



STEVE BRYAN
INSPECTIONS and CONSULTING
Residential Building Evaluations

206-232-2473

Steve@MyHouseAndYours.com

P.O. Box 1616
Mercer Island, Washington
98040

Washington State Home Inspector
License # 487

Washington State Structural Pest Inspector
License # 62483

Prepared for the sole use of:
Jason & Alexandra

HOME & BUILDING SERVICES, inc.
Townhouse Buyers Inspection Report

Clients Name:

Jason & Alexandra New Owners

Property Inspected:

XXX Whitworth Place South
Renton, WA 98055

Date: 16th of November 2018 Time: 12:00 PM



This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Mechanical Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provides additional details: **PLEASE READ IT CAREFULLY.** The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed. **THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.**

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HOME & BUILDING SERVICES, inc

CLIENT & INSPECTION INFORMATION

1.1 CLIENT'S NAME:	Jason & Alexandra New Owners.
1.2 INSPECTION LOCATION:	XXXX Whitworth Place South Renton, WA 98055.
1.3 DATE OF INSPECTION:	16th of November 2018.
1.4 TIME OF INSPECTION:	12:00 PM.
1.5 CITY/STATE/ZIP:	
1.6 CLIENTS AGENT:	Rocky.
1.7 INSPECTOR:	Steve Bryan Washington State Licensed Home Inspector Number 487 Washington State Licensed Structural Pest Inspector Number 62483.
1.8 DISCLAIMER	This is a computer generated report with information entered by a human being. It is possible there have been accidental entries from mistaken keystrokes. If these unintentional entries make it past editing, notify me for a corrected report.

Standards of Practice Purpose and Scope

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.

Exclusions and limitations

Inspectors are not required to:

- (1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.
- (2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.
- (3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- (4) Determine the operating costs of any systems or components.
- (5) Determine the acoustical properties of any systems or components.
- (6) Operate any system or component that is shut down, not connected or is otherwise inoperable.
- (7) Operate any system or component that does not respond to normal user controls.
- (8) Operate any circuit breakers, water, gas or oil shutoff valves.
- (9) Offer or perform any act or service contrary to law.
- (10) Offer or perform engineering services or work in any trade or professional service other than home inspection.
- (11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.
- (12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.
- (13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.
- (14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.
- (15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.
- (16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.
- (17) Dismantle any system or component, except as explicitly required by the SOP.
- (18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.
- (19) Inspect or comment on the condition or serviceability of elevators or related equipment.
- (20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

The complete Washington State Standards of Practice for Home Inspectors, WAC Chapter 308-408C, are listed at the end of this report.

GENERAL INFORMATION

- 1.9 AREA:** Condominium complex.
- 1.10 PROPERTY OCCUPIED?** No.
- 1.11 CLIENT PRESENT:** Yes.
- 1.12 PROPERTY OPENED BY:** Buyers agent.
- 1.13 WEATHER:** 58 Degrees and Overcast.
- 1.14 REMARKS:** This inspection was performed on a townhouse, the north unit of a triplex in a complex of 144 homes in 38 buildings.
The home has no evidence of remodeling or upgrades. Deferred maintenance was observed with some non professional workmanship and previous repairs.
- Major Items requiring repairs and corrections include:
- removed & older smoke detectors
 - missing required carbon monoxide detectors
 - powder room sink drain plumbing w/ unsafe repairs
 - dishwasher loose in opening & excessive debris build-up
 - master bath left sink disconnected
 - water heater at the end of life span

- missing closet doors
- extensive small repairs & corrections

Recommend qualified licensed electrical contractor corrected the required safety issues: carbon monoxide and smoke detectors.

A qualified licensed plumbing contractor should perform the needed repairs and corrections.

A licensed HVAC contractor should inspect, test and service the furnace and replace the damaged air filter enclosure.

Please read through the entire report for a more complete listing of defects and recommendations and call us with all and any questions or concerns.

This home is in a condominium complex and further information should be obtained from the Home Owners Association (HOA) prior to closing.

