



Confidential Inspection Report

LOCATED AT:
Sample Street
San Francisco, California 94112

PREPARED EXCLUSIVELY FOR:
1111 Sample

INSPECTED ON:
Thursday, August 5, 2021



Inspector, Jason O'Connor
General (B) Contractor License #1069069
JOC Property Inspections

Thursday, August 5, 2021
1111 Sample
Sample Street
San Francisco, California 94112

Dear 1111 Sample,

We have enclosed the report for the property inspection we conducted for you on Thursday, August 5, 2021 at:

Sample Street
San Francisco, California 94112

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Upgrade recommended, but not required.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Jason O'Connor
JOC Property Inspections



Phone numbers of Inspectors

(1) Jason O' Connor (415) 812 9506

(2) Blaine Niland (415) 301 9518

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done prior to the close of escrow. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: DIRECTION: We will describe the locations of this property, left or right, as though viewing it from the front door.

NOTES

2: WEATHER: Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

3: WEATHER: The weather was cloudy at the time of our inspection.

4: WEATHER: A light rain was falling at the time of our inspection.

5: DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

6: MORE: Sections of this building may have been remodeled. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained.

7: MORE: We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists could be consulted on these matters.

8: ENVIRONMENTAL: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Exterior/Site/Ground

BASIC INFORMATION

- 9: SITE GRADING:** Site grading: Sloped away from structure
10: TOPOGRAPHY: General lot topography: Flat lot
11: DRIVEWAY: Driveway: Concrete on grade
12: WALKWAYS: Walkways: Concrete
13: PATIO: Patio: Concrete
14: EXTERIOR PRIMARY FINISH: Primary exterior wall covering: Stucco
15: SECONDARY FINISH: Secondary exterior wall covering: asbestos shingles.

LIMITATIONS

- 16:** This is a townhome or zero lot line home. Due to easements and/or lot configuration, some areas are inaccessible.

SURFACES STUCCO

- 17:** The stucco exterior is generally in serviceable condition.



SURFACES SHINGLES

- 18:** The shingle siding on this building is a cement asbestos or 'Transite' material. It is a durable but brittle material and replacement shingles will be difficult to locate. The shingles are generally in good condition in this case.



DOORS & WINDOWS DOORS

- 19:** The exterior doors appear to be properly installed and in serviceable condition.

DOORS & WINDOWS WINDOWS

- 20:** The windows appear to be properly installed and in serviceable condition.

GRADING & DRAINAGE GRADING

21: The grading of the lot appears to properly and adequately drain excess surface water runoff away from the structure.

GRADING & DRAINAGE DRAINAGE

22: There is no visible surface drainage system for this property. The grading and soil conditions appear to be such that excessive surface water, subsurface moisture, and/or runoff has not been a problem. Consult owner/expert.

IMPROVEMENTS DRIVEWAY

23: The driveway appears to be properly installed and is generally in good condition.



IMPROVEMENTS WALKWAYS

24: The walkways appear to be properly installed and are in serviceable condition.

IMPROVEMENTS PATIO SURFACE

25: The patio appears to be installed in a workmanlike manner and is in good condition.



IMPROVEMENTS STAIRS

26: The exterior stairs appear to be properly constructed and are in serviceable condition with minor exceptions noted below.



IMPROVEMENTS RAILINGS

27: At the stairway and front, the railing construction is deficient by present standards. Modifications to eliminate hazards, especially for children, are recommended as an upgrade. The local building authority can supply minimum present standards.

FENCING/GATES/GROUND FENCING

28: The fences appear to be properly installed and in serviceable condition.

VEGETATION

29: We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.

OTHER FEATURES TRIM

30: The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

OTHER FEATURES EAVES/SOFFITS

31: VENTS: The front overhang is not vented. We recommend screened vent openings be installed to minimize moisture entrapment and to provide ventilation for the framing members.

OTHER FEATURES PAINT/STAIN

32: The exterior finishes are in good condition and have an attractive appearance.

