



## HOME INSPECTION REPORT

Prepared For Exclusive Use By  
**Donna and Jesse Moreno**



For The Property Located At  
**634 Del Norte, Santa Maria, CA**

NOTICE: This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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## General Information

Inspection Address:	634 Del Norte, Santa Maria, CA
Inspection Date:	04.10.2009
Inspection Start Time:	08:15 AM
Inspection End Time:	11:15 AM
Weather:	Sunny and mild
Inspector Name:	Martin Hewitt
Client:	Donna and Jesse Moreno
Buyer Agent Name:	Gina Ugarte
Inspection Fee:	365.00
Structure Type:	Wood Frame
Furnished:	Unfurnished
Number of Stories:	1
Structure Style:	Single Family
Structure Orientation:	North
People on Site At Time of Inspection:	Donna and Jesse Moreno

## **Important Information**

### **Important - Please Read Carefully**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. This inspection has been performed, and this report prepared, in accordance with State-recognized standards for home inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

#### **DEFINITION OF TERMS USED IN REPORT:**

**DEFICIENT:** A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

**SAFETY CONCERN:** Items or conditions reported as a safety concern may be property or system upgrades that enhance general safety, others may be considered life threatening. Your inspector will NOT prioritize or emphasize the importance of one safety concern over another. For this reason, ALL safety concerns should be evaluated by appropriate specialists and corrected immediately.

**MAINTENANCE:** A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, maintenance or improvement at this time. General deficiencies include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREVENTIVE:** Any improvement to an area, system, component or condition that would help prevent a deficiency from occurring.

**MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and will require further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional. Specialist evaluation of deferred items should take place as soon as possible to avoid any unpleasant surprises after title to the property has been transferred.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

## Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

### Section 1.0 - Exterior

#### Building Features

##### Screens

DEFICIENT: Damaged window screening

### Section 2.0 - Roof

#### Primary Roof

##### Concrete Tile

DEFICIENT: Number of tiles not secured and have slipped

### Section 3.0 - Electrical

#### Wiring

##### Kitchen Wiring

DEFICIENT: Garbage disposal wiring unsafe

##### Lights and Switches

##### Interior

DEFICIENT: Missing light fixture

##### Receptacle Outlets

##### Kitchen Outlets

DEFICIENT: Uncovered outlet needs cover

### Section 4.0 - Plumbing

#### Water Supply System

##### Potential Cross Connections

SAFETY: Anti-siphon devices not provided at hose bibs

### Section 5.0 - Fireplace

#### Factory-Built

##### Damper

SAFETY: No safety clip installed on damper plate

**Log Grate**

DEFICIENT: Log grate at fireplace is damaged

**Section 6.0 - Interior**

**Walls and Ceilings**

**Walls**

DEFICIENT: Maintenance type repairs are needed

**Cabinet and Pantry**

**Cabinetry**

DEFICIENT: Cabinetry is damaged

DEFICIENT: Cabinet door handles missing

**Carbon Monoxide Detectors**

**Placement**

SAFETY: No carbon monoxide detectors installed

**Section 7.0 - Garage**

**Interior**

**Firewall**

SAFETY: Voids in firewall need patching or repair

# Full Inspection Report

## Section 1.0 - Exterior

### Site Features

#### Watering System

1.1 - DEFERRED: A sprinkler system is installed on the property. However, since evaluation of any type of grounds watering system is outside the scope of a home inspection, you may wish to have a landscaping contractor evaluate the system before the close of the transaction. In any event, it is important that you make sure the sprinklers do not spray against the residence, or create water pooling around the base of the home, as water can cause damage to the foundation and exterior, and can also lead to moisture intrusion and mold growth within the home.

#### Grading and Drainage

##### Elevations

1.2 - COMMENTS: There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

##### Grading

1.3 - COMMENTS: Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.

##### Surface Drainage

1.4 - PREVENTIVE: The soil is not sufficiently sloped or graded to drain runoff water away from the the south side of the residence. Inadequate drainage and grading around a building can lead to moisture intrusion and create an environment conducive to the growth of mold. It can also damage the foundation and/or cause excessive settlement. As a preventive measure we recommend that the soil be sloped to drain surface water away from the residence for ten feet or more and/or that hardscaping be installed, and/or that an appropriate drainage system be provided.

