

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of a property inspection.

Our inspectors are all proud members of **ASHI** (American Society of Home Inspectors), a nation wide professional organization for property inspectors. **ASHI** requires its members to meet and adhere to all membership standards; **ASHI** sets forth our standards of practice, **ASHI** mandates our strict code of ethics and **ASHI** requires continual education in the property inspection industry.

This report describes the property conditions on the date of the inspection, to current **ASHI** standards. Within the **ASHI** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear of prior occupancy. The IRC Code is one source we take into account, but our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.ashi.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

This Report Complies with the ASHI Standards of Practice

*Note: *Italicized* words in this document are defined in the Glossary of Terms in the ASHI Standards of Practice.

1. INTRODUCTION

The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home *inspectors* who subscribe to these Standards of Practice. *Home inspections* performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

2.2 The inspector shall:

- A. adhere to the Code of Ethics of the American Society of Home Inspectors
- B. *inspect readily accessible*, visually observable, *installed systems* and *components* listed in these Standards of Practice.
- C. report:
 1. those *systems* and *components inspected* that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives.
 2. recommendations to correct, or monitor for future correction, the deficiencies *reported* in 2.2.C.1, or items needing *further evaluation*. (Per Exclusion 13.2.A.5 *inspectors* are NOT required to determine methods, materials, or costs of corrections.)
 3. reasoning or explanation as to the nature of the deficiencies *reported* in 2.2.C.1, that are not self-evident.
 4. *systems* and *components* designated for inspection in these Standards of Practice that were present at the time of the *home inspection* but were not *inspected* and a reason(s) they were not *inspected*.

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- 2.3 These Standards of Practice are not intended to limit *inspectors* from:
- A. including other inspection services, *systems* or *components* in addition to those required in Section 2.2.B.
 - B. designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
 - C. excluding *systems* and *components* from the inspection if requested by the client.

CONDITION CODE DEFINITIONS

SAFETY CONCERNS	[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate persons "professional in the appropriate trade".
FURTHER EVALUATION	[FE] Further Evaluation: Conditions noted that warrant further evaluation and or corrections by the appropriate professional in the appropriate trade.
CORRECTIONS RECOMMENDED	[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate persons "professional in the appropriate trades".
RECOMMENDED UPGRADE	[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

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 property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon 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 evacuation 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.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, 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. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people 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 as set forth in the Inspection Agreement, 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.

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All repairs should be done by an appropriate professional in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for his contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

FILE/DATE/TIME File # Sample-082707 ASHI Date: 08/27/07 Time: 11:30 AM.
CLIENT NAME ASHI Sample.
LOCATION 123 Main St., Lakewood, CA.



BUYER'S AGENT Your Agent.
WEATHER/SOIL Weather conditions during the inspection: partly cloudy, 60-70 degrees and the ground was moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: East.
STRUCTURE Reportedly built 1949, 1 story, reportedly 1005 square Ft. single-family residence.
FOUNDATION Foundation types: raised foundation.

UTILITY SERVICES

UTILITIES All utilities on.

OTHER INFORMATION

PEOPLE PRESENT People present: client, buyers agent.

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Inspection Report Exclusively For: Sample-082707 ASHI**BUILDING OCCUPIED**

The building was occupied and access to some items such as; electrical outlets/ receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Calif3D.

COMMENTS

Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 2 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of escrow.

INTRODUCTORY NOTES**IMPORTANT INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] Regardless of the age of the building we recommend inquiring about any/all permits and inspection records with final signatures for the building and for any changes or additions that may have been made to the building.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

[NOTE] Shortly before closing you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We strongly suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the house have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.

[NOTE] Buildings built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

[NOTE] Square footage, of and age of building quoted is information given by other parties in the transaction and is a guide for the inspection company to determine amount of time and fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We

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are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended.

