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Report: 6027 quitman hwy, quitman 09-25-2019

Confidential Inspection Report

6027 Quitman Hwy

Quitman, la

September 25, 2019



Prepared for:

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

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September 25, 2019

RE: 6027 Quitman Hwy
Quitman, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on September 25, 2019 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions. Here is a list of concerns.

GROUNDS

Paving Conditions: Exterior Steps / Stoops:

Hand rails are recommended on all steps with three or more risers. Handrails missing steps right side of building.

Patio / Porch: Front Structure:

It is recommended balusters be no more than 4 inches apart.

Landscaping: Condition:

Trim plants away from structure.

EXTERIOR

Exterior Walls: Condition:

Multiple small areas of chipping or peeling paint.

Exterior Doors: Main Entry Door: Right

Wood, Light visible around door, weather stripping recommended. Door needs some adjustments, hard to latch.

Exterior Windows: Condition:

Wood sills rear of building weathered.

ROOF SYSTEM

Roof: Roof Covering Condition:

Metal is rusting in multiple areas, Missing and loose screws noted.

Flashings:

The types of flashings installed for plumbing vents and flues are not proper for metal roofs, regular maintenance recommended.

Eaves - Soffits - Fascias: Condition:

Deterioration of fascia board and soffit left side of building. Peeling paint noted in multiple areas.

Gutters & Downspouts: Condition:

Debris noted. Possible leaks noted at seams.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Circuit Rating:

100 amps, 100 amp service is considered minimal by current day standards. Consideration should be made to upgrading the electrical service if any other upgrades or increased electrical loads are contemplated in the future.

Subpanels- Exterior:

Service lugs of left panel double tapped to provide power to right panel. Corrosion noted on some ground wires left panel.

Switches & Fixtures: General:

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. Lights are not operational in some areas, possibly due to bad bulbs, Multiple switches function not identified.

Electrical Outlets:

General:

(GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Exterior Walls:

Cover for exterior outlet left side of building missing.

Kitchen Interior:

Some grounded type outlets did not appear to be properly grounded.

Attic Wiring:

Open junction boxes are noted.

HEATING - AIR CONDITIONING

Heating Equipment: Front Area Fuel Source:

Natural Gas, it is recommended that a solid gas line be used when entering the side of a unit not a flex gas line, a rubber bushing or grommet is recommended for protection if flex line is used.

Heat #2: Rear Area Fuel Source:

Gas shut off valve inside unit. Not proper, valve should not be in a concealed place and should be separate from the unit.

General Operation & Cabinet:

Unit fan turns on and pilot is lit, but burners do not turn on. Unit is past the normal life expectancy. Recommend further evaluation by a licensed competent a/c contractor.

Air Conditioning: Front Area System Condition:

Unit not functioning properly. No temp drop. Recommend further evaluation by a licensed competent a/c contractor.

A/C #2: Rear Area System Condition:

General condition appears serviceable. Recommend service due to age and marginal temp drop.

PLUMBING SYSTEM

Waste Lines: Condition:

One of the plumbing vent pipes vents to attic. Should vent to exterior. Vent is for kitchen.

Fixtures & Drain Kitchen Sink:

Sprayer not functioning. An improper S-trap is noted. P-traps are preferred.

BATHROOMS

Sink & Cabinetry:

Bath: Front Office

Leak at base of sink.

Bath: By Kitchen

Leak at faucet. Stains in cabinet.

Toilet:

Bath: Front Office

General condition appears serviceable. Loose at floor.

INTERIOR ROOMS

Walls: Bath: By Kitchen

Stains.

Ceilings: Condition:

Patched tiles noted. Stains noted ceiling front hall store room, large room middle of building, and the bath by kitchen.

Floors: General:

Multiple types of floor coverings. Normal wear and tear noted throughout.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

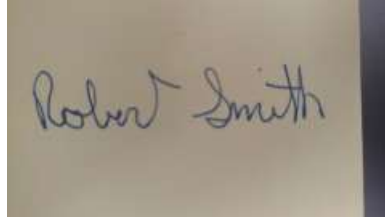
Sincerely,
Robert Smith LHI#10796
InspectionSmith

GENERAL INFORMATION

Client & Site Information:

Inspector:

Robert Smith Ihi#10796.



Inspection Date:

September 25, 2019 9:00 AM.

Inspection Time:

9:00 AM.

Client:

Twin Creeks Realty.

Inspection Site:

6027 Quitman Hwy
Quitman, Ia.

People Present:

Inspector.

Building Characteristics:

Main Entry Faces:

East.

Estimated Age:

Not determined.

