and may be mistaken for a light switch. Update to a red color is recommended.

Electrical switches that turn off electric power that operates any type of heating system: furnace, boiler, steam boiler, heat pump, electric heat, are required for both safety and for service.

An emergency off switch for the building heating system should be found outside of the basement or other boiler or furnace room location and accessible so that an occupant can, in an emergency, turn off heat without having to enter a possibly smoky or dangerous area. A second electrical "off" service switch should be found on or very close to the heating equipment itself.

- This second service switch is used by the heating service technician. There was no exterior shut off switch. It is recommended to add an exterior shut off switch.

Equipment Description:

System is RPJ Furnace.

Approximate Age:

This unit was manufactured **about** 1998. The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

Flues, Vents, Plenum:

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

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

Action Needed:

Uneven heat distribution noted. The inspector set the upper level thermostat to 80F and the temperature at the vents after 20minutes were about 80F. Whereas the lower level when set to 80F the temperature reached 115F after a few minutes. Further evaluation by a licensed reputable HVAC technician is recommended.

Burners / Heat Exchangers:

Burner Flame(s) appear typical.

Pump / Blower Fan:

Attention Needed - The blower assembly is working, but a condition exists that needs maintenance to perform correctly or more efficiently. System lacks cleaning. Fan compartment is dirty.

Filter Type/Size:

There was no filter installed.

Safety concern as the stale air will be circulated throughout the home. We recommend cleaning of all air conditioning ducts and installing a filter.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

No - There should be an air return in each room to prevent stagnant air caused by lack of circulation. If this is not possible, it is recommended that the doors to the room be undercut 1/2 - 3/4 inch above the carpet or flooring to allow airflow.

Humidifier Installed:

No.

Normal Controls:

General condition appears serviceable, There are multiple thermostats. The structure is divided into 2 zones.

Electric Baseboard Heat:

The secondary source of heat for the extension room and for renovated portions of the lower level is electric resistance heating strips... The electric baseboard heating strips appear to be correctly installed and functional.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

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

Service:**Type & Condition:**

Overhead, 120/240 Volt Circuit breakers, Appears serviceable.

Main Service Ground Verified:

Grounding provided by connection to metallic water pipe.

Attention Needed - There is no jumper installed to allow the removal of the meter and yet allow the electrical ground to be intact. *There must always be a jumper wire installed around the water meter. Bonding jumpers shall be of copper or other corrosion-resistant material, have approved clamping devices and be of the correct wire gauge for the service installed. Lack of jumper wires present a safety hazard and can lead to an electric shock.*

Electrical Distribution Panels:

Main Panel Location:

Lower Level living room.

Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:

Yes.

Main Circuit Rating:

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

Entrance Cable Size:

4/0 Aluminum.

Disconnect:

Located at the top of main panel.

Main Panel Devices:

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

Breaker/Fuse to Wire Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Main Panel Observations:

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Action Needed:

There was a 3/4 or 1 inch foam board installed at the interior of the panel around the breakers. This condition does not allow the breakers to 'breathe' and may present a fire hazard. Further evaluation by a licensed electrician is recommended.

Conductors:

Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General:

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

Electrical Outlets:

General:

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

A portion of the outlets were painted over which does not allow for the usage of 3 prong equipment. The upper level kitchen outlet cover was damaged and should be replaced.

Current safety standards require electrical outlets within every 6 feet or/and at every wall. This was enacted to the large amount of electrical appliances used today.

Use of electrical extension cords to replace the function of outlets present a safety hazard and can lead to an electrical fire.

Inspector noted that the lower level bathroom did not have an outlet. Update to current electrical safety standards is strongly recommended.

Ground Fault Protected Outlets:

Ground-Fault Circuit-Interrupters (GFCI's) are special outlets and/or circuit breakers that are highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground. GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel.

Other Electrical Circuitry:

Smoke Detectors:

Insufficient amount of smoke detectors.

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Carbon Monoxide Detectors:

Current safety standards require carbon monoxide detectors on each floor.

Doorbell :

There was no exterior door noted with a working doorbell.

Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.

Electric Service Condition:

Utility Services:

The overhead electrical service lines are secure at the pole and masthead.

Lighting:

Bathrooms:

The ceiling light and fixture in this bathroom are in functional condition.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal. The source of the water supply was determined by the presence of a water meter on the property and no other source of water supply noted.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Basement level wall.

Visible Mineral Deposits or Encrustations:

No.

Exterior Hose Bibs Functional:

The hose bibs installed are not a frost proof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibs, and shut off the water when freezing temperatures are anticipated.

Functional Supply:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Based on visible observations and inquiries made with the owner, MLS listing and/or real estate agent, it appears that the building is connected to a municipal sewer waste system; however, this cannot be accurately determined during a short one-time home inspection and is not part of this inspection. It is therefore suggested that you check with the local municipal officials to determine whether the building is connected to a municipal sewer system or an on-site waste disposal system (i.e. cesspool, septic tank, etc.) If the building is connected to an on-site system, it is recommended that a septic system professional check it prior to the closing of contract (escrow).

Waste Line Materials

The predominant waste line material is plastic. Inspector was unable to locate the main sewer cleanout. We recommend inquiry to the local office of public works and services of a licensed plumber to determine location of sewer cleanout. In the event of a sewage clog or emergency it's important to access the sewer cleanout. .

Waste Piping Condition:

The visible plumbing waste piping appears functional.

It is recommended to have the sewer line from the home to the street cleaned by a certified qualified sewer cleaner removal company.

Vent Piping Material

The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:

The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

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

Objectionable Odors Noted:

No.

Sump Pump:

No - There is no sump pump installed. This does not mean that there is no need for one.

Water Heater:

Location:

Boiler room.

Model/ Serial Number/ Size:

System is A O Smith. Unit Type: Storage Tank, The average service life for a water heater is 10 - 12 years. The unit was manufactured about 1998. The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.

Tank Capacity:

A 50 gallon water heater is installed. The existing water heater may not be adequate for the demand you and your family may require. When replacing the unit, match the unit size with your current requirements.

Fuel Source for Water Heater:

The water heater is gas-fired.

Electric Service to Water Heater:

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

Exposed Water Heater Condition:

It shows some age, but it appears sound.

Firebox Condition

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

Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

The incoming and output piping is installed correctly.

Temperature Controls:

Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Safety Overflow Pipe:

Attention Needed:

The pipe had green substance which indicate excessive moisture / water at this area.

The pipe may need replacement. Further evaluation by a licensed reputable plumber is recommended.

Water Heater Insulation Jacket:

No. Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

KITCHEN**Kitchen Plumbing:****Note:**

There were 2 kitchens. One at the upper level and another at the lower level. All comments pertain to both kitchens unless mentioned otherwise.

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.

Caulking Water Contact Areas:

The caulking in water contact areas appears to be adequate for its age.

Kitchen Appliances:

The table illustrates the typical life expectancy for common household appliances.

Appliances	Est. Life Expectancy	Important Comments
Clothes Washer	5 to 8 yrs.	Keep hot & cold water off when not in use.
Clothes Dryer	5 to 10 yrs.	Vent dryer to outdoors. Clean filter after each use.
Dishwasher	5 to 10 yrs.	Clean debris from bottom of dishwasher after each use.
Exhaust fan	15 to 20 yrs.	Clean ducts and filters several times each year
Garbage Disposal	5 to 10 yrs.	Do not use with a private waste disposal system
Refrigerator	15 to 20 yrs.	Clean refrigerator coils & compressor at least once a year
Range/Oven	15 to 20 yrs.	Keep clean and free of grease buildup

Range Hood:

NO.

Installing a good range hood above your range or cooktop is the best way to prevent exhaust fumes and smoke, grease, moisture and even heat from escaping the kitchen into other areas of your home.

Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

Range/Oven:

The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.

Gas Shut Off:

Gas ovens should have a shut off valve within 6 feet of appliance as a safety precaution. Inspector was unable to locate the shut off for the oven.

Refrigerator:

The upper level did not have a refrigerator.