STRUCTURAL SYSTEM

SECTION 3

3.1 The *inspector* shall:

A. *inspect.*

1. structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. *describe.*

1. the methods used to *inspect under floor-crawl spaces* and attics.
2. the foundation
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

301 EXTERIOR	The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
303 FOUNDATION	<p>[FE] The concrete foundation had evidence of cracking possibly due to settlement/movement and/or seismic activity. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.</p> <p>[CR] There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.</p>
306 FRAMING	The visible floor framing appeared functional.
307 MUDSILL(S)	The visible areas of the mudsills appeared functional.
310 FLOOR JOIST(S)	The visible areas of the floor joists appeared functional.
311 FLOOR BEAM(S)	The visible areas of the support beams appeared functional.
312 SUBFLOOR	The visible areas of the sub flooring appeared functional.
313 INSULATION	[RU] There was no visible floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

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UNDER-FLOOR ACCESS OPENING(S)

- 315 ACCESSIBILITY Accessed from the exterior at the back side of the building.
The crawl space was generally accessible.

WOOD SEPARATION FROM SOIL

- 316 SEPARATION The wood framing appeared to have adequate separation from the soil.

SEISMIC ANCHORING AND BRACING COMPONENTS

- 318 ANCHORING & BRACING Foundation anchor bolts were visible in the accessible areas of the crawl space.

FRAMING AND SHEATHING

- 319 ROOF FRAMING [FE] Framing has been modified in several locations. We recommend verification of modifications by the appropriate professional.



- 320 ROOF RAFTER(S) The visible areas of the rafter framing appeared functional.

- 322 PURLIN(S) [RU] The braces used to provide support for the rafter's mid-span were fastened to the sides of the rafters. This was an older method of providing support and may have performed adequately to date. Current standards would require purlin boards to run perpendicular to the rafters, installed mid-span with braces properly connected under the purlin brace and set atop a bearing wall or support and not to be angled more than 45 degrees. Upgrading the older construction in this area to conform to current standards is suggested.

- 323 COLLAR TIE(S) [RU] There were no visible collar ties installed. Although the lack of collar ties has allowed the roof structure to perform adequately to date. We recommend the installation of collar ties by a qualified technician in accordance with current building standards as an upgrade.

- 324 CEILING JOIST(S) [FE] Framing has been modified in several locations. We recommend verification of modifications by the appropriate professional.

INSULATION

- 326 INSULATION The visible attic insulation appeared functional.

FOUNDATION TYPES

- 329 FOUNDATION TYPE(S) Foundation types: Raised foundation with a concrete perimeter and concrete interior stem walls.

- 330 ACCESSIBILITY Accessed from the exterior at the back side of the building.
The crawl space was generally accessible.

ATTIC/FRAMING INFORMATION

331 ATTIC ACCESS(S)	Accesses: 1 Location: hall Type: hatch in the ceiling.
332 ROOF FRAMING	Framing types: conventional framing.
333 ROOF SHEATHING	Materials: wood planks.
334 INSULATION	Materials: fiberglass batts.
335 VENTILATION	Vent types: soffit.

ACCESS OPENING(S) AND ACCESSIBILITY

336 ATTIC ACCESS(S)	The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.
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SECTION 3

3.2 The *inspector* is NOT required to:

- A. provide any *engineering* or *architectural* services or analysis.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

EXTERIORS

SECTION 4

4.1 The *inspector* shall:

- A. *inspect*:
 1. *siding*, flashing and trim
 2. all exterior doors.
 3. attached or adjacent deck, balconies, stoops, steps, porches and their associated railings.
 4. eaves, soffits, and fascias where accessible from the ground level.
 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
 6. adjacent or entryway walkways, patios, and driveways.
- B. *describe* :
 1. *siding*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WALL CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

402 STUCCO CLADDING	[CR] This building was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil or grade. The stucco wicks water up out of the soil. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.
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[CR] The stucco siding had moisture damage/deterioration at several locations of the building. These conditions are conducive to moisture intrusion/deterioration.

[CR] There were cracks in the stucco siding. These conditions are conducive to

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moisture intrusion/deterioration. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

[CR] The stucco had moisture stains. Some of the sprinkler heads were spraying on the exterior walls of the building. This conditions is conducive to moisture intrusion, damage and deterioration. We recommend correcting the condition(s) noted.

[FE] The stucco siding had a moss condition on the right side of the building. This condition is evidence of an ongoing moisture condition.