Building Style & Type:

Office Building.

Stories:

1

Space Below Grade:

Crawl space.

Water Source:

Public.

Sewage Disposal:

Not determined.

Utilities Status:

All utilities on.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (f):

80-90.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention and/or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

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

practice, a copy of which is available upon request.

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

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

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

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

GROUNDS

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

Paving Conditions:

Driveway: OK MM RR
 Driveway Type: Asphalt, Loose gravel.



Walks: Sidewalk type: Concrete, Cracks noted are typical.
 Sidewalk type: Wood deck right side of building handicap ramp.



Exterior Steps / Stoops: Handrails serviceable.
 Hand rails are recommended on all steps with three or more risers. Handrails missing right side of building.



Patio / Porch: Front
Slab:

Patio type: Wood deck.



Structure:

OK MM RR

It is recommended balusters be no more than 4 inches apart.



Grading:

Site:

Flat site, Gentle slope.

Landscaping:

Condition:

Trim plants away from structure.



EXTERIOR - FOUNDATION

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

Exterior Walls:

Materials & Condition:

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| OK | MM | RR | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls are constructed with Wood siding. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Multiple small areas of chipping or peeling paint. |



Exterior Doors:

Main Entry Door: Left

Main Entry Door: Right

Side Entry Door:

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wood. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wood, Light visible around door, weather stripping recommended. Door needs some adjustments, hard to latch. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Metal. |

Exterior Windows:

Predominant Type:

OK MM RR
 Vertical Sliders.

Overall Condition:

Satisfactory overall, considering age.



Type And Condition Of Sills:

Wood.
 Wood sills rear of building weathered.



BASEMENT - CRAWLSPACE

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

Crawlspace:

Access:

viewed from access ports. did not crawl due to height and plumbing.



Walls:

OK MM RR
 Wall materials are brick.



Moisture:

No - There were no elevated moisture levels noted.

Beams/Underfloor:

Under floor insulation restricts viewing. General condition appears serviceable.





Ventilation:

OK MM RR

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.



Floor:

Soil.

Plastic vapor barrier present under front portion of building.



Posts / Piers:

There are hollow masonry piers installed in the crawlspace.



ROOF SYSTEM

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

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

Roof:

Style:

Hip.

Roof Access:

Walked on roof.

Roof Covering:

OK MM RR
 Metal.



Roof Covering Condition:

Metal is rusting in multiple areas, Missing and loose screws noted.



Flashings:

OK MM RR

This type of flashing is not proper for metal roofs, regular maintenance recommended.



Eaves - Soffits - Fascias:

Type & Condition:

- Soffits and overhang materials are wood.
- Deterioration of fascia board and soffit left side of building.
- Peeling paint noted in multiple areas.





Gutters & Downspouts:

Type & Condition:

- OK MM RR

Building is partially guttered. Debris noted. Possible leaks noted at seams.

It is our company policy that we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

-

Attic is full size, Viewing was limited, Due to height restrictions and duct work.



Structure:

-

SHEATHING- The roof decking material is 1/2" plywood sheathing. The builder did not install ply clips during installation, which may result in sagging at the joints of the sheathing.

-

A rafter system is installed in the attic cavity to support the roof decking.





Insulation:

Depth & R-factor:

Ventilation Provisions:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| OK | MM | RR | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass batts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5-6 inches, 8-9 inches. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There are ridge vents installed. There are soffit vents installed. |



ELECTRICAL SYSTEM

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

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

Service:

Type & Condition:

OK MM RR
 Overhead, 110/220 Volt, Circuit breakers.



Grounding Equipment:

Grounded via rod in ground.



Electrical Distribution Panels:

Main Panel Location:

Closet.



Main Circuit Rating:

100 amps, 100 amp service is considered minimal by current day

standards. Consideration should be made to upgrading the electrical service if any other upgrades or increased electrical loads are contemplated in the future.

Entrance Cable Size:

- | | | |
|-------------------------------------|--------------------------|--------------------------|
| OK | MM | RR |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Service Disconnect Switch:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Located at the top of main panel. |
|-------------------------------------|--------------------------|--------------------------|-----------------------------------|

Main Panel Observations:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Circuit and wire sizing correct so far as visible, Grounding system is present. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Circuit and wire sizing correct so far as visible, Grounding system is present. |



Subpanels- Exterior:

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Service lugs of left panel double tapped to provide power to right panel. Corrosion noted on some ground wires left panel. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | general condition appears serviceable. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fuse disconnect panel not opened. |





Conductors:

Entrance Cables:

