

InspectionSmith
1614 Frances Place
Monroe LA 71201
318-243-3912
inspectionsmithmonroe@gmail.com

Report: 2208 desiree, ruston 09-09-2019

Confidential Inspection Report
2208 Desiree
Ruston, la

September 9, 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 9, 2019

RE: 2208 Desiree
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on September 9, 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..

GROUNDS

Grading: Site:

Washing noted front left corner.

EXTERIOR

Exterior Walls:

Materials & Condition:

Bottom edge damaged in multiple areas appears to be weed eater damage.

Flashing & Trim:

Unpainted wood trim, front right corner of house.

Exterior Doors:

Main Entry Door:

Metal, Deterioration noted at bottom of frame and windows.

ROOF SYSTEM

Roof: Roof Covering Condition:

Section of slipping shingles noted rear middle of roof. Recommend further evaluation by a licensed competent roofing contractor.

HEATING - AIR CONDITIONING

Ductwork / Distribution:

Bedroom #2: Front

a/c vent loose at ceiling.

BATHROOMS

Tub/Shower Fixtures:

Hall Bath:

There is a gap between the wall and the faucet. Shower head, needs replacement.

Tub/Shower And Walls:

Master Bath:

Damaged drywall under shower head appears to be from shower splash.

INTERIOR ROOMS

Doors:

Master Bath:

Hinges loose from wall.

Laundry:

Latches at top of door missing.

Windows:

Bedroom #2: Front

Damaged interior trim.

Walls:

Laundry:

Hole in wall. Base boards worn.

Ceilings:

Kitchen Interior:

Stain on ceiling, it was not determined if it is an active leak. Appears to correlate with plumbing vent flashings.

Floors:

Bedroom #2: Front

Stains in carpet.

LAUNDRY AREA

Laundry:

Dryer Vent:

A dryer vent is provided, Vent hose for dryer not connected to vent.

GARAGE

Garage Walls: Type & Condition:

Small sections of drywall damaged, appears to be from bumpers.

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.

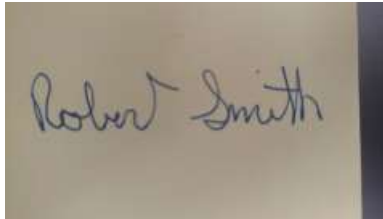
Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely, Robert Smith LHI#10796 InspectionSmith

GENERAL INFORMATION

Client & Site Information:

Inspector: Robert Smith Ihi#10796.



Inspection Date:
September 9, 2019.

Inspection Time:
9:00 AM.

Client:
Twin Creeks Realty.

Inspection Site:
2208 Desiree
Ruston, la

People Present:
Inspector.

Building Characteristics:

Main Entry Faces: West.	Building Style & Type: 1 family.	Stories: 1	Space Below Grade: Ground floor living area.
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Water Source: Public.	Sewage Disposal: Public.	Utilities Status: All utilities on.
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Building Style & Type: 1 family.	Stories: 1	Space Below Grade: Ground floor living area.	Water Source: Public.
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Sewage Disposal: Public.	Utilities Status: All utilities on.
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Climatic Conditions:

Weather: Clear.	Soil Conditions: Dry.	Outside Temperature (f): 90-100.
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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: Concrete, Cracks noted are typical.



Walks: Sidewalk type: Concrete, Cracks noted are typical.



Exterior Steps / Stoops:

Patio / Porch: Rear

Slab: Patio type: Concrete, Cracks noted - typical.



Grading:

Site: negative grade right side of house.
 Washing noted front left corner.



Landscaping:

Condition:

OK MM RR

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

Walls are constructed with Vinyl siding.

Bottom edge damaged in multiple areas appears to be weed eater damage.





Flashing & Trim:

OK MM RR
 Unpainted wood trim, front right corner of house.



Exterior Doors:

Main Entry Door:

Metal, Deterioration noted at bottom of frame and windows.



Rear Entry Door:

Metal, with glass.

Exterior Windows:

Predominant Type:

Vertical Sliders.

Overall Condition:

Satisfactory overall, considering age.

Type And Condition Of Sills:

Windows are flush with exterior walls.

Foundation:

Materials & Condition:

Poured in place slab concrete. Typical cracks are noted. Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year. The exterior view of the foundation is limited to the portions visible above grade. Satisfactory - The exposed portions of the perimeter foundation walls appear to be

adequate.

Recent Movement:

OK MM RR

There is no evidence of any recent movement.

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: Gable.
 Roof Access: Viewed from roof edge on ladder.
 Roof Covering: OK MM RR
 Composition shingles, Architectural heavy duty design.



Roof Covering Condition: General condition appears serviceable with signs of weathering, curling, aging, and nail pops. Regular maintenance and inspections are advised.
 Section of slipping shingles noted rear middle of roof. Recommend further evaluation by a licensed competent roofing contractor.