Information regarding current conditions, planned upgrades and repairs, previous special inspections and budgets should be thoroughly reviewed and are not within the scope of this inspection. Exterior envelope inspections are commonly preformed for HOA's to determine current conditions as well as needed maintenance or repairs.

BUILDING CHARACTERISTICS

*1.15 MAIN ENTRY
FACES:* West.



*1.16 BUILDING
TYPE:* Attached townhouse.



1.17 STORIES: Three.



1.18 AGE OF HOUSE: 2004 by King County records.



UTILITIES

1.19 WATER SOURCE: Public and commonly through the HOA metering system.

1.20 SEWAGE DISPOSAL: Public.

1.21 UTILITIES STATUS: All utilities on.

EXTERIOR SYSTEMS

TOPOGRAPHY

2.1 LOT TYPE: Sloped complex with retaining walls and a foundations built into the hillside.



2.2 ROOF DRAINAGE: There are underground drainpipes installed. Unable to determine termination or condition of undersurface components. No evidence of blocked drainage observed at downspout locations. It is recommend you monitor the system during periods of heavy rain for good drainage. Additional inspection and testing is available to confirm current conditions.

2.3 RETAINING WALLS:



DRIVEWAYS/WALKWAYS

2.4 DRIVEWAY: Concrete in serviceable condition.



2.5 DRIVEWAY DRAINAGE: Serviceable, drains towards street.

2.6 WALKWAYS: Concrete.

LANDSCAPING

2.7 YARDS

Minimal established landscaping in serviceable condition, front only.



FENCING

2.8 FENCING:

Wood: General condition is serviceable.
Note: areas with soil contact with early signs of decay.



2.9 GATES:

Locked, did not open.

EXTERIOR COMPONENTS

**2.10 SIDING
CONDITION:**

The siding appears to be in serviceable condition.
Type: Vinyl.



**2.11 STONE
CONDITION:**

Faux stone observed in good condition. In our visual evaluation we are not able to determine the installation of the underlayment and flashings. These can only be viewed and evaluated by destructive discovery which is beyond the scope of this visual evaluation.

Note: minor scraping damage at the driveway exposure.



**2.12 MOLDINGS &
TRIM CONDITION:**

Serviceable with a large trim board cracked above the overhead door.

Some of the trim is a product marketed as "white wood" was installed as the exterior trim. This material is typically southern pine or spruce and considered a soft wood and will damage easily in areas of failed paint and sealant. It is not considered an exterior material in our damp climate. Regular heavy paint coatings and sealant maintenance are required to prevent decay and rot.



**2.13 EXTERIOR
DOOR:**

The door is in good condition.

**2.14
EAVES/OVERHANG
S CONDITION:**

Open with screened venting.



2.15 LIGHTING:

Exterior lighting observed and is not included within the scope of this inspection.

WINDOWS

2.16 MATERIAL:

Vinyl thermal pane.



2.17 STYLE:

Horizontal sliding.

2.18 CONDITION:

Serviceable.

**2.19 BAD
THERMO-SEALS:**

No failed seals were observed at the time of inspection. Potential for future failures should be expected.

2.20 FUNCTION: The windows were operational.

2.21 EMERGENCY EGRESS: Serviceable, all bedrooms with operable windows meeting today's safety standards.

FRONT PORCH

2.22 TYPE: Concrete - Serviceable.



2.23 SHADE STRUCTURE: House and deck overhang.



PATIO:

2.24 TYPE: Concrete - Serviceable.



2.25 REMARKS: Needs cleaing / pressure washing.

DECKS

**2.26 GENERAL
CONDITION:**

Serviceable.



**2.27 SURFACE
TYPE:**

Fabric water proof membrane in serviceable condition.



Some staining may not clean.



**2.28 DECK LEDGER
SECURING:**

No view, enclosed.

**2.29 HAND AND
GUARD RAILINGS:**

Serviceable, To current standards.