Branch Wiring:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---------|
| OK | MM | RR | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Copper. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Copper. |

Switches & Fixtures:

General:

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. Lights are not operational in some areas, possibly due to bad bulbs, Multiple switches function not identified. |
|--------------------------|-------------------------------------|--------------------------|---|



Kitchen Interior:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A representative sampling of switches was tested. As a whole switches throughout the room are in serviceable condition. Some switches not function not identified. |
|-------------------------------------|--------------------------|--------------------------|--|



Bath: Front Office

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. |
|-------------------------------------|--------------------------|--------------------------|--|

Bath: By Kitchen

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. |
|-------------------------------------|--------------------------|--------------------------|--|

Electrical Outlets:

General:

OK MM RR

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Two prong and three prong outlets.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Exterior Walls:

Cover for exterior outlet left side of building missing.



Kitchen Interior:

Some grounded type outlets did not appear to be properly grounded.



Bath: Front Office

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



Bath: By Kitchen

OK MM RR

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

Attic Wiring:

Attic & Insulation:

Appears serviceable, Open junction boxes are noted.



HEATING - AIR CONDITIONING

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

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

Heating Equipment: Front Area

Type & Location:

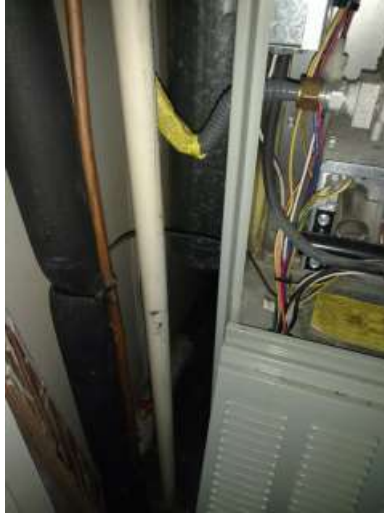
Forced Air.



Fuel Source:

- OK MM RR

Natural Gas, it is recommended that a solid gas line be used when entering the side of a unit not a flex gas line, a rubber bushing or grommet is recommended for protection if flex line is used.



Capacity / Approx. Age:

2002.



General Operation & Cabinet:
Burners / Heat Exchangers:

OK MM RR
 Unit was operational at the time of inspection.



Pump / Blower Fan:
Combustion Air:
Flue, Vents, Plenum:

The flue pipe is metal During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Air Filters:



Normal Controls:

OK MM RR
 Thermostat is located in the hall.

Heat #2: Rear Area

Type & Location:

Forced Air.



Fuel Source:

Natural Gas, Gas shut off valve inside unit. Not proper, valve should not be in a concealed place and should be separate from the unit.



Capacity / Approx. Age:

1983.



General Operation & Cabinet:

Unit fan turns on and pilot is lit, but burners do not turn on. Unit is past the normal life expectancy. Recommend further evaluation by a licensed competent a/c contractor.

Burners / Heat Exchangers: OK MM RR
 Older unit rust noted in burn chamber.



Pump / Blower Fan:

Combustion Air:

Flue, Vents, Plenum: The flue pipe is metal During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Air Filters:



Normal Controls: Thermostat is located in the hall, Rear.

Air Conditioning: Front Area

Primary Type: Central, Split System- Front area.



Brand: Trane brand.

Fuel Source: 220 Volt, Electrical disconnect present.

Approx. Age: 2002.

Return Air Temp: 85.

Supply Air Temp: 85.



System Condition:

OK MM RR

Unit not functioning properly. No temp drop. Recommend further evaluation by a licensed competent a/c contractor.

Condensate Line:

Condensate line installed.

Normal Controls:

A/C #2: Rear Area

Primary Type:

Central, Split System-



Brand:

Trane brand.

Fuel Source:

220 Volt, Electrical disconnect present.

Approx. Age:

2004.

Return Air Temp:

78 F.

Supply Air Temp:

64 F.

Air Temp Drop:

14 F Considered marginal operation.



System Condition:

General condition appears serviceable. Recommend service due to age and marginal temp drop.

Condensate Line:

Condensate line installed.

Normal Controls:

Ductwork / Distribution:

Ducts / Air Supply:

Insulated sheet metal, Flexible Round.

Air Intake/Filters:

Filter(s) are Disposable types.

Auxiliary Equipment:

Whole House Attic Fan:

General condition appears serviceable.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off: Not inspected.
Material: Not viewed.
Pressure: Water pressure appears adequate.

Supply Lines:

Material: Plastic-
 OK MM RR
Condition: General condition appears serviceable.