#### Hardscaping

##### Driveway

1.5 - COMMENTS: The concrete driveway is functional.

##### Walkways

1.6 - COMMENTS: The concrete walkways at various locations around the residence are functional.

### Building Features

#### Wall Coverings

1.7 - COMMENTS: The stucco wall covering is in satisfactory condition.

#### Fascia and Trim

1.8 - COMMENTS: The fascia board and trim appears to be in satisfactory condition.

#### Eaves and Soffits

1.9 - COMMENTS: The eaves are in satisfactory condition.

#### Doors and Windows

1.10 - COMMENTS: The door and window exteriors are in satisfactory condition.

1.11 - MAINTENANCE: Some damaged door trim was observed at the west exterior garage door.

#### **Screens**

1.12 - DEFICIENT: There is a damaged window screen at the west side of the residence (at N/W bedroom) that you may wish to have repaired.

## **Section 2.0 - Structural**

### **Structure & Framing**

#### **Wall Structure**

2.1 - COMMENTS: The wall structure components appear functional.

2.2 - COMMENTS: The walls of the home would appear to be conventionally framed with 2x4 wood studs.

#### **Floor Structure**

2.3 - COMMENTS: Where visible, the floor structure components appeared functional.

2.4 - COMMENTS: The floor of the home is constructed of poured concrete.

#### **Ceiling and Roof Structure**

2.5 - COMMENTS: The ceiling and roof structure appeared functional.

2.6 - COMMENTS: The ceiling and roof structure is framed with prefabricated wood trusses.

### **Slab Foundation**

#### **General Comments**

2.7 - COMMENTS: The residence has a concrete slab foundation. Not all slab foundations are alike, however. For example, steel reinforcement bars and moisture barriers were not used in earlier slabs, but are included in most new slabs. Some slabs are post-tension, which incorporate the use of cable that is put under tension to help prevent cracking. In any event, our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or remove the floor coverings, nor do we use any specialized measuring equipment. It is, however, important to note that most concrete slabs are found to contain cracks when the floor coverings are removed, but cracks that are less than 1/4" and are not offset are generally not considered to be structurally significant.

#### **Concrete Slab**

2.8 - COMMENTS: The visible portions of the concrete slab foundation appeared to be in satisfactory condition at the time of the inspection.

### **Garage Foundation**

#### **General Comments**

2.9 - COMMENTS: The garage rests upon a slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any evidence of significant cracks or structural deformation, but we do not move stored items or vehicles.

#### **Concrete Slab**

2.10 - COMMENTS: Where accessible and exposed to view, we noted no significant abnormalities with the garage concrete slab foundation at the time of the inspection.

## **Section 3.0 - Roof**

## Primary Roof

### Concrete Tile

3.1 - DEFICIENT: There are two rake tiles at the N/E corner of the home that are not secured and have slipped, and need to be serviced/secured for safety and to help forestall the possibility of roof leakage.



### Flashings

3.2 - COMMENTS: The roof flashing, where visible, appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

### Protrusions

3.3 - COMMENTS: Where visible, the roof protrusions (vent pipes, etc.) appeared to be well sealed and/or flashed and in satisfactory condition.

### Roof Drainage

3.4 - COMMENTS: The gutters and downspouts that were installed appeared to be in satisfactory condition. However, without water in the gutters it is virtually impossible to determine whether they are watertight and properly sloped towards the downspouts, so you may wish to have the system water tested for proper function at this time, or take your chances and wait for the next heavy rainfall to evaluate the system.

## Section 4.0 - Attic and Loft

### Attic

#### General Comments

4.1 - DEFERRED: We will inspect the attic as best as we possibly can from all accessible vantage points. However, we will usually not try to enter an attic that is less than thirty-six inches high, or where passage is restricted by framing, furnaces, distribution ducting, etc, nor will we attempt to access any areas where the insulation conceals the framework that would otherwise provide a visible secure footing. With regards to insulation, we do not attempt to determine its R-value, do not sample or test its composition for hazardous content, and use approximate measurements and descriptive terminology. Also, since we do not move or disturb the insulation during our inspection, components such as water pipes, electrical conduits, junction boxes, exhaust fans, etc. may not be visible for evaluation.