GENERAL COMMENT

33: The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

Basement and Structure

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

34: FOUNDATION: Foundation type: Raised perimeter with isolated piers

35: MATERIAL: Foundation material: Poured concrete

36: SILL: Mudsill: Bolted to foundation

37: WALL SYSTEM: Wall system: Wood stud walls

38: FLOOR SYSTEM: Floor system: Wood joists support by beams

FOUNDATION BASE FOUNDATION

39: CONCRETE/BLOCK: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.



STRUCTURE MUDSILL

40: The accessible and visible portions of the mudsill appears to be in serviceable condition with no damage noted.

STRUCTURE WALL FRAMING

41: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

STRUCTURE SUBFLOORING

42: There were water stains in several areas. The areas were dry at the time of this inspection. However, inspection by a licensed pest control operator is suggested.

STRUCTURE FLOOR JOISTS

43: In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

STRUCTURE POSTS

44: The floor system is supported by wooden posts set over concrete pier blocks.

45: The support posts have performed adequately over time and would be expected to continue to do so.



SEISMIC ANCHOR BOLTS

46: Anchor bolts are in place and appear to be properly installed and in good condition.

SEISMIC SHEAR PANELS

47: Shear panels have been installed on a portion of the cripple walls, which is considered a beneficial upgrade. To receive the full benefit of their ability to resisting lateral movement, complete coverage of the cripple walls might be considered.

SEISMIC BEAM/POSTS/COLUMN

48: Strapping has been installed on the accessible beam-to-post connections to strengthen the structure and provide resistance to lateral forces during an earthquake. This is considered a beneficial upgrade.

MOISTURE/VENTILATION/PEST MOISTURE

49: The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.


MOISTURE/VENTILATION/PEST VENTILATION

50: Ventilation in the basement is adequate. Good basement ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

MOISTURE/VENTILATION/PEST PEST CONTROL

51: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

OTHER FEATURES FLOOR INSULATION

 **52:** There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

OTHER FEATURES GENERAL COMMENT

53: All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

ELECTRICAL RECEPTACLES

54: GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

ELECTRICAL GARAGE DOOR OPENER

55: The garage door opener operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

SAFETY FEATURES FIRE SEPARATION

56: A high percentage of residential fires start in garages. This residence was constructed prior to requirements for a fire separation between the garage and the living space. Upgrading with fire-resistive construction should be considered.

APPLIANCES WASHER/DRYER

57: The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

GENERAL COMMENT

58: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Built-up Roof System

BASIC INFORMATION

59: LOCATION: Location: Covers whole building

60: SLOPE: Roof slope: Low pitch

61: MATERIALS: Material: Coated smooth built-up

62: LAYERS: Layers: Unknown, would require destructive testing

63: CONNECT/PENETRATE: Connections and penetrations: Sealed with metal flashing

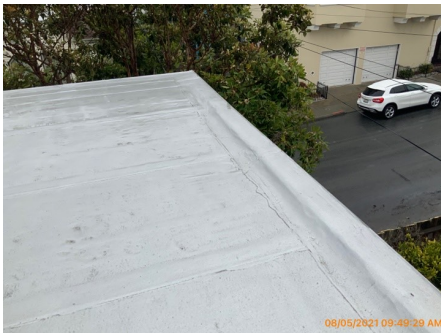
64: ROOF DRAINAGE: Roof drainage system: Spillways and scuppers

INSPECTION METHOD

65: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACES SURFACE (BUILT-UP)

66: The roofing surface shows wear due to exposure but appears to have been properly installed and is in a condition deemed acceptable for its age. No action is indicated at this time.



67: There is evidence of shallow ponding at the center of the roof. The presence of shallow ponds of water immediately after rains are not unusual, but regular maintenance of these areas is vital to avoid a buildup of rotting vegetation.



FLASHINGS FLASHINGS: OVERALL

68: The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

CHIMNEY/FLUES/CAPS CHIMNEY AT ROOF

69: The chimney appears to be properly installed and in serviceable condition.