**2.30 SHADE
STRUCTURE:**

Same as house. See Roof Section.

FOUNDATION SYSTEMS

SLAB ON GRADE:

3.1 CONDITION:

The lower level floor has a concrete non structural interior slab with a perimeter foundation wall system. Cracks are normal due to the large expanse of concrete typically constructed with no expansion or movement joints. Foundation corners and around structural posts are common locations for cracks to develop, usually within the first few years of the homes life.

FOUNDATION

3.2 FOUNDATION CONDITION: Serviceable with no irregularities observed.



3.3 STEM WALL: Concrete, typical.



3.4 FOUNDATION CRACKS: None observed with finished walls and back filled exterior.

3.5 ANCHOR BOLTS: Required and typically inspected by code official during construction. No current view or access.

PARKING GARAGE AND CARPORTS

GARAGE

4.1 GENERAL CONDITION: Serviceable.



4.2 TYPE: Two car, tandem.

4.3 LOCATION: Attached.



**4.4 FLOOR
CONDITION:**

Concrete: Acceptable. Normal settling cracks were noted.



**4.5
WALLS/CEILING:**

Firewall appears to meet current standards and codes.

**4.6 FIRE
SEPARATION:**

A solid core fire rated door is installed and is in serviceable condition.

Loose hinge screws observed, need corrections to latch properly.



**4.7 GARAGE
OVERHEAD
DOOR(S):**

Serviceable.



**4.8 AUTO-DOOR
OPENER(S):**

Automatic door opener(s) is/are operational. Remote controls for the opener is beyond the scope of the inspection.



**4.9
AUTO-REVERSE:**

The safety reverse system is in serviceable order.



**4.10 ELECTRICAL
OUTLETS:**

To current standards, GFCI protected.



ROOF SYSTEMS

ROOF CONDITIONS:

5.1 CONDITION:

The roof appears to be consistent with its age and is performing as expected within its estimated life expectancy. Routine maintenance will aid in achieving maximum life.



**5.2 METHOD USED
TO INSPECT:**

Viewed from upper level windows due to height.

5.3 TYPE OF MATERIALS:

Architectural composition shingles. Note: With regular maintenance average life expectancy is between 25- 35 years under normal installation/conditions.



5.4 ESTIMATED AGE:

The roof appears to be approximately 14 years old.

5.5 ROOF COVERING OBSERVATIONS:

Roof covering observed showing normal wear for age.

5.6 ROOF METAL:

The metal is in serviceable condition, consistent with the age of the materials.



5.7 RAIN GUTTERS The gutters are in serviceable condition consistent with the age of the installation.

5.8 DOWNSPOUTS: Serviceable.

5.9 ATTIC VENTING: Appears adequate.



5.10 EAVES/OVERHANGS: Open with venting.

ATTIC SYSTEMS

ATTIC CONDITIONS

6.1 CONDITION: Serviceable, conditions are consistent with the age of the home.



6.2 METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.



6.3 ATTIC ACCESS: Bedroom.



6.4 STRUCTURE: Visual condition is serviceable.

6.5 ROOF SHEATHING: Good. Oriented Strand Board sheathing.



6.6 TRUSS SYSTEM: Manufactured trusses observed in serviceable condition with no visible irregularities.



6.7 ATTIC LIGHT: Good.

**6.8 ATTIC
INSULATION:**

Type: Blown-in Fiberglass.



**6.9 ATTIC
VENTILATION:**

Appears adequate.



**6.10 EXHAUST FAN
DUCTING:**

To exterior where visible.



**6.11 EQUIPMENT
VENTING**

Dryer vented through the roof.
Installed to current standards and codes.



6.12 FURNACE ACCESS: Adequate.



6.13 DUCTWORK: Visual condition is serviceable, duct leakage testing is not part of a visual home inspection.

6.14 PESTS: None observed.

INTERIOR SYSTEMS AND CONDITIONS

INTERIOR

7.1 WALLS AND CEILINGS: Poor finishes and patching observed. Paint and drywall patching poorly performed and paint observed on adjacent surfaces / floors.