#### Access

4.2 - COMMENTS: There is a clear access to the attic in the laundry room that was entered in order to evaluate the attic areas and components.

#### Ventilation

4.3 - COMMENTS: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

### **Insulation**

4.4 - COMMENTS: The attic floor is insulated with approximately 9 inches of blown in insulation, which should be adequate.

## **Section 5.0 - Electrical**

### **Service**

#### **Service Entrance**

5.1 - COMMENTS: The service entrance is underground.

#### **Service Disconnect**

5.2 - COMMENTS: The 200 amp main disconnect is located inside the main panel.

#### **Grounding Electrode System**

5.3 - COMMENTS: The main electrical panel appears to be properly grounded.

### **Main Panel**

#### **Main Panel**

5.4 - COMMENTS: The residence is served by what appears to be a 200 amp panel, located at the west side of the residence.

5.5 - COMMENTS: The main panel and its components have no visible deficiencies.

### **Wiring**

#### **Wiring Types**

5.6 - COMMENTS: Where visible and accessible, the branch circuit wiring in this residence is primarily vinyl-wrapped NM copper.

#### **Branch Circuit Wiring**

5.7 - COMMENTS: We observed no deficiencies with the visible and accessible branch circuit wiring at the time of the inspection.

#### **Kitchen Wiring**

5.8 - DEFICIENT: The wiring under the kitchen sink for the garbage disposal is unsafe and needs servicing by an appropriately qualified electrician.



### **Lights and Switches**

#### **Interior and Exterior**

5.9 - COMMENTS: All tested interior and exterior light fixtures and switches were functional.

#### **Interior**

5.10 - DEFICIENT: There is a missing light fixture in the living room. The fixture will need to be replaced or the junction box covered.

#### **Receptacle Outlets**

##### **Interior and Exterior**

5.11 - COMMENTS: All tested interior and exterior receptacle outlets were functional.

##### **Kitchen Outlets**

5.12 - DEFICIENT: There is an uncovered receptacle outlet at the west of the kitchen island that needs to be fitted with a cover for safety (easily remedied).



#### **GFCI Protection**

##### **General Comments**

5.13 - COMMENTS: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but these devices can fail at any time. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

##### **GFCI Receptacle Outlets**

5.14 - COMMENTS: The GFCI protected receptacle outlets at the exterior, garage, bathroom, and kitchen countertops responded correctly when tested using the built-in test buttons.

##### **Inspection Limitations**

5.15 - DEFERRED: GFCI equipment was tested using the manufacturers test buttons only.

## **Section 6.0 - Plumbing**

#### **Water Heater**

##### **Water Heater**

6.1 - COMMENTS: There is a 2 year old, 40 gallon, GE natural gas water heater located in the garage.

6.2 - COMMENTS: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

##### **Controls**

6.3 - COMMENTS: The control valve handle or knob was functional.

##### **Combustion Air**

6.4 - COMMENTS: The water heater appears to have an adequate combustion-air supply.

### **Water Line Connectors**

6.5 - COMMENTS: The water supply lines and connectors appeared to be in satisfactory condition.

### **Drip Pan**

6.6 - PREVENTIVE: The water heater was not equipped with a drip pan or overflow pipe to minimize water damage from a leak, and you may wish to install a drip pan and overflow pipe as a preventative measure.

### **Venting Provisions**

6.7 - COMMENTS: The vent pipe and cap on the gas water heater appeared to be functional.

### **Gas Shut-Off Valve**

6.8 - COMMENTS: The gas control valve and connector appear to be functional.

### **Seismic Bracing**

6.9 - COMMENTS: The water heater is braced, anchored or strapped to help prevent falling or moving during an earthquake.

### **Drain Valve**

6.10 - COMMENTS: A drain valve was installed on the water heater. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

### **Water Shut-Off Valve**

6.11 - COMMENTS: The shut-off valve appeared functional. To avoid possible leakage, our evaluation does not include turning or testing of the shut-off valve.

