

**Don Dufour Home Inspections**  
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**Report:** s.nugent03-06-17

*DPdufour*

**Confidential Inspection Report**  
**Don Dufour Home Inspections**  
**LHI # 10869**  
**[1236 Henry Rd.]**  
**Ruston, LA 71270**

**March 6, 2017**



**Prepared for: Sheila Nugent**

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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## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

March 6, 2017 09:00 AM.

**Inspection Time:**

09:00 AM.

**Client:**

Sheila Nugent

**Inspection Site:**
333 Hodges Rd.  
Ruston, LA 71270
**People Present:**
Purchaser, Purchasers  
agent.

### Building Characteristics:

**Main Entry Faces:**

South.

**Building Style & Type:**

1 family.

**Stories:**

2

**Space Below Grade:**

slab.

**Water Source:**

Public.

**Sewage Disposal:**

Private.

**Utilities Status:**

All utilities on.

### Climatic Conditions:

**Weather:**

Overcast.

**Soil Conditions:**

Wet.

**Outside Temperature (f):**

70-80.

### 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 or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be 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, Cracks noted are major, Surface raised/settled.



Loose boards on bridge.



Exterior Steps / Stoops:

## Decks / Balcony:

Condition:

- Handrails are loose/improper/missing. Correction is recommended.



- OK MM RR
- Improper conditions viewed.



- Deck on north side of house is pulling away from the house. This deck may be inadequately braced. Recommend further evaluation by a licensed contractor.



**Grading:**

Site:

- Steep slope, Grade at foundation appears serviceable.

**Landscaping:**

Condition:

OK MM RR

Trees/foliage touching the walls or overhanging the roof. Damage is possible.



Soil above grade.





## 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 Wood siding and Brick. Cracks noted are typical.



Evidence of previous repair noted.



Evidence of previous repair noted.



OK MM RR  
   Cracks noted are typical.



**Exterior Doors:**

*Main Entry Door:*

Metal, with glass. Damage viewed, Hardware is operational.



*Side Entry Door:*

Metal, with french panes. Doors rub/stick/won't latch, Hardware is operational.

*Rear Entry Door:*

Metal, with glass. Hardware is operational.

Other Entry Doors:

OK MM RR  
   Metal, Hardware is operational.

**Exterior Windows:**

Predominant Type:

Single Glazing.

Overall Condition:

Satisfactory overall, considering age.

**Chimney:**

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

Flue:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained. The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

Chimney Cap:

There is a metal rain hat installed. It will help keep rain from entering the flue. There is no metal spark arrestor installed. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

Height & Clearance:

## 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.

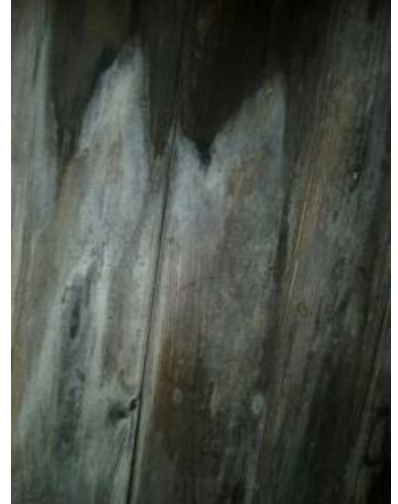
### Crawlspace:

Access: Crawl space is fully accessible.

OK MM RR

Walls:    Wall materials are concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Beams/Underfloor:    Water damage noted.



Ventilation:

Floor:    Soil, Wet spot noted.



## 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 but not limited to solar systems, antennae, and lightning arrestors.

**Roof:**

<i>Style:</i>	Gable.
<i>Roof Access:</i>	Viewed from ground with binoculars.
	OK MM RR
<i>Roof Covering:</i>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Metal.
<i>Roof Covering Condition:</i>	Appears serviceable, Debris should be removed from roof.

**Flashings:**

Rubber.

**Eaves - Soffits - Fascias:**

<i>Type &amp; Condition:</i>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Soffits and overhang materials are wood. Deterioration at overhangs noted. Repairs or painting needed to prevent ongoing deterioration.
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Fascia poorly installed.



OK MM RR  
   Non-professional repairs noted.



**Gutters & Downspouts:**

*Type & Condition:*

Missing downspouts noted.

In accordance with our standards, 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:*

No attic hatch provided/no attic present.

## 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:**

	OK	MM	RR	
<i>Type &amp; Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhead, Underground, Fuses.
<i>Grounding Equipment:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Electrical Distribution Panels:**

<i>Main Panel Location:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Closet.
<i>Main Circuit Rating:</i>	200 amps.			