7.2 WINDOWS: Vinyl thermal pane. Serviceable with no current failed seals observed.

7.3 WINDOW DAMAGE: Living room blinds damaged and need replacement.



7.4 DOORS: Missing bedroom closet bi-pass doors, 2 sets.



Missing laundry closet bi-fold doors.



**7.5 EXTERIOR
DOOR:**

Loose hinges observed at the entry and garage doors.

Note: some hardware / knobs loose and poorly aligned.
Inexpensive hardware, consider future replacement.



Missing entry door bell.



**7.6 SLIDING GLASS
DOOR:**

Both sliding doors with loose hardware.
Damaged at the patio door.



Both screen doors with heavily damaged screens.



7.7 FIREPLACES Serviceable.



7.8 LOCATION: Living Room.

**7.9 OVERALL
CONDITION:** Serviceable.

7.10 TYPE OF UNIT: Manufactured metal gas fireplace with controls under lower front panel.



**7.11 GAS
SHUT-OFF:** Gas valve under firebox front panel.



7.12 STAIRS: Serviceable.



7.13 HANDRAIL: To current standards.



7.14 HEATING/COOLING : Forced air furnace with floor and wall registers installed.

7.15 CARBON MONOXIDE DETECTORS : **None Observed, install to current standards, laws and codes.**
New laws require installation on all levels of home and in close proximity to all bedroom doors. Install prior to closing.

NOTE: recommend replacing, on all three levels, the smoke detectors (missing at the upper level) with combination smoke carbon monoxide detectors. Codes and standards require hardwired detectors with battery back-up on every level of the home, in close proximity to all sleeping rooms.

7.16 SMOKE DETECTORS : Two removed hardwired detectors (with battery back-up).
Some older units observed, over ten years old. Recommend replacement.

Current safety standards and codes require detectors on all floor levels of home and in all sleeping rooms.
Note: this home was built to these standards.





- 7.17 FIRE ALARM:** Building alarm horn located in living room and connected to all exterior hallway alarm pull stations and located in all units. Typically these are connected to the fire department and required to be tested regularly. Not included within the scope of this inspection.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

- 7.18 PLEASE NOTE:** **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.
- 7.19 LEAD-BASED PAINT:** The evaluation of the paint for the presence of Lead-Based Paint is not within the scope of this inspection. This structure was constructed after 1978 and the EPA says that all post 1978 homes are not included in the risk group for high risk Lead-Based Paint conditions due to changes in the manufacturing laws concerning hazardous materials.
- 7.20 ASBESTOS:** The evaluation for the presence of asbestos is not within the scope of this inspection. This structure was constructed after 1978 and the EPA says that all post 1978 homes are not included in the risk group for asbestos content in building materials due to changes in the manufacturing laws concerning hazardous materials.

7.21 MOLDS & FUNGI:

No evidence of moisture problems observed at the time of this inspection.

7.22 WATER QUALITY:

Water quality testing is not within the scope of this home inspection. If water quality is a concern, then we highly recommend having it professionally tested.

KITCHEN

KITCHEN:

8.1 CONDITION:

The components of this room are serviceable with items requiring repairs and corrections.



8.2 ELECTRICAL OUTLETS:

To current standards, GFCI protected.



Two broken / cracked cover plates needing replacement.



8.3 CABINETS:

Serviceable.



Areas of warn or damaged finish.



8.4 *COUNTERTOPS:* Serviceable

8.5 *SINK:* Serviceable.



8.6 *FAUCET:* Serviceable.

8.7 *DRAIN CONDITION:* Good.



8.8 *PLUMBING LEAKS:* None were visible at this time.

8.9 DISHWASHER: Not installed properly, loose in opening, needs corrections.



Heavy debris build-up inside of the unit.



8.10 GARBAGE DISPOSAL:

Serviceable.



8.11 STOVE (Range):

Gas: Functioning. The burners were tested for operation. Flame quality and timer settings were not evaluated.