CHIMNEY/FLUES/CAPS APPLIANCE VENTS

70: The appliance vents appear to be properly installed and in serviceable condition.

OTHER FEATURES DOWNSPOUTS

71: The downspouts appear to be properly installed and in serviceable condition.

OTHER FEATURES SKYLIGHTS

72: The skylights appear to be properly installed and do not show evidence of past leakage.

OTHER FEATURES GENERAL COMMENT

73: The roof covering appears to have been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would suggest immediate attention is required.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

74: SERVICE ENTRY: Service entry into building: Overhead service drop

75: VOLTAGE: Voltage supplied by utility: 120/240 volts

76: AMPERAGE: Capacity (available amperage): 100 amperes

77: GROUND: System grounding source: Driven copper rod

78: PROTECTION: Branch circuit protection: Circuit breakers

79: CONDUCTORS: Wiring material: Copper wiring where seen

80: WIRING METHOD: Wiring method: Romex where seen

ELECTRIC LOCATIONS METER & MAIN

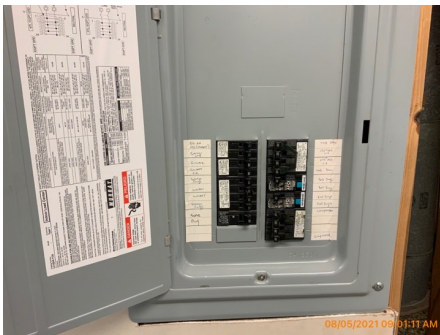
81: The meter and main electrical service panel are in the garage.

SERVICE MAIN SERVICE CAPACITY

82: The service capacity appears to be sufficient for present demand, but may require upgrading if demand is increased by remodeling and/or changes in patterns of use.

DISTRIBUTION BREAKER SUBPANEL

83: GENERAL: Additional distribution panels, or subpanels, are located in the garage.



84: GENERAL: The subpanels were opened and the inspected circuitry was found to be installed and fused correctly.

85: BREAKERS: The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

CONVENIENCE OUTLETS RECEPTACLES: OVERALL

86: Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

CONVENIENCE OUTLETS SWITCHES: OVERALL


87: We checked a representative number of switches and found they were operating and in serviceable condition.

CONVENIENCE OUTLETS LIGHTS: OVERALL

88: The light fixtures in this building are generally in serviceable condition.

CONVENIENCE OUTLETS GFI PROTECTION

89: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

 **90:** GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT

91: The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

- 92: DOMESTIC WATER:** Domestic water source: Public supply
- 93: LANDSCAPE WATER:** Landscape water source: Indeterminate
- 94: MAIN WATER LINE:** Main water line: Copper
- 95: SUPPLY PIPING:** Supply piping: Copper where seen
- 96: WASTE DISPOSAL:** Waste disposal: Municipal
- 97: WASTE PIPING:** Waste piping: Cast iron and galvanized steel
- 98: WATER PRESSURE:** Water pressure: Mid-range of normal water pressure

WATER SUPPLY WATER SHUTOFF LOCATION

- 99:** The domestic water supply shut-off valve is in the garage.



WATER SUPPLY MAIN SUPPLY

- 100:** There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

WATER SUPPLY INTERIOR SUPPLY

- 101:** The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER SUPPLY WATER PRESSURE

102: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.



DRAIN/WASTE/VENT DRAIN LINES

103: The visible drain piping appears to be properly installed and in serviceable condition.