There is a refrigerator installed. The main floor refrigerator was operable. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Kitchen Interior

Location:

Main level rear of house.

Walls:

The walls in the kitchen appear to be without significant issues.

Countertops:

The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are satisfactory in both appearance and function.

Important note:

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report. o.

Ceilings:

Kitchen Interior

General condition appears serviceable.

Floors:

Kitchen Interior

General condition appears serviceable. The floor covering material is Vinyl.

Closets:

Kitchen Interior

General condition appears serviceable.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

The upper level had the plumbing / hook up to install a washer & dryer at the rear of the home.
The lower level had a washer and dryer installed at a hallway closet.

Entry Door:

The entry door to the laundry room is functional.

Walls:

The walls in the laundry room appear to be functional.

Floor:

The floor coverings are functional. The floor in the laundry room has a washer and dryer installed limiting the view. Look at the floor after the appliances are removed.

Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.

Washer Hookup:

Yes.

Dryer Hookup:

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

Dryer Ventilation:

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

Important Note:

. Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.

Ceilings:**Laundry:**

The ceiling is functional.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathrooms:**NOTE:**

There were 2 full bathrooms at the upper level and a full bathroom at the lower level. All comments pertain to all of the bathrooms unless stated otherwise.

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

There were old water stains noted beneath the basin at the upper level hallway bathroom.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional. A portion of the basins were missing a stopper. Minor repairs.

Faucet and Supply Lines:

There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet appears to be functional.

Tub Mixing Valve & Stopper:

The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Entry Door:

The entry door to the bathroom is functional.

Walls:

Attention Needed - The walls in the master bathroom tiles show minor cracks. They do not appear to be a serious structural concern at this time.

Windows:

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

The lower level window is in a wet area that will need periodic inspection to check for moisture damage.

Inspector noted that the wood sill had water damage and was black which may be mold. The areas should be repaired and installation for a vinyl window frame is recommended. There appears to be a black mold like substance at the window sill and at bath areas. We recommend services of a certified qualified mold contractor to conduct further testing and remove the mold. High levels of mold are known to have adverse health effects.

Ceiling:

Lower level bathroom:

Moisture Damage - The damage to the ceiling in this bathroom appears to be caused from moisture within the room. There may not be adequate ventilation, or the ventilation is not being used as needed. Areas of the ceiling do not appear flat. Monitor the areas for further damage and repair when needed.

Floor:

The flooring in this bathroom is functional. The floor covering material is tiles.

Ventilation Fans:

Attention Needed - There is an exhaust fan installed in this bathroom, but it does not appear to be removing air at a satisfactory rate. Cleaning or repair is indicated.

Important Note:

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Bedrooms:**NOTE:**

There were 5 bedrooms on the upper level and 3 bedrooms at the lower level. All comments mentioned pertain to all bedrooms unless otherwise stated.

Entry Door:

The entry door to the bedrooms are functional.

Closet:

The closet is functional and of average size.

Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Floor:

The wood floors are in functional condition. The laminate - had areas that was spaced apart. The laminate appears to be of inferior quality and may need replacement in the near future. The floor covering material is primarily composed hardwood for the original upper bedrooms and laminate floor for the extension and lower rooms.

Important Note:

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:

Front Entry Door:

The main entry doors to the structure is in functional condition.

Entry Floor:

The entry floor material appearance is satisfactory and material is functional.

Main Hallway:

The main hallway walls and floor are without significant issues.

Attention Needed - The main hallway ceiling needs attention. There does not appear to be a structural concern at this time. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak. Monitor the areas for further leakage.

Staircase:

The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

Upper Level Hallway:

The upper level hallway walls and floor are without significant issues.

Living & Dining Rooms:

Entry Door:

The entry door to this bedroom is functional.

Closet:

The closet is functional and of average size.

Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Floor:

The floors are in functional condition. The floor covering material is hardwood.

Important Note:

Information in regards to functionality of light fixtures, electrical and GFI outlets- please see the electrical section of this report. For further information in regards to windows functionality please see the structure section of this report.