Waste Lines:

Material: Cast Iron, Plastic.
Condition: Plumbing vent vents to attic. Should vent to exterior. Vent is for kitchen.
 General condition appears serviceable.



Hose Bibs / Hookups:

General: OK MM RR Sample operated, appeared serviceable.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source: Electric. **Capacity:** 10. **Location:** Kitchen.

Condition: Pressure relief valve noted, not tested, A water shutoff valve is installed, unit was off at time of inspection. Breaker was off.



Fuel System:

Meter / Tank: front yard by road. main shut off is located at meter. System appears serviceable.

Septic System:

System Condition: Private waste systems are not included in this inspection.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink: Stainless Steel, Faucet is serviceable.
 Sprayer not functioning.
 An improper S-trap is noted. P-traps are preferred.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Refrigerator:

Type & Condition: OK MM RR



Kitchen Interior:

Counters: Counters are Formica (plastic laminate)



Counters & Backsplashes: General condition appears serviceable.



Cabinets: Wood.



BATHROOMS

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

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

Sink & Cabinetry:

Bath: Front Office

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|-----------------------|
| | OK | MM | RR | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Only cold water. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Leak at base of sink. |



Bath: By Kitchen

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Leak at faucet. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stains in cabinet. |



Toilet:

Bath: Front Office

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General condition appears serviceable. Loose at floor. |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|



Bath: By Kitchen

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General condition appears serviceable. |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|



Bath Ventilation:

Bath: Front Office

OK MM RR
 General condition appears serviceable.



Bath: By Kitchen

General condition appears serviceable.



INTERIOR ROOMS

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

General Comments:

This home is older and the home inspector considered this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, we do not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. We do not grade repairs. It is common to see old or mixed materials. Sometimes signs of damage could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home.

Molds are a part of the natural environment. They play an essential role breaking down organic matter. However, we do want to avoid the interior growth of these organisms. Molds reproduce by means of spores. These spores float through the air and are invisible to the naked eye. That is why the ONLY way to know if mold is present in a home is with proper sight sampling lab tests. Molds only begin to grow when these spores land on wet surfaces. There is no mold growth possible without moisture. Changes in building practices over the years have moved us toward tighter and more energy efficient houses. The emphasis has been on sealing and insulating to keep air-conditioned air in, and outside air out. There are many sources of moisture that occur indoors. They can become trapped and give rise to the main condition conducive to mold growth - moisture. Newer construction materials like sheetrock and particle board provide the necessary food, primarily cellulose, necessary for mold to grow. It is important for you to understand that molds are found in every home. The questions are what types of mold are present, how prevalent are they, can we effectively eliminate and/or manage the moisture that makes their growth possible and how will the occupants react to their presence. Please be aware that the inspector has your best interest in mind. Any items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection of issues as it relates to the comments in this inspection report.

Doors:

<i>Overall Interior Door Condition:</i>	OK MM RR <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	General condition of doors throughout the building are in serviceable condition. Some doors may need some minor adjustments.
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Bath: Front Office

OK MM RR
 Door frame has been trimmed.



Bath: By Kitchen

Windows:

General Type & Condition:

A representative sampling was taken. Windows as a grouping are generally operational.

Kitchen Interior:

Walls:

General Material & Condition:

Wood Paneling. Multiple types.

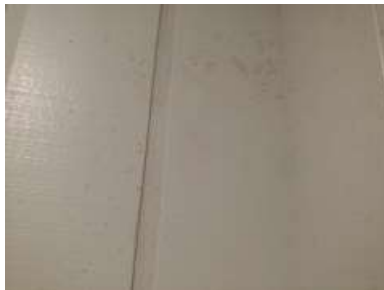


Kitchen Interior:

Bath: Front Office

Bath: By Kitchen

Stains.



Ceilings:

General Type & Condition:

- | OK | MM | RR | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Patched tiles noted. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stains noted ceiling front hall store room. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stains noted large room. |



Kitchen Interior:

Bath: Front Office

Bath: By Kitchen

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stain noted. |



Floors:

General:

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Multiple types of floor coverings. Normal wear and tear noted throughout. |
|--------------------------|-------------------------------------|--------------------------|---|





Kitchen Interior:

OK MM RR



Bath: Front Office



Bath: By Kitchen



Closets:

	OK	MM	RR	
General:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable.
Bath: By Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Smoke / Fire Detector:

General:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	We suggest additional smoke detectors be installed in appropriate locations.
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SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

Sprinkler System:

OK MM RR
 Not part of this inspection.



OUTBUILDING

Structure & Foundation

OK MM RR

Out buildings and shop not part of this inspection. Pictures are for reference only.



Electrical System