### **Water Supply System**

#### **Water Main**

6.12 - COMMENTS: Where exposed to view, the water main entering the home is 1 inch copper. The supply line enters at the north side of the residence.

#### **Water Main Shut Off**

6.13 - COMMENTS: The main water shut-off valve handle was in satisfactory condition.

#### **Pressure Regulator**

6.14 - COMMENTS: A water pressure regulator was in place on the main water line. Internal water pressure was 60 psi at the time of the inspection, which is acceptable.

#### **Functional Flow**

6.15 - COMMENTS: The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we suggest that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

#### **Supply Pipes and Connectors**

6.16 - COMMENTS: The potable water pipes, where visible, are PEX plastic, and appear to be in satisfactory condition.

#### **Hose Bibs**

6.17 - COMMENTS: The hose bibs are functional.

#### **Potential Cross Connections**

6.18 - SAFETY: Although it may not have been a requirement at the time the home was constructed, we recommend that you install anti-backflow devices at all exterior bibs to help guard against contamination of the

potable water supply. These devices are inexpensive and easily installed.

### **Pressure Relief Valve**

6.19 - COMMENTS: There is a pressure relief valve on the water supply system. Testing of the valve, however, was not performed, as these valves will typically corrode over time and leak when opened. We suggest that the client(s) open/exercise the valve frequently to maintain its operational integrity.

### **Inspection Limitations**

6.20 - DEFERRED: Water quality or potability of water supply was not evaluated or tested.

6.21 - DEFERRED: The shut-off valves at the supply fixtures were not handled as they are subject to leakage when turned.

## **Drainage and Venting System**

### **General Comments**

6.22 - COMMENTS: We test the drain, waste and vent (DWV) system by running water through every fixture drain and watching for blockages or slow drains. Fixture blockages become quickly evident and can usually be cured by clearing out the traps. However, if the main drain line is blocked or damaged, there is a very strong chance that it will not become apparent during the course of our inspection, and for this reason we strongly recommend that you have it video scanned by an appropriately qualified specialist to determine its present condition.

### **Drain and Vent Pipes**

6.23 - COMMENTS: The drainage and vent piping is predominantly ABS plastic.

6.24 - COMMENTS: The fixture drain and vent pipes within the home were functional at the time of the inspection.

## **Plumbing Fixtures**

### **Sinks**

6.25 - COMMENTS: The kitchen and bathroom sinks and related components are functional.

### **Toilets**

6.26 - COMMENTS: The toilet responded properly when flushed.

### **Tub-Showers**

6.27 - COMMENTS: The tub-showers in the hall bathroom and master bathroom are functional.

### **Inspection Limitations**

6.28 - DEFERRED: Shower stall surrounds are not tested for watertightness.

6.29 - DEFERRED: Tub and sink overflows are not filled or tested as a part of our inspection.

## **Gas Supply System**

### **Meter and Main**

6.30 - COMMENTS: The gas meter appeared to be in satisfactory condition, and is located at the east side of the residence.

### **Gas Shut-Off**

6.31 - COMMENTS: The gas shut-off valve is located at the gas main.

6.32 - COMMENTS: The gas supply system does not have a seismic shut-off valve which is not currently mandated in this jurisdiction, but you may wish to install one as a safety upgrade.

### **Lines and Valves**

6.33 - COMMENTS: Where visible, the gas supply system appears to be in satisfactory condition.

## Section 7.0 - Heating

### Forced Air Furnace

#### Furnace

7.1 - COMMENTS: The 8 year old, 69,000 btu BRYANT gas-fired forced air heating unit is located in the attic. The furnace responded to normal user controls at the time of the inspection.

#### Combustion Air

7.2 - DEFERRED: The combustion-air supply for the gas furnace appeared adequate and will need to be evaluated by an appropriately qualified specialist for further remarks and recommendations.

#### Vent Pipe and Termination

7.3 - COMMENTS: The furnace venting system components appear satisfactory.

#### Gas Valve and Connector

7.4 - COMMENTS: The gas valve and connector appear to be in satisfactory condition.

#### Air Filter

7.5 - MAINTENANCE: The filter is dirty and should be changed right away and then again every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated to the point where they may need to be cleaned or even replaced.