- 411 **FLASHING(S)** The visible areas of the flashings appeared functional.
- 412 **EXTERIOR TRIM** The visible exterior trim materials appeared functional.
- 413 **LANDSCAPING** [CR] There was vegetation growing on the neighboring building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

EXTERIOR DOORS AND WINDOWS

- 415 **DOOR(S)** The doors viewed from the exterior appeared functional.
- 416 **WINDOW(S)** [CR] A number of the window screens were missing. We recommend they be repaired or replaced as needed.
- [FE] Double-pane windows/doors reduce noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

EAVES, SOFFITS AND FASCIAS

- 425 **EAVE(S)/SOFFIT(S)** [FE] There were damaged/deteriorated eave and soffit materials noted at several locations. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.
- 426 **FASCIA(S)** [FE] There were damaged/deteriorated fascia materials noted at several locations. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

- 428 **SITE GRADING** [CR] There were areas where, adjustments (removal of top soil and/or vegetation) of the grading at the foundation would be advised to help excess moisture flow away from the foundation.
- [FE] This property has a zero lot line system. The side of one house is the fence for the one next to it. We recommend proper grading be maintained to keep out any water intrusion.
- 429 **DRIVEWAY(S)** [CR] There were cracks in the driveway. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.
- [SC] Transition from driveway to patio surface is a trip hazard. We recommend correcting the condition(s) noted.

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- 431 **WALKWAY(S)** The walkways appeared functional.
- 432 **STEP(S)/STAIR(S)** [SC] There was improper rise on steps/stairs. This condition is a trip hazard. We recommend correcting the condition(s) noted.
- [NOTE] Tiles may be slippery when wet use caution.
- 435 **MAIN ENTRY** The entry/porch appeared functional.
- 436 **PATIO(S)** [SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard. We recommend correcting the condition(s) noted.
- [CR] There were cracks in the patio. We recommend sealing all cracks to help minimize moisture intrusion.
- [SC] Transition from driveway to patio surface is a trip hazard. We recommend correcting any trip hazard conditions.
- [NOTE] Tiles may be slippery when wet, use caution.
- 437 **PATIO COVER(S)** [CR] There was no visible flashing between the patio cover(s) and the exterior wall(s). This condition is conducive to moisture intrusion into the interior walls and/or under the water proof surface. We recommend correcting the condition(s) noted.
- [FE] Damage/deterioration was noted on the patio cover at the following locations: supporting posts, framing.
- [CR] The supports posts are in contact with the patio surface. This condition is conducive to moisture intrusion and deterioration.
- 439 **SITE DRAINAGE** [RU] There was no visible underground drainage system for this property. We recommend a drainage system be added to collect and divert surface water and roof runoff to an appropriate location.

EXTERIOR INFORMATION

- 441 **SITE GRADING** Flat site.
- 442 **DRIVEWAY(S)** Materials: concrete.
- 444 **WALKWAY(S)** Materials: concrete.
- 445 **STEP(S)/STAIR(S)** Materials: Concrete pavers and tile
- 446 **MAIN ENTRY** Materials: concrete pavers
- 447 **PATIO(S)** Materials: tile
- 448 **PATIO COVER(S)** Materials: wood frame design.
- 449 **SITE DRAINAGE** Surface drainage.
- 450 **SIDING/CLADDING(S)** Materials: stucco.
- 452 **EXTERIOR TRIM** Materials: wood and stucco.
- 453 **DOORS)** Materials: wood and metal.
- 454 **WINDOW(S)** Materials: metal, horizontal/vertical sliding, fixed, double-pane (thermal) windows were present.

OUTSIDE THE SCOPE OF THE INSPECTION

457 FENCING/GATE(S)

The gate(s) were locked.

[FE] Sections of the walls were covered with vegetation and were not visible to examine. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

459 FOUNTAIN(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system.

[SC] Free-standing fountains pose a topple hazard if not mechanically connected/secured. The fountain was not operated. We recommend verifying that the fountain is mechanically connected/secured or removed.

SECTION 4

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. *recreational facilities*.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

ROOF SYSTEM

SECTION 5

5.1 The inspector shall:

A. *inspect:*

1. roofing materials.
2. *roof drainage systems*.
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. *describe:*

1. roofing materials.
2. methods used to *inspect* the roofing.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF COVERINGS

502 COMP. SHINGLES

[FE] There were damaged/missing shingle tabs. We recommend a full evaluation and/or correction(s) by an appropriate professional in the appropriate trade.

[FE] Improper drip edge configuration. Evidence of ponding water noted.



ROOF DRAINAGE SYSTEMS

512 ROOF DRAINAGE

The visible areas of the roof drainage system appeared functional.