**8.12 GAS
SHUT-OFF:**

Behind stove.



**8.13 FLEXIBLE
CONNECTOR:**

A flexible gas line is properly installed.

**8.14 EXHAUST
FAN:**

Combined micro wave fan unit observed with venting to the exterior.



**8.15
REFRIGERATOR:**

Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.



**8.16 WATER
HOOK-UP:**

Yes. A water hook-up is provided at the refrigerator opening; Did Not Test.

**8.17 BUILT-IN
MICROWAVE:**

Yes, DID NOT TEST. The evaluation of built-in microwaves is beyond the scope of this inspection.

NOTE: If the future operation of the kitchen appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

LAUNDRY

LAUNDRY:

9.1 LOCATION: Hallway, Closet.



9.2 CONDITION: The components of this room appear serviceable.

9.3 WASHER HOOK-UPS: Did Not Test.
Limited view or access due to stacked units located in closet.



9.4 WASHER DRAIN: Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

9.5 DRYER HOOK-UPS: There is a 220 electric dryer hook-up.

9.6 DRYER VENTING:

The dryer vent is vented to the outside.
Note: vented through the attic.
Recommend cleaning, where accessible, and monitor drying times for air flow.



9.7 WASHER/DRYER SPACE:

Closet location limits / prevents full view of connections.

9.8 WASHING MACHINE:

Did Not Evaluate, The evaluation of washing machines is beyond the scope of this evaluation.

9.9 CLOTHES DRYER:

Did Not Evaluate. The evaluation of clothes dryers is beyond the scope of this evaluation.

9.10 EXHAUST FAN:

Functioning
Needs cleaning.



Wall timer controls the hall bathroom fan and installed for a fresh air intake system.



9.11 FLOORING: Poor, partial painting of flooring.



9.12 DOOR: Missing bi-fold doors.

BATHROOMS

POWDER ROOM

10.1 CONDITION: Repairs / corrections needed.
Non professional drain work observed.



10.2 GFCI OUTLETS: Installed to current standards, GFCI protected.
Note this outlet is the reset for all bathroom outlets.



10.3 BATH VENTILATION:

Exhaust fan is operational.



10.4 CABINETS:

Serviceable.

10.5 SINK:

Serviceable.



10.6 FAUCET:

Good.



10.7 DRAIN CONDITION:

Non professional drain alterations. Missing required p-trap. Repairs / corrections needed to prevent sewer gases from entering the home.



10.8 PLUMBING LEAKS:

None were visible at this time with evidence of previous leaking observed under sinks, monitor.



10.9 TOILET: Serviceable.



HALL BATHROOM

10.10 CONDITION: Repairs /corrections needed.



10.11 FLOORING: MDF (medium density fiberboard) baseboard with water damage at the bath tub. Caulk and maintain seals to the flooring to prevent future damage at tub / shower / toilet.



10.12 DOOR: Damaged door casing observed, cause / reason not determined.

10.13 GFCI OUTLETS: Installed to current standards, GFCI protected. GFCI reset located in powder room.

10.14 BATH VENTILATION: Exhaust fan is operational. Needs cleaning for improved operation and longevity.

10.15 CABINETS: Serviceable.

10.16 SINK: Serviceable.



10.17 FAUCET: Good.

10.18 DRAIN
CONDITION: Good.



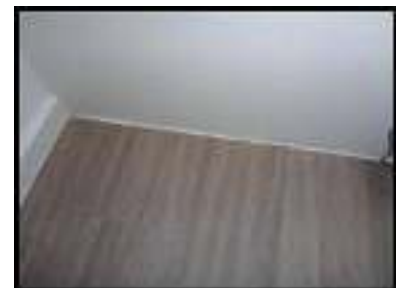
10.19 PLUMBING
LEAKS: None were visible at this time.