104: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

GAS SYSTEM GAS METER COMMENT

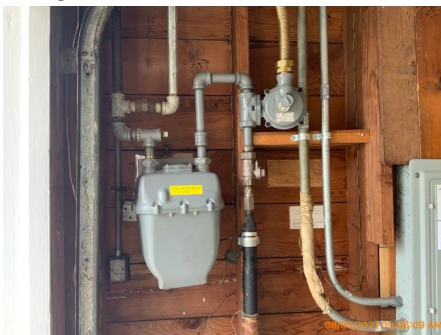
105: There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS SYSTEM GAS PIPING

106: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS SYSTEM GAS METER LOCATION

107: The gas meter is in the garage. The main gas supply shutoff valve is located on the riser pipe between the slab and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GENERAL COMMENT

108: The plumbing system appears to be in good condition.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

109: LIMITATIONS: The low slope roof design of this building does not feature an accessible attic or roof space. Therefore, the area containing the roof structure and related components could not be inspected.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

110: LOCATION: Location: In the garage
111: ENERGY SOURCE: Energy source: Natural gas
112: CAPACITY: Capacity: 40 gallons
113: UNIT TYPE: Unit type: Free standing tank

T/P RELEASE VALVE

114: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

115: GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

116: CONNECTOR: The gas connector is an approved flexible type in good condition.


VENTING

117: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

118: The combustion air supply is adequate.

WATER CONNECTORS

 **119:** INLET/OUTLET: Rigid piping has been used to supply water. As an upgrade, installation of flexible supply piping should be considered.

SEISMIC RESTRAINT

120: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

GENERAL COMMENT

121: This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

122: LOCATION: Furnace location: Garage


123: ENERGY SOURCE: Energy source: Natural gas


124: BTU RATING: Furnace btu input rating: 120,000 btu's

EQUIPMENT SYSTEM NOTES

125: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

EQUIPMENT GAS SUPPLY

 **126:** GAS SHUT-OFF VALVE: The gas line includes a shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and type of valve is often found to be difficult or impossible to operate by hand. Testing at an opportune time would be prudent.

 **127:** CONNECTOR: The gas supply connection is rigid. When the heating unit is replaced, we suggest the installation of a flexible supply connector as an upgrade to help limit damage in the event of a major earthquake.

VENTING/COMBUSTION VENT

128: The heating system vent is properly installed and appears in serviceable condition where seen.

VENTING/COMBUSTION COMBUSTION AIR

129: There is adequate combustion air for this heating unit.

DISTRIBUTION DUCTS

130: The ducts appear to be generally properly installed and are in serviceable condition, with exceptions noted below.

DISTRIBUTION DUCT INSULATION

131: The ducts are insulated with a material likely to contain asbestos. The insulation is generally intact. Information regarding asbestos can be obtained from a licensed asbestos abatement contractor.

CONTROLS THERMOSTAT

132: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

133: The heating system responded to normal operating controls. Components appear to be properly installed and serviceable. This is an older system showing normal wear and tear, but we noted no conditions considered to be out of the ordinary.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

PLUMBING AIR GAP

134: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

PLUMBING SINK

135: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



PLUMBING GAS SUPPLY

136: GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

137: CONNECTOR: The gas connector is an approved flexible type in good condition.

ELECTRICAL RECEPTACLES

138: INSTALLATION: The receptacles appear to be properly installed and were operational.

139: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SURFACES FLOOR

140: WOOD: The wood flooring is in serviceable condition. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every two to three years as preventive maintenance.

SURFACES CABINETS

141: The cabinets are in serviceable condition.

SURFACES COUNTERTOPS

142: The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

143: Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

APPLIANCES STOVE

144: GENERAL: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



APPLIANCES OVEN

145: The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

APPLIANCES DISPOSAL

146: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

APPLIANCES DISHWASHER

147: The dishwasher responded to normal user controls and was found in good condition.

GENERAL COMMENT

148: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Living Room

ELECTRICAL RECEPTACLES

149: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

150: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SURFACES FLOOR

151: GENERAL: There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required.

DOORS & WINDOWS WINDOWS

152: Some of the windows below 18 inches are not safety glass, as required by present standards, and could be hazardous if broken. Safety glass is more impact-resistant and less likely to cause an injury. Upgrading to present standards should be considered.

FIREPLACES & CHIMNEYS FIREPLACE

153: GENERAL: The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear. As with all fireplaces we recommend a full camera review of the chimney and flue before use.