#### Return Air System

7.6 - COMMENTS: The return air compartment appeared to be in satisfactory condition.

#### Distribution System

7.7 - COMMENTS: Where visible and accessible, the flexible plastic supply ducts were in satisfactory condition.

#### Service Conditions

7.8 - COMMENTS: The working platform in the attic was satisfactory. This platform must remain free and clear of stored items to allow access to, and servicing of, the furnace.

7.9 - COMMENTS: The furnace work light was functional.

## Section 8.0 - Fireplace

### Factory-Built

#### Fireplace

8.1 - COMMENTS: The living room fireplace and chimney system is a single-story factory-built one, manufactured by MAJESTIC, and can be used to burn both gas and solid fuel.

#### Refractories

8.2 - COMMENTS: The concrete refractories are in satisfactory condition.

#### Damper

8.3 - COMMENTS: The damper is functional.

8.4 - SAFETY: A safety clip needs to be attached to the damper plate that will keep the damper in the full open position when operating the gas logs, or potentially hazardous gases can enter into the living area and carbon monoxide poisoning may result.

### **Log Grate**

8.5 - DEFICIENT: The log grate at the fireplace is damaged, and you may wish to have it serviced or replaced.



### **Log Starter**

8.6 - COMMENTS: The gas log starter in the fireplace appeared functional.

### **Gas Logs**

8.7 - DEFERRED: There are heavy carbon deposits on the gas logs which indicate incomplete combustion and a potentially unsafe condition, and we recommend further evaluation by an appropriately qualified specialist.



### **Fireplace Screen**

8.8 - COMMENTS: The fireplace screen appears satisfactory.

### **Glass Doors**

8.9 - COMMENTS: The glass doors are missing or were never installed at the fireplace, and you may wish to have a glass door set installed.

### **Termination**

8.10 - COMMENTS: The termination on the chimney is in satisfactory condition.

### **Chimney Chase**

8.11 - COMMENTS: There is a stucco covered, wood-framed chase at the east side of the home with no visible defects.

### **Chimney Cover**

8.12 - COMMENTS: The chimney cover appears satisfactory.

## **Section 9.0 - Interior**

### **Floors**

#### **Carpet Coverings**

9.1 - COMMENTS: Some of the carpeting was excessively soiled or marked and will need professional cleaning and evaluation or you may wish to have it replaced.

## **Walls and Ceilings**

### **Walls**

9.2 - DEFICIENT: The wall coverings need some maintenance type repairs, such as patching holes and cracks, painting, etc.

### **Windows**

#### **Windows**

9.3 - COMMENTS: The windows in this home are predominately a double paned gliding and double hung type.

9.4 - COMMENTS: All tested windows were found to be functional at the time of the inspection.

### **Doors**

#### **Main Entry**

9.5 - COMMENTS: The main entry door is functional.

#### **Exterior**

9.6 - COMMENTS: The exterior doors function satisfactorily.

#### **Interior**

9.7 - COMMENTS: The interior doors function satisfactorily.

#### **Closets**

9.8 - COMMENTS: The closet doors function satisfactorily.

## **Cabinet and Pantry**

### **Cabinetry**

9.9 - DEFICIENT: The kitchen cabinetry has some damage and will need repair or replacement.



9.10 - DEFICIENT: The cabinet door handles are missing throughout the home and need replacement.



## **Built-In Appliances**

## **Appliances**

9.11 - DEFERRED: Evaluation of freestanding appliances, if present, was not performed, or was performed as a courtesy only, as inspection of personal property falls outside the scope of our inspection. If any freestanding appliances are to convey with the property, it is suggested that you have them tested by an appropriately qualified specialist prior to determine if they are functional and can be used safely.

9.12 - COMMENTS: The appliances are tested for primary functionality only. Your inspector does not and can not evaluate them for their overall performance or for any secondary features, settings or cycles.

### **Dishwasher**

9.13 - COMMENTS: The GE dishwasher responded to normal user controls and progresses through all of its cycles in the 'normal' mode.

### **Garbage Disposal**

9.14 - COMMENTS: The garbage disposal responded to normal user controls.

### **Gas Range**

9.15 - COMMENTS: The GE gas range (includes the stove burners, oven components, and primary controls) was functional, but was neither calibrated nor tested for its performance.

