

McKee Home Inspection Services

Property Inspection Report



28885 Buck Owens blvd, Bakersfield CA, 93308
Inspection prepared for: Buck Owens
Agent: -

Inspection Date: 6/12/2009 Time: 10:00 am
Age: 8 years old Size: 3800 s.f.
Weather: about 95 deg

Inspector: Russ McKee
FHA Compliance ID# G610
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Report Summary

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy— it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

This report reflects the professional opinion of the inspector. All repairs should be done by a licensed & bonded contractor or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work performed.

Exterior of House

Page 10 Item: 2	Exterior Doors	<ul style="list-style-type: none"> • Front door needs a protective coat of varnish. • Front door needs an adjustment, latch and striker plate rub. • Metal clad on the out side at the bottom of the sliding door south of fireplace is coming loose.
Page 11 Item: 3	Window(s)	<ul style="list-style-type: none"> • LOCATION: Master bedroom west wall. Fog/condensation between thermo-pane glass observed. This is an indication of a failed seal. Recommend review for repair as necessary. • LOCATION: Great Room east wall left side of fire place. Glass is cracked/broke at lower left corner of window. Recommend replacement.
Page 12 Item: 4	Exterior Wall Condition	Stone Veneer is coming off at various locations on the house. Recommend re-attaching all loose and fallen stones as needed, by a qualified licensed contractor. , Cedar siding has numerous wood pecker holes throughout, loose in many places around the house and overhang. Recommend replacement or repair by a qualified licensed contractor.
Page 13 Item: 6	Eaves	Cedar overhang has numerous wood pecker holes throughout the eaves, loose in many places. Recommend replacement or repair by a qualified licensed contractor.
Page 13 Item: 7	Exterior Paint	Exposed wood surfaces observed. Dark weathered stains observed. Wood rot & deterioration can occur. Prep, clean and seal/paint wood surfaces as needed. Recommend qualified licensed Painting contractor.

Roofing

Page 17 Item: 5	Roof Flashing - Drip Metal:	<ul style="list-style-type: none"> • No drip metal at both side of garage, and also at various locations around the eaves. • We recommend correcting the condition(s) noted using approved methods.
Page 17 Item: 6	Rain Gutters - Down spouts:	<ul style="list-style-type: none"> • IMPROVE: There are no rain gutters & downspouts installed on the majority of the roof drainage system. Potential water intrusion can occur and damage siding and components. Recommend installing rain gutters & downspouts and properly extending away from the foundation to allow for proper drainage.
Page 18 Item: 7	Skylight(s)	<ul style="list-style-type: none"> • Could not get the Velux automatic skylights to open. • Cracking observed at skylight. Water could penetrate into the interior. LOCATION: Loft ceiling above stair area. Recommend replacing glass or skylight. • Evidence of leaking observed from skylight. LOCATION: Loft ceiling, on west side of gable. Recommend repair or replacing.

Attic and Insulation

Page 19 Item: 2	Attic Access	The attic access cover needs to have a batt of insulation attached to back side. Recommend insulating attic access cover to reduce energy expenses.
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Structural Components

Page 21 Item: 2	Floor Structure	<ul style="list-style-type: none"> • Some squeaking of sub floor in master bedroom closet area.
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Grounds