Flashings:

OK MM RR
 Metal plumbing vent flashings. Metal flues.



stain in kitchen correlates with plumbing vent flashings rear side of house.



Valleys:





Eaves - Soffits - Fascias:

Type & Condition:

- OK MM RR
- Soffits and overhang materials are aluminum and vinyl.

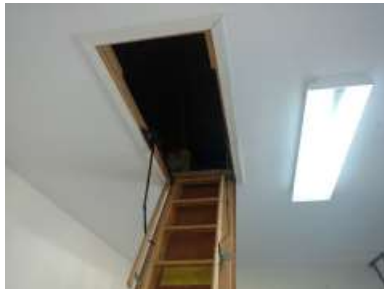


It is our company policy that we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In 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, to observing from hatch areas only. Access is restricted by low headroom or stored goods.



Structure:

- SHEATHING- The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.
- A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.





Insulation:

Depth & R-factor:

Ventilation Provisions:

OK	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown in fiberglass.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are soffit vents installed. There is at least one rooftop turbine installed. There are gable end vents installed that allow adequate ventilation.
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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
 Underground, 110/220 Volt, Circuit breakers.



Grounding Equipment:

Grounded via rod in ground.



Electrical Distribution Panels:

Main Panel Location:

Exterior of house.



Main Circuit Rating:

OK MM RR 150 amps.

Entrance Cable Size:

Service Disconnect Switch:

Located at the top of main panel.



Main Panel Observations:

Circuit and wire sizing correct so far as visible, Grounding system is present.



Conductors:

Entrance Cables:

Copper.

Branch Wiring:

Copper.

Switches & Fixtures:

	OK	MM	RR	
<i>General:</i>	<input checked="" type="checkbox"/>	<input 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.
<i>Kitchen Interior:</i>	<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.
<i>Master Bath:</i>	<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.
<i>Hall Bath:</i>	<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.
<i>Living Room:</i>	<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. Light bulbs appears to be out.
<i>Master Bedroom:</i>	<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.
<i>Bedroom #2: Front</i>	<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.
<i>Bedroom #3:</i>	<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.
<i>Laundry:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches was taken. As a whole, switches throughout this room are ins serviceable condition.
<i>Garage Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches and fixtures were tested. As a whole, switches and fixtures throughout the house are in serviceable condition.

Electrical Outlets:

<i>General:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.
<i>Kitchen Interior:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Hall Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Living Room:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Master Bedroom:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Bedroom #2: Front</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Bedroom #3:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.
<i>Laundry:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not tested.
<i>Garage Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Attic Wiring:

Attic & Insulation: Appears serviceable.

Ceiling Fans:

<i>Living Room:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
<i>Master Bedroom:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

	OK	MM	RR	
<i>Bedroom #2: Front</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
<i>Bedroom #3:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

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:

Type & Location:

Forced Air.



Fuel Source:

OK MM RR
 Natural Gas.

Capacity / Approx. Age:



General Operation & Cabinet:

Unit was operational at the time of inspection.

Burners / Heat Exchangers:

OK MM RR



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.

Fireplaces / Solid Fuel Heating:

Vent less fireplace. Gas provided. No logs installed.



Living Room:



Air Conditioning:

Primary Type:

Central, Split System-



Brand: Amana brand.

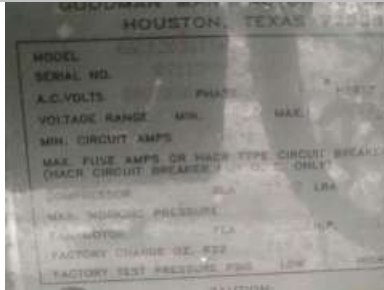
OK MM RR

Fuel Source: 220 Volt, Electrical disconnect present.

Return Air Temp: 76 F.

Supply Air Temp: 62 F.

Air Temp Drop: 14 F Considered marginal operation. possibly due to exterior temps.



System Condition: General condition appears serviceable. Regular maintenance recommended.

Condensate Line: Condensate line installed.

Normal Controls:

Ductwork / Distribution:

Ducts / Air Supply: return under unit.

Flexible Round.



Air Intake/Filters: Filter(s) are Disposable types.

Bedroom #2: Front Vent loose at ceiling.



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:

Meter front yard.



Material:

Not viewed.

Pressure:

Water pressure appears adequate.

Supply Lines:

Material:

Plastic-

Condition:

OK MM RR
 General condition appears serviceable.

Waste Lines:

Material:

Plastic.

Condition:

General condition appears serviceable.

Hose Bibs / Hookups:

General:

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:
Gas.

Capacity:
50 Gallons.

Location:
Closet, Garage.



Condition:

OK MM RR

Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed.



Fuel System:

Meter / Tank:

Meter located at exterior, System appears serviceable, main shut off is located at meter. Right side of house.