### **Exhaust**

9.16 - COMMENTS: The microwave exhaust fan and vent hood components were functional.

### **Microwave**

9.17 - COMMENTS: The built-in GE microwave oven responded to normal user controls.

## **Laundry Provisions**

### **Washer Water Supply**

9.18 - COMMENTS: The washer water supply valves were free of leakage but were not turned or tested.

### **Washer Drainage**

9.19 - COMMENTS: There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

### **Washer Drain Pan**

9.20 - PREVENTIVE: There is no drain pan beneath where the laundry washing machine is placed. As a discretionary upgrade, you may wish to have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent water damage in the event of leakage.

### **Dryer Venting**

9.21 - COMMENTS: Dryer exhaust provisions were satisfactory.

### **Gas Supply**

9.22 - COMMENTS: The gas line and valve for the clothes dryer appeared to be in satisfactory condition. However, the valve was not turned or tested, and should be capped if it not to be used.

### **Electrical Supply**

9.23 - COMMENTS: No 220 volt outlet was provided and is needed for most electric clothes dryers.

### **Smoke Alarms**

#### **Placement**

9.24 - COMMENTS: There are hardwired and battery powered smoke detectors in the bedrooms.

9.25 - COMMENTS: There are hardwired smoke detectors in the bedroom hallway.

### Testing

9.26 - DEFERRED: In accordance with home inspection industry standards, we do not test smoke detectors. However, they are an important safety feature that must not be overlooked, and it is important to make sure that there are functional detectors installed at all required locations prior to occupying the premises.

### Carbon Monoxide Detectors

#### Placement

9.27 - SAFETY: There are no carbon monoxide detectors installed anywhere in the home. We recommend that carbon monoxide detectors be installed throughout the home for safety before the premises are occupied.

### Ventilation and Exhaust

#### Bathroom

9.28 - COMMENTS: The bathroom exhaust fans are functional.

#### Laundry

9.29 - COMMENTS: The laundry room exhaust fan is functional.

## Section 10.0 - Garage

### Interior

#### Fire Door

10.1 - COMMENTS: The interior door accessing the garage appears to be solid core, or fire-rated, and self-closes and latches as needed to maintain the fire separation barrier between the living areas of the home and garage.

#### Firewall

10.2 - COMMENTS: Where visible, the firewall in the garage appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

10.3 - SAFETY: The holes or openings in the garage firewall must be repaired for fire safety reasons, in order to maintain the necessary firewall separation between the garage and the living quarters.

#### Walls and Ceiling

10.4 - COMMENTS: The wall and ceiling coverings appear functional, with typical wear or cosmetic damage in some areas.

10.5 - DEFERRED: There are water stains around where the water heater vent pipe passes through the garage ceiling that is most likely the result of condensation accumulating on the gas line directly adjacent to the vent pipe. You should have this condition corrected to help prevent moisture damage and possible mold growth.



### **TPR Valve**

10.6 - COMMENTS: A temperature and pressure relief (TPR) valve was installed at the water heater as required. The valve includes a discharge pipe that discharges to within 6 inches of the ground at a visible and accessible exterior location as needed.

10.7 - PREVENTIVE: The discharge line from the temperature and pressure relief (TPR) valve has been incorrectly plumbed uphill, which can allow any discharge to remain in the line and damage the valve, and the line should be correctly plumbed downhill for safety.



### **Vehicle Doors**

#### **Vehicle Doors**

10.8 - COMMENTS: The sectional garage vehicle door functioned satisfactorily when tested using the automatic opener.

#### **Automatic Opener**

10.9 - COMMENTS: The automatic garage vehicle door opener and auto reversing feature functioned satisfactorily when tested.

#### **Safety Sensors**

10.10 - COMMENTS: The safety sensors at the garage vehicle door functioned satisfactorily.

#### **Springs and Torsion Bars**

10.11 - COMMENTS: The vehicle door spring and torsion bar are functional.

## **Section 11.0 - General**

### **Environmental Comments**

#### **Pest Control**

11.1 - COMMENTS: Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

#### **Mold**

11.2 - COMMENTS: Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.