Page 22 Item: 4	Vegetation Affecting Structure	<ul style="list-style-type: none"> • Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home. • Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.
Decking		
Page 23 Item: 1	Deck Condition	<ul style="list-style-type: none"> • Deck is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the remaining life of the deck. • Some of the connecting hardware, nuts/bolts for the beams and post are loose, recommend tightening as required. • Stair stringers to lower deck should be reinforced. • Deck planks in some areas are loose recommend adding news screws or tightening as needed. • Make sure that there is at least a 6" clearance from the earth and the wood surfaces of the deck. Clear away all vegetation in contact with all wood surfaces.
Balcony		
Page 24 Item: 1	Balcony	<ul style="list-style-type: none"> • Suggest cleaning, staining or sealing deck as necessary to preserve the remaining life of the deck. • wrought iron hand rail needs to be secured to the house.
Kitchen		
Page 28 Item: 19	Light/Fan	<ul style="list-style-type: none"> • Light above Kitchen island is missing. Recommend installing new light or protective blank cover.
Page 28 Item: 22	Kitchen Comments	<ul style="list-style-type: none"> • Original kitchen appliances have been removed, Cook Top, Oven, Microwave, Dishwasher, Trash Compactor. A temporary Dishwasher and oven have been improperly set in place.
Laundry Area		
Page 29 Item: 4	Dryer Vent	<ul style="list-style-type: none"> • Dryer Vent pipe is clogged with lint., Dryer vent exhaust at exterior of home located in the court yard area needs to have free air flow. Recommend removing dirt and vegetation from around exhaust cover.
Page 29 Item: 6	Cabinets	<ul style="list-style-type: none"> • Upper wall Cabinets have been removed., Recommend review for repair or replacement as necessary.
Master Bathroom		
Page 32 Item: 7	Bath/Jetted Tub	<ul style="list-style-type: none"> • Jetted tub was filled to a level above the water jets and did not operated by normal controls. Pump and supply lines are not accessible and were not inspected.
Page 32 Item: 9	Shower Faucet and Shower Head	<ul style="list-style-type: none"> • Shower head is loose and leaks at pipe connection when water is on . • Shower Faucet appears to be functioning properly on the cold side hot water was off at time of inspection.
Page 32 Item: 13	Toilet and Water Supply	<ul style="list-style-type: none"> • Recommend caulking toilet to floor.
Page 33 Item: 14	Cabinets	<ul style="list-style-type: none"> • Cabinet(s) could use a fresh coat of varnish to protect from water damage, Cabinet is missing above toilet in water closet.
Page 33 Item: 17	Sink Faucet	<ul style="list-style-type: none"> • Faucet is, leaking, Recommend review for repair or replacement as necessary by a Licensed plumber.
Page 34 Item: 23	Light/Fan	<ul style="list-style-type: none"> • Shower light/switch did not work.
Page 35 Item: 26	Door(s) and Jamb	<ul style="list-style-type: none"> • French door could use a coat of varnish to protect it from moisture.
Page 35 Item: 27	Comments	<ul style="list-style-type: none"> • Water heater(s) not on at time of inspection, hot water supplies could not be tested properly.
3/4 Bathroom		
Page 39 Item: 8	Shower Faucet	<ul style="list-style-type: none"> • Shower head spray holes are partially clogged up with hard water deposits. • Recommend review for repair or replacement as necessary by a Licensed plumber.
Page 40 Item: 11	Sink	<ul style="list-style-type: none"> • Sink is cracked around stopper area. • Recommend review for repair or replacement as necessary by a Licensed plumber.

Bedroom(s)		
Page 42 Item: 2	Bedroom Flooring(s)	Master Bedroom carpet is loose. Sub floor squeaks by closet and bath area. Recommend adding screws to sub floor at time of carpet replacement or carpet stretching in order to minimize squeaks.
Page 44 Item: 4	Bedroom Ceiling(s)	Master Bedroom loft ceiling at sky lights appear to have a leak., Recommend review by a qualified professional for repair or replacement as necessary.
Page 44 Item: 6	Light/Ceiling Fan(s)	• bedroom # 2 and 3 are missing lights
Page 44 Item: 9	Bedroom Smoke Detector	Old detectors. Smoke detectors last 6-10 years. Recommend replacing., bedroom #2 is missing smoke detector
Page 45 Item: 11	Bedroom Door(s) and Jamb(s)	• Bedroom #2 is missing door knob and striker plate on utility door.
Page 45 Item: 12	Bedroom Closet(s)	Bedrooms #1,2,3 Shelving is, loose/damaged/missing.
Interior Areas		
Page 50 Item: 5	Ceiling	Evidence of past water penetration observed at ceiling in dining area under upper exterior wall., Recommend review by a qualified professional for repair or as necessary.
Page 51 Item: 7	Light/Fan	• Lights in the Entry, Office, and dining area have been removed. recommend installing new lights or blank protective covers
Page 51 Item: 11	Cabinets	Upper level hallway, upper and lower cabinets have been removed., Recommend review for repair or replacement as necessary.
Fireplace/Chimney		
Page 54 Item: 1	Fireplace:	• The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuelburning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.
Heating & Air Conditioning		
Page 56 Item: 8	Refrigerant Lines	missing insulation in areas, Recommend HVAC contractor to insulate as needed.
Page 56 Item: 9	AC Condenser	cooling fins are showing signs of deterioration., Recommend HVAC contractor to evaluate and service units.
Plumbing		
Page 60 Item: 13	Exterior Hose Bibs	IMPROVE: There are no anti siphon devices at the exterior faucets. This is a potential cross contamination. Recommend installing anti siphon devices.