513 DOWNSPOUT(S)

The visible downspouts appeared functional.

FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

514 FLASHING(S)

[FE] Face nailing of the flashings was noted. This condition is conducive to moisture intrusion and rusting of nail heads. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

[CR] Some of the flashings were rusty. We recommend they be cleaned, painted and/or replaced as needed.

[CR] There were substandard or missing flashings at garage rear.

**517 PENETRATION(S)**

The visible roof penetrations appeared functional.

[CR] There were damaged flue pipe caps.

ROOF INFORMATION

518 ROOF COVERING(S)

Materials: dimensional fiberglass composition shingles.

519 ROOF LAYER(S)

1 layer observed.

520 ROOF DRAINAGE

Materials: metal rain gutters.

521 INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.

SECTION 5

5.2 The inspector is NOT required to inspect:

- A. antennae.
- B. interiors of flues or chimneys that are not *readily accessible*.
- C. other *installed* accessories.

PLUMBING

SECTION 6

6.1 The inspector shall:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste, and vent systems *including* all fixtures.
3. water heating equipment and hot water supply *system*.
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems*.
6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SUPPLY, WASTE AND VENT PIPING

- | | |
|-------------------|---|
| 601 WATER SHUTOFF | The main water shutoff valves are outside the scope of the inspection and are not tested. |
| 602 WATER PIPING | The visible water supply piping appeared functional. |
| 603 WASTE PIPING | The visible waste piping appeared functional. |
| 604 VENT PIPING | [CR] TV antenna attached to plumbing vent on roof. |

FIXTURES, FAUCETS AND DRAINS

- | | |
|----------------------|---|
| 606 SINK(S) | The visible and accessible sinks appeared functional. |
| 607 TOILET(S) | The toilet(s) functioned. |
| 610 TUB(S)/SHOWER(S) | [CR] The grout/caulking was cracked or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

[CR] The shower arm was loose. We recommend correcting the condition(s) noted.

[SC] The shower head and controls face the door, this configuration is a scald hazard. We recommend correcting the condition(s) noted. |
| 613 ENCLOSURE(S) | The enclosure(s) were functional, with safety glass markings. |
| 614 SINK FAUCET(S) | The faucet(s) and piping appeared functional. |
| 615 HOSE FAUCET(S) | The accessible hose faucets were functional, vacuum breakers were installed. |

Inspection Report Exclusively For: Sample-082707 ASHI**616 DRAINS**

[SC] Bathroom, corrugated plastic used as drain piping, this material is not approved for this application, the corrugations trap bacteria. We recommend correcting the condition(s) noted.

[CR] Drain at left rear in crawl space had improper/reversed slope. We recommend correcting the condition(s) noted.

**617 COMMENTS****WATER HEATER CONDITIONS****620 VENTING SYSTEM(S)**

[SC] The flue vent pipe was not secured as required. We recommend correcting the condition(s) noted.

[SC] The flue vent connections were backward, products of combustion were spilling out. We recommend correcting the condition(s) noted.

[SC] The flue vent piping was in contact with combustible materials. This condition is a fire hazard. We recommend correcting the condition(s) noted.

[SC] Substandard vent installation.

**621 SUPPLY PIPING**

[CR] The water supply connectors were corroded and leaking. We recommend correcting the condition(s) noted.

622 "T & P" VALVE(S)

A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

623 TANK(S)

[FE] The water heater made boiling sounds while operating. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

[CR] The water heater tank was leaking. We recommend correcting the condition(s) noted.

[FE] The metal casing of the water heater tank was corroded/deteriorated. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.

**624 SEISMIC BRACING**

[SC] The water heater was single strapped, not double strapped, it was not stabilized/ blocked to resist movement as required by the State Architect. We recommend correcting the condition(s) noted.

625 COMBUSTION AIR

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

626 ENERGY SUPPLY(S)

[SC] There is no sediment trap, drip leg in gas line as required by the manufacturer, page 20 in manual at unit. We recommend correcting condition(s) noted.

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- 627 CONTROL(S) [SC] The temperature control was set to the "high/very hot position". Excessively high water temperatures can be dangerous and inefficient. We recommend the temperature setting be lowered to the manufacturer's recommended setting.
- 628 ELEVATION(S) [CR] The water heater was installed outside directly on grade. The water heater should be installed on an approved platform a minimum of 3 inches above grade. We recommend correcting the condition(s) noted.