10.20 TOILET: Serviceable.



10.21 BATH
FIXTURE: A combination tub and shower is installed.

10.22 BATH TUB: Sealant / caulking needs renewal at the floor / tub seam.



10.23
TUB/SHOWER
SURROUND: Fiberglass / plastic panels appears in serviceable condition.

10.24
TUB/SHOWER
PLUMBING:

Serviceable.



Shower head with heavy leaking at the threads.
Repairs needed.



MASTER BATHROOM

10.25 **CONDITION:** The components of this room are serviceable with items requiring repairs and corrections.



10.26 FLOORING: MDF (medium density fiberboard) baseboard with water damage at the bath tub.
Caulk and maintain seals to the flooring to prevent future damage at tub / shower / toilet.



Paint mess on flooring.



**10.27 GFCI
OUTLETS:**

Installed to current standards, GFCI protected.
Note: this outlet's reset button is at the powder room outlet.



**10.28 BATH
VENTILATION:**

Exhaust fan is operational.
Needs cleaning for improved operation and longevity.



10.29 CABINETS: Serviceable.



10.30 COUNTERTOPS: Renew / replace sealant at the counter top back splash seam.



10.31 SINK: Two.
Left sink disconnected and needs repairs.



10.32 FAUCET: Left sink not tested due to disconnected water supply.

10.33 DRAIN CONDITION: Recommend testing when faucet repaired.



10.34 PLUMBING LEAKS: None were visible at this time with evidence of previous leaking observed under sinks, monitor.

10.35 TOILET: Serviceable.



10.36 BATH
FIXTURE: Shower.



10.37
TUB/SHOWER
SURROUND: Fiberglass / plastic panels appears in serviceable condition.



10.38 SHOWER ENCLOSURE:

Glass door - General condition is Good.



10.39 TUB/SHOWER PLUMBING:

The showerhead fittings leak during use.



PLUMBING SYSTEM

PLUMBING SYSTEM

11.1 GENERAL CONDITION:

Serviceable, the visible inspection did not observe significant issues, some maintenance or minor issues may exist and are listed in the report.

11.2 FUEL TYPE:

Natural Gas. Meters located at the north side. The main safety shut off valve requires a wrench to use.

Recommend obtaining a "3 in 1" emergency wrench, and storing on the meter, in case of need.

Note: the wrench is also designed for use on the main water shut off valve located at the water meter.



11.3 WATER SUPPLY:

Public water through the Home Owners Association.

**11.4 SHUT-OFF
LOCATION:**

The water main comes into the home in the garage area.



**11.5 WATER MAIN
TYPE:**

The portion viewed was Plastic.



**11.6 PRESSURE
REGULATOR:**

Yes. A pressure reducing valve was identified on the interior water supply system. Testing of this device is beyond the scope of this evaluation.
Note: functioning and not intended for home owner adjustments, recommend a licensed plumbing contractor make any adjustments as needed.



**11.7 WATER
PRESSURE:**

Testing of water pressure at each fixture is beyond the scope of this inspection.

**11.8 WATER PIPE
TYPE:**

CPVC pipe installed where visible.

**11.9 WATER
VOLUME:**

Adequate
Volume tested by running multiple plumbing fixtures simultaneously with no noticeable loss of volume.
Referred to as functional flow.

11.10 WASTE PIPE TYPE: ABS where visible.

11.11 DRAIN FLOW: Acceptable. Only the sink, tub / shower and toilet drains were observed for flow.

11.12 WASTE TREATMENT: Municipal Sewer system.
Ask sellers regarding any previous conditions or issues.

11.13 WASTE PIPE LEAKS: Current leaking was not identified.

11.14 HOSE BIBS: Frost free hose bibs. Disconnected all hoses during periods of freezing weather to prevent damage.



WATER HEATING SYSTEMS

WATER HEATER

12.1 LOCATION: Garage.



12.2 VISUAL CONDITION: At end of economic life span due to age.
Recommend replacement prior to failure to prevent water damage.