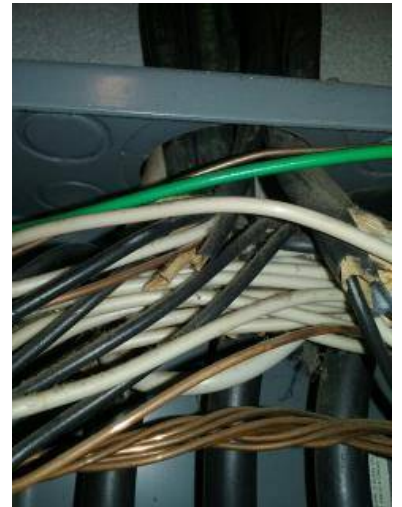


<i>Entrance Cable Size:</i>	3/0 Copper.
<i>Service Disconnect Switch:</i>	Located at the top of main panel.

Main Panel Observations: Double tapped breakers noted.



Missing wire lugs.



Unprotected wires noted.



OK MM RR



Subpanels:

- Subpanels are located at the [\_\_\_]. Subpanels are described in more detail below, Front yard. Unprotected wires noted.



Conductors:

Entrance Cables:

- OK MM RR
- Copper.

Branch Wiring:

- Copper.

Electrical Outlets:

Exterior Walls:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations. Outlet is loose.



Kitchen Interior:

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

Master Bath:

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

Hall Bath:

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

Other Bath:

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

Entry / Foyer / Hall:

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

Master Bedroom:

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

Bedroom #2:

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

Bedroom #3:

A representative sampling of switches and outlets was tested. As a whole, outlets and

*Other Room:* switches throughout the room are in serviceable condition.  
A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Laundry:* 220 Service-operational.

**Ceiling Fans:**

*Kitchen Interior:* Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Master Bedroom:* Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Bedroom #2:* Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

*Other Room:* 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:**

<i>Type &amp; Location:</i>	Heat pump.		
<i>Fuel Source:</i>	Electric.		
<i>Capacity / Approx. Age:</i>	5 years.		
	OK	MM	RR
<i>General Operation &amp; Cabinet:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Unit was operational at the time of inspection.		
<i>Pump / Blower Fan:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Air Filters:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Normal Controls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Fireplaces / Solid Fuel Heating:**

<i>Living Room:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An insert is installed, The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. Damage to interior walls noted.
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<i>Other Room:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Stove, The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney
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sweep is recommended.

**Air Conditioning:**

Primary Type: Central, Split System-  
 Brand: Trane brand.



Fuel Source: 220 Volt.

**Capacity / Approx. Age:** 5 years.      **Return Air Temp:** 65F.      **Supply Air Temp:** 49F.      **Air Temp Drop:** 16 F Considered acceptable.

	OK	MM	RR
System Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condensate Line:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Normal Controls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Ductwork / Distribution:**

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

## 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:* Water meter is located, at the east side of the house.  
*Material:* Plastic.  
*Pressure:* Water pressure appears adequate.

### Supply Lines:

*Material:* Copper.  
 OK MM RR  
*Condition:*    Not fully visible.

### Waste Lines:

*Material:* Plastic.  
*Condition:*    Lines not fully visible.

### Hose Bibs / Hookups:

*General:*

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:

<b>Power Source:</b> Electric.	<b>Capacity:</b> 50 Gallons.	<b>Location:</b> Adjacent to electric panel. Any leaking could short out the panel.
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Condition:

- The temperature and pressure relief valve is either incorrectly installed or is not of the correct rating for this application.



**Septic System:**

- System Condition:                      OK   MM   RR  
       Private waste systems are not included in this inspection.

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

**Hose Bibs / Hookups/Sink Faucets:**

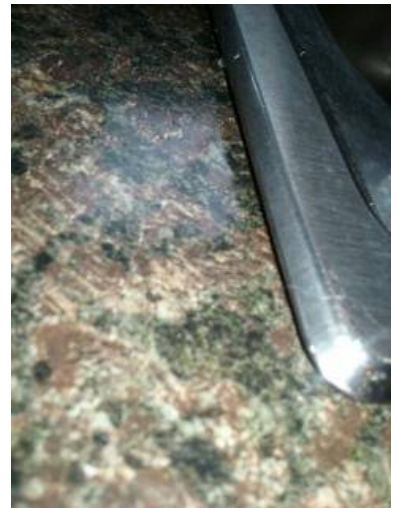
- Laundry:

## 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.

**Kitchen Interior:**

*Sink:* OK MM RR  
   Recommend caulking.