GAS PIPING AND CONNECTORS

- 631 GAS SHUTOFF [RU] The supply shutoff appeared functional, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.
- 632 GAS PIPING [SC] Improper use of gas pipe union in attic space and crawl space. We recommend correcting the condition(s) noted.
- [CR] Areas of the visible gas piping were damaged/deteriorated. We recommend correcting the condition(s) noted.
- [CR] Areas of the visible gas piping lacked adequate corrosion protection where passing through ground/hardscaping. We recommend correcting the condition(s) noted.



PLUMBING SYSTEM INFORMATION

- 635 MAIN WATER LINE Materials: copper piping, where visible.
- 636 WATER PIPING Materials: copper piping, where visible.
- 637 WASTE LINES Materials: a combination of ABS plastic, cast iron and galvanized piping, where visible.

WATER HEATER INFORMATION

- 638 LOCATION(S) The water heater was located in an exterior closet.
- 639 BRAND NAME(S) American.
- 640 APPROX. AGE(S) 1998 based on the ID tag serial number.
- 641 SIZE / GALLONS 40 gallon, based on the ID tag information.
- 642 ENERGY TYPE(S) Natural gas.

PLUMBING SYSTEM LOCATIONS

- 643 WATER SHUTOFF The main water shutoff valve was located at the front of the building.
- 644 GAS SHUTOFF The gas meter and shutoff valve are located at the right side of the building.

CROSS-CONNECTIONS

- 645 CROSS-CONNECTIONS There were no visible cross-connections between the potable and non-potable water at the fixtures or faucets.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

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647 FUNCTIONAL FLOW

A number of fixtures were operated simultaneously with a functional water flow.

648 FUNCTIONAL DRAINAGE

[FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were noted. Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend to have a video camera test be performed on the drainage system prior to close of the transaction.

SECTION 6**6.2 The inspector is NOT required to:**A. *inspect:*

1. clothes washing machine connections.
2. interiors of flues or chimneys that are not *readily accessible*.
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems*.
5. solar water heating *systems*.
6. fire and lawn sprinkler *systems*.
7. private waste disposal *systems*.

B. *determine:*

1. whether water supply and waste disposal *systems* are public or private.
2. water supply quantity or quality.

C. operate *automatic safety controls* or manual stop valves.

ELECTRICAL SYSTEMS

SECTION 7**7.1 The inspector shall:**A. *inspect:*

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior *components* of service panels and sub panels.
6. conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.

B. *describe:*

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors.
5. *wiring methods*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SERVICE CONDUCTORS, EQUIPMENT AND CAPACITY

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- 701 **SERVICE WIRING** The overhead service wires and weatherhead appeared to be functional.
- 702 **CAPACITY** The electrical system capacity appeared adequate for the structure.

PANELS AND OVERCURRENT PROTECTION DEVICES

- 704 **MAIN PANEL** The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.
- 705 **WORKMANSHIP** The wiring within the panel appeared functional.

SERVICE EQUIPMENT AND GROUNDING

- 712 **GROUND TYPE(S)** Water piping & driven rod into the earth.
- 713 **GROUNDING** The visible ground connections appeared functional.

WIRING TYPES AND METHODS

- 715 **WIRING TYPE(S)** Materials: copper, non-metallic sheathed cable and conduit.
- 716 **BRANCH WIRING** [SC] Electrical junction boxes without covers noted at the following locations: laundry. We recommend correcting the condition(s) noted.
- [SC] Improper exposed wiring was noted in the following locations: garage, main entry hall closet. We recommend correcting the condition(s) noted.
- [SC] Extension cord(s) and/or cord type wiring was installed in a permanent manner at the following locations: garage. We recommend correcting the condition(s) noted.
- [SC] The exposed wiring within six feet of the attic access opening was not protected from damage. We recommend correcting the condition(s) noted.
- [SC] There were electrical wiring connections that were not contained in approved electrical junction boxes at the following locations: crawl space. We recommend correcting the condition(s) noted.
- [SC] Unsupported wiring noted in crawl space.