GENERAL COMMENT

154: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Dining Room/Area

ELECTRICAL RECEPTACLES

155: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

156: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT

157: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Hallway

ELECTRICAL RECEPTACLES

158: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

159: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

HEATING EQUIPMENT THERMOSTAT

160: The thermostat appears to be properly installed and the unit responded to the user controls.

STEPS/STAIRS/BALCONY STAIRS

161: The stairs are nonconforming. Ideally, the stairs should be modified for maximum safety, but this may be impractical. Action is considered optional.

STEPS/STAIRS/BALCONY RAILING

162: The railings appear to properly installed and are in serviceable condition.

GENERAL COMMENT

163: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Central

Central Bathroom

PLUMBING TOILET

164: The toilet was flushed and appeared to be functioning properly.



PLUMBING WATER BASIN

165: The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

PLUMBING BATHTUB

166: The bathtub appears to be properly installed and in serviceable condition.



PLUMBING SHOWER

167: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

ELECTRICAL RECEPTACLES

168: INSTALLATION: The receptacle appears to be properly installed and was operational.

169: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SURFACES SHOWER WALLS

170: The shower walls appear to be properly installed and in serviceable condition.

SURFACES BATHROOM FLOOR

171: The finish floor in this bathroom is tile.

172: The floor appears to be properly installed and is in serviceable condition.

SURFACES CABINETS

173: The cabinets are in serviceable condition.

VENTILATION

174: Ventilation in this bathroom is adequate.

GENERAL COMMENT

175: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Left Rear

Left Rear Bedroom

ELECTRICAL RECEPTACLES

176: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

177: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

DOORS & WINDOWS CLOSET DOORS

178: The bottom glide/track on the closet door(s) are missing.



GENERAL COMMENT

179: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Left

Left Bedroom


ELECTRICAL RECEPTACLES

180: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

181: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

DOORS & WINDOWS CLOSET DOORS

 **182:** The bottom glide/track on the closet door(s) are missing.

GENERAL COMMENT

183: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Primary

Primary Bathroom

PLUMBING TOILET

184: The toilet was flushed and appeared to be functioning properly.



PLUMBING WATER BASIN

185: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

PLUMBING SHOWER

186: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.



ELECTRICAL RECEPTACLES

187: INSTALLATION: The receptacle appears to be properly installed and was operational.

188: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

HEATING EQUIPMENT HEAT OUTLET

189: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SURFACES SHOWER WALLS

190: The shower walls appear to be properly installed and in serviceable condition.

SURFACES GLASS ENCLOSURE

191: There is no indication that the shower door glass is tempered or laminated safety glass. This does not conform to current building practices. Replacement, while optional, will increase the margin of personal safety and should be considered.

SURFACES BATHROOM FLOOR

192: The finish floor in this bathroom is tile.

193: The floor appears to be properly installed and is in serviceable condition.

SURFACES CABINETS

194: The cabinets are in serviceable condition.

VENTILATION

195: Ventilation in this bathroom is adequate.

GENERAL COMMENT

196: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Primary Bedroom

ELECTRICAL RECEPTACLES

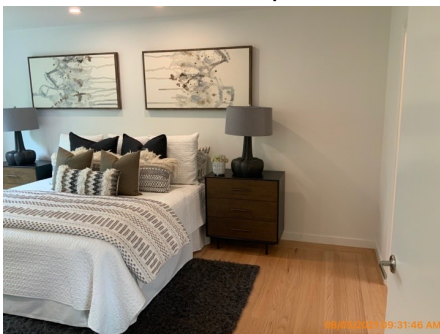
197: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

198: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT

199: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC LOCATIONS METER & MAIN

ELECTRICAL SYSTEM

1: The meter and main electrical service panel are in the garage.

WATER SUPPLY WATER SHUTOFF LOCATION

PLUMBING

2: The domestic water supply shut-off valve is in the garage.



GAS SYSTEM GAS METER LOCATION

PLUMBING

3: The gas meter is in the garage. The main gas supply shutoff valve is located on the riser pipe between the slab and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.