*Sink Fixture:*    Sprayer does work.

*Sink Drain:*

*Sink Cabinet:*    View was blocked by storage items.



Cooktop:

- 



Oven:

- OK MM RR
- 



Ventilation:

- Recirculation type, not vented to the outside.

Refrigerator:

- 

Dishwasher:

- Operated on rinse cycle.

Counters & Backsplashes:

- 

Cabinets:

-



## 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:**

	OK	MM	RR	
<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Hall Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following problems were noted at the drain: Stopper did not operate properly.
<i>Other Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Toilet:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Hall Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Tub/Shower Fixtures:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Hall Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Tub/Shower And Walls:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceramic Tile.
<i>Hall Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceramic Tile.
<i>Other Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceramic Tile.

**Bath Ventilation:**

<i>Master Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Only a window is provided for ventilation.
<i>Hall Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None.
<i>Other Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None.

## 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.

### Doors:

<i>Master Bath:</i>	Hardware operational.
<i>Hall Bath:</i>	Hardware operational.
<i>Other Bath:</i>	Hardware operational.
<i>Master Bedroom:</i>	Hardware operational.
<i>Bedroom #2:</i>	Hardware operational.
<i>Bedroom #3:</i>	Hardware operational, Upstairs room.

### Windows:

<i>Bedroom #2:</i>	At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement.
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### Walls:

<i>Master Bedroom:</i>	There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.
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Bedroom #3:

Minor damage noted.



**Ceilings:**

*Other Room:*

There is deterioration in the ceiling that needs repair.



**Floors:**

*Kitchen Interior:*

The floor covering material is ceramic or glazed tile.

*Master Bath:*

The floor covering material is ceramic or glazed tile.

*Hall Bath:*

The floor covering material is ceramic or glazed tile.

*Other Bath:*

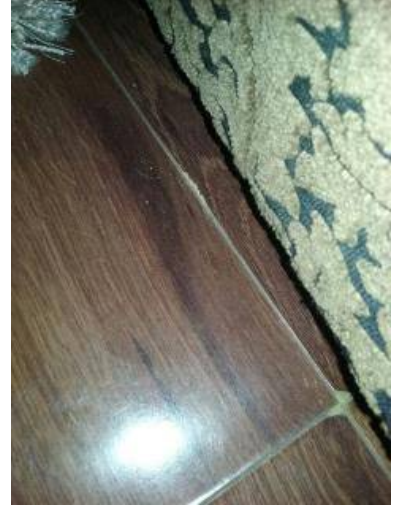
The floor covering material is ceramic or glazed tile.

*Entry / Foyer / Hall:*

The floor covering material is ceramic or glazed tile.

*Living Room:*

The floor covering material is wood laminate. Minor damage noted.



*Master Bedroom:*

Wood laminate. Minor damage noted.



*Bedroom #2:*

The floor covering material is carpet. Hump in floor runs all the way across the house. Unable to determine cause.

*Bedroom #3:*

The floor covering material is carpet.

*Other Room:*

The floor covering material is Vinyl- Planks/Tiles.

*Laundry:*

The floor covering material is ceramic or glazed tile.

**Stairs & Handrails:**

OK MM RR

*Condition:*

Loose handrail noted.



## 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:

*Fuel System:*

OK MM RR  
   No gas service viewed.

*Dryer Vent:*

A dryer vent is provided,

## RR SUMMARY

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors. This May not be a complete list. The entire inspection must be read.

### GROUNDS

Paving Conditions:

Driveway:

Driveway Type: Asphalt, Cracks noted are major, Surface raised/settled.



Loose boards on bridge.



Decks / Balcony:

Condition:

Improper conditions viewed.



Deck on north side of house is pulling away from the house. This deck may be inadequately braced. Recommend further evaluation by a licensed contractor.



Landscaping:

*Condition:*

Trees/foliage touching the walls or overhanging the roof. Damage is possible.





Soil above grade.



## **ELECTRICAL SYSTEM**

Electrical Distribution Panels:

*Subpanels:*

Subpanels are located at the [\_\_\_\_]. Subpanels are described in more detail below, Front yard. Unprotected wires noted.



## HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

*Living Room:*

An insert is installed, The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. Damage to interior walls noted.



## PLUMBING SYSTEM

Water Heater:

*Condition:*

The temperature and pressure relief valve is either incorrectly installed or is not of the correct rating for this application.