SWITCHES, RECEPTACLES AND LIGHT FIXTURES

- 718 **DOOR BELL** [CR] The door bell failed to function. We recommend correcting the condition(s) noted.
- [SC] Transformer loose in attic.
- 719 **SWITCHES** The accessible switches were functional.
- 720 **RECEPTACLE(S)** The accessible receptacles were functional.
- 721 **LIGHT(S)/FIXTURE(S)** The light(s) were functional.

GROUND-FAULT CIRCUIT-INTERRUPTERS

- 723 **GFCI DEVICE(S)** GFCI protection devices were located in the following areas: laundry, partial kitchen, bathroom
- [RU] There was no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations. All receptacles within 60 inches of a sink, exterior.

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ELECTRICAL SERVICE INFORMATION

725 SERVICE TYPE	Overhead.
726 MAIN PANEL	Located at the left side of the building.
727 SERVICE RATING	120/240 volt system, rated at 100 Amperes.
728 SERVICE WIRING	Materials: copper, where visible in the main panel.
729 BRANCH WIRING	Materials: copper, where visible in the main panel.
730 DISCONNECT TYPE	Circuit breakers.
731 SMOKE DETECTOR(S)	<p>Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.</p> <p>Smoke detectors were noted at; hallway</p> <p>[RU] We recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions.</p>

OUTSIDE THE SCOPE OF THE INSPECTION

732 ALARM SYSTEM	[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.
------------------	---

SECTION 7

7.2 The inspector is NOT required to:

- A. *inspect:*
- remote control devices.
 - alarm systems and components.*
 - low voltage wiring *systems and components.*
 - ancillary wiring, *systems and components* not a part of the primary electrical power distribution *system.*
- B. measure amperage, voltage, or impedance.

HEATING SYSTEMS

SECTION 8


8.1 The inspector shall :

- A. open readily openable access panels
- B. inspect:
 - 1. installed heating equipment.
 - 2. vent systems, flues, and chimneys.
- C. describe
 - 1. energy source(s) .
 - 2. heating systems.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING EQUIPMENT AND OPERATION

- 801 SUPPLY PLENUM(S)** [CR] There were air leaks and conditioned air was escaping. We recommend correcting the condition(s) noted.
- 802 HEATING UNIT(S)** The furnace was functional with exceptions noted
- [FE] There was insufficient work space in front of the equipment. We recommend correcting the condition(s) noted.
- [FE] Substandard installation
- 
- 803 BURNER(S)** The burner flame(s) appeared typical for this type of unit.
- 804 HEAT EXCHANGER(S)** [NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.
- 805 BLOWER / FILTER(S)** [SC] The safety switch on the blower access panel failed to stop the unit from operating when the panel was removed. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.
- 806 RETURN PLENUM(S)** [SC] There were air leaks in the return air plenum at the base of the furnace. This condition can allow contaminated air to be drawn into the system and distributed throughout the building. We recommend correcting the condition(s) noted.
- 807 THERMOSTAT(S)** The thermostat was operated and the system responded.

VENTING SYSTEMS

809 VENTING SYSTEM(S)

[SC] The flue vent piping was in contact with combustible materials, this condition is a fire hazard. We recommend correcting the condition(s) noted.



COMBUSTION AND VENTILATING AIR

811 COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

ENERGY SOURCE AND CONNECTIONS

813 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional.

HEATING DISTRIBUTION SYSTEMS

815 DUCT TYPE(S)

Plastic covered and insulated flexible ducting.

816 DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional.

817 VENT(S) & GRILL(S)

There was air movement from the air register(s)/grill(s)

HEATING SYSTEM INFORMATION

819 LOCATION(S)

The unit was located in the attic.

820 BRAND NAME(S)

Lennox.

821 APPROX. AGE

2004 based on the ID tag information.

822 TYPE & FUEL

Forced air natural gas fired system.

823 APPROX. BTU(S)

60-70,000 btu's, based on the ID tag information.

824 FILTER TYPE(S)

Disposable.

SECTION 8

8.2 The inspector is NOT required to:

A. inspect

1. interiors of flues or chimneys which are not *readily accessible*.
2. heat exchangers.
3. humidifiers or dehumidifiers.
4. electronic air filters.
5. solar space heating *systems*.