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

Fixtures & Drain

Kitchen Sink:

Stainless Steel, Faucet is serviceable.
under sink drain appears serviceable.



Hose Bibs / Hookups/Sink Faucets:

Laundry:

OK MM RR
 Plumbing appears serviceable, Not tested.



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.

Range/ Cooktop / Oven:

Type & Condition:

OK MM RR
 Appears serviceable.



Ventilation:

Type & Condition:

Internal.



Refrigerator:

Type & Condition:



Dishwasher:

Condition:

OK MM RR
 General condition appears serviceable.



Garbage Disposal:

Condition:

General condition appears serviceable.



Other Built-ins:

Microwave:

General condition appears serviceable.



Kitchen Interior:

Counters:

Counters are tile.



Counters & Backsplashes:

General condition appears serviceable.



Cabinets:

OK MM RR
 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 not 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:

Master Bath:

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|----|-----------------------------|
| | OK | MM | RR | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fixture appear serviceable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fixture appear serviceable. |



Hall Bath:

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--|-----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fixture appear serviceable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Drain appears serviceable. |



Toilet:

Master Bath:

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



Hall Bath:

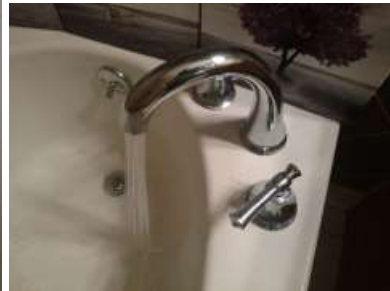
- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | General condition appears serviceable. |
|-------------------------------------|--------------------------|--------------------------|--|--|



Tub/Shower Fixtures:

Master Bath:

OK MM RR
 general condition of fixtures appears serviceable.



Hall Bath:

There is a gap between the wall and the faucet.
 Shower head, needs replacement.



Tub/Shower And Walls:

Master Bath:

OK MM RR

Shower walls appear serviceable, Enclosure appears serviceable.

Damaged drywall under shower head appears to be from shower splash.



Hall Bath:

Shower walls appear serviceable.

Bath Ventilation:

Master Bath:

General condition appears serviceable.



Hall Bath:

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:

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

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:

	OK	MM	RR	
<i>Overall Interior Door Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition of doors throughout the home are in serviceable condition. Some doors may need some minor adjustments.
<i>Master Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hinges loose from wall.

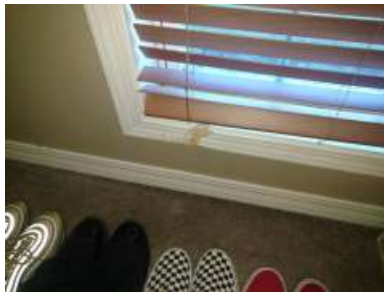


	OK	MM	RR	
Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom #2: Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom #3:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Laundry:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Latches at top of door missing.



Windows:

General Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling was taken. Windows as a grouping are generally operational.
Kitchen Interior:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living Room:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom #2: Front	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged interior trim.



Bedroom #3:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Walls:

General Material & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drywall, General condition appears serviceable, Typical cracks noted.
Kitchen Interior:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hall Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living Room:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master Bedroom:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom #2: Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom #3:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Laundry:

OK MM RR
 Hole in wall. Base boards worn.



Ceilings:

General Type & Condition:

Drywall, General condition appears serviceable, Typical cracks noted.

Kitchen Interior:

Stain on ceiling, it was not determined if it is an active leak. Appears to correlate with plumbing vent flashings.



Master Bath:

Hall Bath:

Living Room:

Master Bedroom:

Bedroom #2: Front

Bedroom #3:

Laundry:

Floors:

General:

General condition of flooring throughout the home are in serviceable condition. There are noted stains in carpeting.

Kitchen Interior:

Master Bath:

Cracked tiles noted by toilet.

Hall Bath:

Living Room:

Master Bedroom:

Bedroom #2: Front

Stains in carpet.



Bedroom #3:

Limited view.



Laundry:

OK MM RR
 Limited view.

Closets:

General:

General condition appears serviceable.

Master Bedroom:

Bedroom #2: Front

Bedroom #3:

Smoke / Fire Detector:

General:

Noted, but not tested.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Kitchen.

Fuel System:

OK MM RR

No gas service viewed.

Dryer Vent:

A dryer vent is provided, Vent hose for dryer not connected to vent.



GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Attached, Two car.



Roof:

Condition:

OK MM RR
 Same as house, See house roof report.

Ceilings:

Condition:

Garage Door:

Material - Condition:

Metal.

Door Operator:

Automatic door opener(s)- operational, Automatic reverse feature is, operational.

Garage Walls:

Type & Condition:

Drywall, General condition appears serviceable.
 Small sections of drywall damaged, appears to be from bumpers.



Floor:

Condition:

Typical cracks noted.