12.3 BRAND: State.



12.4 APPROXIMATE AGE: 2004.



12.5 LIFESPAN: According to the industry experts, the average gas water heater life in our area is 10 to 12 years.

12.6 TYPE: Natural Gas.



12.7 SIZE: 40 Gallons.

12.8 EARTHQUAKE STRAPPING: Yes, to current standards.

12.9 SAFETY RELEASE VALVE: Yes, Did Not Test.



12.10 COMBUSTIBLE CLEARANCE: Adequate.



12.11 GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.



12.12 THERMAL EXPANSION TANK

Installed.



12.13 RAISED PLATFORM:

Yes.



12.14 RECOMMENDATION:

Recommend replacement prior to failure to prevent water damage. NOTE: change of use and life styles is a common cause of failure of older tanks.

All exposed water pipes should have insulation installed and improved.



12.15 REMARKS: 106 degree water temperature at time of inspection.

HVAC SYSTEMS HEATING AND COOLING

HEATING UNIT:

13.1 CONDITION:

Serviceable. The overall condition is serviceable, consistent with the age of the unit. The unit was operated using the home owner controls and has minor or no significant issues observed. No recent or regular servicing or maintenance. Recommend servicing prior to closing.



13.2 BRAND: Rheem.



13.3 MODEL #: 50,000 btu
Manufactured in 2004.



13.4 UNIT LOCATION: Attic.

13.5 TYPE OF UNIT: The unit is a standard gas fired force air unit.



13.6 CIRCULATION Operates smoothly.
FAN:



13.7 COMBUSTION CHAMBER: The evaluation of the heat exchanger and the combustion chamber is a technically exhaustive inspection and beyond the scope of this inspection. A visual inspection will include observing the accessible areas and noting general conditions.

13.8 COMBUSTIBLE CLEARANCE AND VENTING: Clearance to combustibles appears compliant.

13.9 GAS VALVE: The required gas valve is installed and appears serviceable. Inspector did not operate valve.



13.10 FILTER CONDITIONS: Hall ceiling access panel damaged and needs replacement. Pleated paper filter not properly installed and allowing blow-by (unfiltered air).



13.11 THERMOSTAT: Serviceable, functions not tested. Missing cover.



13.12 DUCTWORK: The visible ductwork appears serviceable. Note: air flow not tested at all registers. Balancing maybe required to provide sufficient air flow at registers furthest away from the furnace.

13.13 REMARKS: Recommend a full inspection, testing and servicing prior to closing. Recommend replacing the damaged filter access panel in the upper level hallway.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

14.1 ELECTRICAL SERVICE:

Underground System.
Building electrical meters and main breakers for all individual panels located at the north side of the building.



14.2 SYSTEM TYPE:

A main panel with 70 amps and circuit breakers, Circuit Breakers.



14.3 SYSTEM TYPE & VOLTAGE:

3 Wire System using both 120 / 240 volts.

14.4 WIRING TYPE:

Romex where visible.

14.5 MAIN PANEL LOCATION:

Garage.



14.6 PANEL CONDITIONS:

The visual inspection did not reveal any significant negative conditions and appears serviceable.





14.7 MAIN DISCONNECT SIZE: 70 amps.



14.8 SERVICE ENTRY CABLES: Aluminum cable.



14.9 MAIN 120V BRANCH WIRING: Copper Branch Wiring - While viewing the 120 volt branch wiring inside the panel(s) there was NO evidence of any 120 volt aluminum branch wiring. Only copper 120 volt branch wiring was observed.

14.10 OUTLET TESTING: A representative number of outlets were tested, this typically includes one or more of the accessible outlets in each room.

14.11 GFCI PROTECTION: Yes. This home is equipped with the recommended GFCI protection at the time of construction. Newer, recent standards require all laundry room outlets to also be GFCI protected. Recommend upgrading.

14.12 AFCI PROTECTION: Yes - This home is equipped with the recommended Arc Fault Circuit Interrupter (AFCI) protection. Appears to be to the standards of the time of construction with bedroom outlet protection only.

14.13 PANEL LABELING: Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

14.14 EXTERIOR ELECTRICAL To current standards.