B. determine heat supply adequacy or distribution balance.

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CENTRAL COOLING SYSTEMS**SECTION 9****9.1 The inspector shall :**

- A. open *readily openable access panels*.
- B. *inspect*:
 - 1. central and through-wall equipment .
 - 2. distribution *systems*.
- C. *describe*:
 - 1. energy source(s)
 - 2. cooling *systems*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

COOLING EQUIPMENT AND OPERATION**901 CONDENSING UNIT(S)**

[CR] The condensing unit was not level. This condition puts stress on the coolant lines and accelerates motor bearing wear. We recommend correcting the condition(s) noted.

[CR] The condensing unit was not bolted/fastened/strapped in place. We recommend correcting the condition(s) noted.

[CR] AC line set is in the dirt in the crawl space. We recommend correcting the condition(s) noted.

902 SYSTEM CONDITION(S)

The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.

903 THERMOSTAT(S)

The thermostat was operated and the system responded.

ENERGY SOURCE AND CONNECTIONS**905 ENERGY SUPPLY(S)**

[SC] There was not adequate clearance to the electrical disconnect. We recommend correcting the condition(s) noted.

CONDENSATE DRAINS**907 CONDENSATE DRAIN(S)**

[FE] Gas heaters with electric air conditioning: We recommend installing a trap and vent on the primary condensate drain line to prevent the loss of conditioned air and to guard against the introduction of contamination into the system. Traps and vents are required by various manufacturers but not all. Compliance to specific manufacturers' specifications is beyond the scope of our inspection. To determine if a trap and vent is required we recommend further evaluation by a factory qualified technician of this specific manufacturer.

COOLING DISTRIBUTION SYSTEMS**909 DUCT TYPE(S)**

Same as heat.

SECTION 9**9.2 The inspector is NOT required to:**

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

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C. inspect window air conditioning units.

BUILDING INTERIOR

SECTION 10

10.1 The inspector shall inspect:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a *representative number* of installed cabinets.
- D. a *representative number* of doors and windows.
- E. garage doors and garage door operators.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WALLS, CEILINGS AND FLOORS

- | | |
|-------------------------|---|
| 1001 WALL(S)/CEILING(S) | [FE] There was evidence of cracking/movement noted in the wall(s)/ceiling. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade. |
| 1002 CLOSET(S) | [CR] Right front bedroom the doors rubbed. We recommend correcting the condition(s) noted. |
| 1003 CARPET FLOORING | The visible areas of the carpet appeared functional, with common signs of aging and wear. |
| 1004 TILE FLOORING | The visible areas of the tile floor appeared functional. |
| 1005 VINYL FLOORING | The visible areas of the vinyl floor appeared functional. |
| 1006 WOOD FLOORING | [CR] The floor squeaked when walked on. We recommend correcting the condition(s) noted. |

CABINET AND COUNTERTOP SURFACES

- | | |
|--------------------|---|
| 1013 CABINET(S) | The cabinet(s)/ counter(s) were functional. |
| 1014 COUNTERTOP(S) | The countertops were functional. |

SECURITY BARS, VENTILATION, DOORS AND WINDOWS

- | | |
|-----------------------|---|
| 1017 VENTILATION | The ventilation components appeared functional. |
| 1018 INTERIOR DOOR(S) | [CR] Rear entry the door had been removed. We recommend correcting the condition(s) noted. |
| 1019 EXTERIOR DOOR(S) | [SC] Security lock(s) were installed higher than 48" above the floor. This condition is an emergency egress hazard. We recommend correcting the condition(s) noted. |
| 1020 WINDOW(S) | [CR] Several of the window screens were missing. We recommend correcting the condition(s) noted. |

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

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1022 SAFETY GLAZING There were visible safety glass markings on the glass pane(s) at the locations subject to human impact.

GARAGE COMPONENT & EQUIPMENT CONDITION

1025 GARAGE FLOOR(S) [CR] There were cracks in the garage floor. We recommend correcting the condition(s) noted.

[SC] The carpet on the garage floor can trap spilled flammable liquids. This condition is a fire safety hazard. We recommend correcting the condition(s) noted.

[FE] The floor was not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.

1026 GARAGE DOOR(S) The garage door(s) were operated and appeared functional.

1027 DOOR OPENER(S) The automatic garage door opener(s) were operational and the automatic reversing system(s) functioned when the door(s) hit a 1 1/2 inch object placed in its path on the ground while closing.

The secondary safety system (electric eyes) functioned.

1028 FIRE WALL(S) [SC] Inadequate firewall protection for room addition in garage

GARAGE COMPONENT & EQUIPMENT INFORMATION

1031 TYPE & LOCATION(S) Garage; detached, one car.

1033 GARAGE DOOR(S) Door types: sectional(s)

BUILDING INTERIOR INFORMATION

1034 ROOMS INSPECTED All.

1035 WALL(S)/CEILING(S) Materials: sheetrock.

1036 FLOOR(S) Materials: tile, carpet, vinyl, wood.

1038 COMMENTS [FE] The proper wiring and mounting of ceiling fans cannot be determined by visual observations or operational checks. Ceiling fans are heavier than standard light fixtures and require special mounting. We recommend further evaluation and correction(s) if warranted by an appropriate professional in the appropriate trade.

[FE] The electrical receptacles in the interior rooms were the "two-prong type", except in the bathrooms, laundry and kitchen, which was common practice for structure of this age. We recommend a full evaluation of the electrical system by an appropriate professional in the appropriate trade prior to changing the receptacles to the "three prong type".

SECTION 10**10.2 The inspector is NOT required to inspect:**

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities

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INSULATION AND VENTILATION

SECTION 11 INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*

1. insulation and vapor retarders in unfinished *spaces*.
2. ventilation of attics and foundation areas.
3. mechanical ventilation *systems*.

B. *describe*:

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

INSULATION MATERIAL CONDITION

416 ATTIC INSULATION The visible attic insulation appeared functional.

115 UNDER-FLOOR
INSULATION

[RU] There was no visible floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

VENTILATION CONDITION

418 ATTIC VENTILATION The visible attic ventilation appeared adequate.

117 UNDER-FLOOR
VENTILATION

[CR] Exterior ventilation screens were noted to be torn, damaged and/or missing. We recommend they be replaced to keep animals out of the crawl space.

ATTIC AND UNDER-FLOOR INSULATION TYPES

404 INSULATION Materials: fiberglass batts and blown-in.

SECTION 11

11.2 The *inspector* is NOT required to disturb insulation

OTHER BUILT-IN APPLIANCES AND SYSTEMS

SECTION 13 (OPTIONAL)


The inspector may examine the following at his/her discretion, as agreed with the client:

Cook-tops and exhaust fans, dishwashers, food waste disposers, ovens, microwave ovens, refrigerators, freezers, or trash compactors.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

KITCHEN APPLIANCE & COMPONENT CONDITION

- 1301 COOKTOP(S) The cooktop/range burners functioned with exceptions noted.
- [SC] The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition(s) noted.
- 1302 OVEN(S) The oven functioned.
- 1304 MICROWAVE(S) The microwave oven functioned and heated a wet rag.
- 1305 EXHAUST VENT(S) The exhaust fan(s)/ light(s) functioned
- [SC] The visible portion of the exhaust vent ducting was a corrugated flexible material, these products were not approved for kitchen exhaust vents. We recommend correcting the condition(s) noted.
- 
- 1306 DISHWASHER(S) The dishwasher(s) functioned through the "Normal Cycle", no leakage noted.
- 1307 GARBAGE DISPOSAL(S) The garbage disposal(s) functioned.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

- 1317 WASHER SERVICE The laundry faucets were functional, no visible leaks, a machine was connected. We do not operate the faucets.
- [CR] There was no visible P-trap in the drain line for the washing machine. We recommend correcting the condition(s) noted.
- 1318 DRYER SERVICE The dryer hookup was provided for a gas unit only.
- 1319 DRYER VENT(S) Dryer venting was provided and terminated at the exterior.

KITCHEN APPLIANCE & COMPONENT INFORMATION

- 1321 SINK/PLUMBING 2 sinks.
- 1322 DISPOSAL(S) 1 present.

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1323	DISHWASHER(S)	1 present.
1325	EXHAUST VENT(S)	Up draft system.
1326	COOKTOP(S)	Freestanding; A gas cooktop/range.
1327	OVEN(S)	Gas oven.
1328	MICROWAVE(S)	Present.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

1336	WASHER SERVICE	Present.
1337	DRYER SERVICE	The dryer hookup was provided for a gas unit only.
1338	DRYER VENT(S)	Present.