Homes Being Inspected Do Not "Pass" or "Fail".

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the home, some items like GFCI or AFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, and some cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time; a final walk through inspection should be carried out the day before closing by the new owners to check the condition of the property, using this report as a guide. A Home Warranty contract is always recommended. See Supplemental Inspection Information at: <http://www.bakersfieldhomeinspector.biz>.

If the living area appears to have been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Inspected in accordance with the Standard of Practices of the National Association of Certified Home Inspectors posted at: www.nachi.org/sop.

Inspection and Site Details

1. Inspector:

Russ McKee " McKee Home Inspection services" Certified NACHI Inspector

2. Inspection Time

Start: 10:00 AM

End: 3:30 PM

3. People Present During Inspection:

Selling agent • Buyer • Inspector

4. Weather Conditions:

Weather leading up to inspection relatively dry • Temperature at the time of inspection approximately: • 80 degrees

5. Occupancy Condition:

The residence was vacant at time of inspection.

6. Bedrooms & Bathrooms

2 Full Bathrooms, One 3/4 Bathroom

2 Full Bathrooms, One 3/4 Bathroom

7. Age of Home or Year Built

Built in Approximately:, 1999

8. Square Footage:

Approximately: 3,450 sq. ft.

9. Building Characteristics:

Main Entry Faces: West

Dwelling Type: Two story with loft • Single Family Residence

10. Garage Style:

Attached 2 car garage.

11. Construction Type:

2x4 framed walls • Cut and stacked roof system

12. Fuel Source:

Propane • Fuel was off at time of inspection.

13. Electricity:

Municipal • Electricity was on at time of inspection.

14. Water Supply Source:

Water well system • Water was on at time of inspection.

15. Waste System:

Septic

16. Introductory Notes

Impotant Information:

(NOTE) Any statements made in the body of this report pertaining to left, right, front or back were referenced by standing in front and facing the building.

(NOTE) We recommend having the locks of all the exterior doors re-keyed after taking possession of the building for security reasons.

Exterior of House

1. Exterior Views



lizard



gas Bar B Q outlet



south side of house



west side of house



courtyard



front entry

2. Exterior Doors

Description: French Door • Solid wood front door. • Two Metal clad framed sliding glass doors

Observations:

- Front door needs a protective coat of varnish.
- Front door needs an adjustment, latch and striker plate rub.
- Metal clad on the out side at the bottom of the sliding door south of fireplace is coming loose.



Front door needs a protective coat of varnish.



master french door shows signs of repair



garage man door needs to be varnished



metal clad coming loose



3. Window(s)

Description: Dual Glazed

Observations:

- Window(s) appear to function properly at time of inspection. Except as noted:
- Home Inspectors cannot determine the integrity of the thermal seal in dual glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- LOCATION: Master bedroom west wall. Fog/condensation between thermo-pane glass observed. This is an indication of a failed seal. Recommend review for repair as necessary.
- LOCATION: Great Room east wall left side of fire place. Glass is cracked/broke at lower left corner of window. Recommend replacement.



Great room cracked glass



window is fogged

4. Exterior Wall Condition

Materials: Stone veneer • 1"x 12" cedar plank siding.

Observations: Stone Veneer is coming off at various locations on the house. Recommend re-attaching all loose and fallen stones as needed, by a qualified licensed contractor. , Cedar siding has numerous wood pecker holes throughout, loose in many places around the house and overhang. Recommend replacement or repair by a qualified licensed contractor.



boards coming loose



missing stone



weathered siding



wood pecker holes



wood pecker holes

5. Facia

Observations: Facia appeared to be in good condition at time of inspection.

6. Eaves

Observations: Cedar overhang has numerous wood pecker holes throughout the eaves, loose in many places. Recommend replacement or repair by a qualified licensed contractor.



missing drip metal

7. Exterior Paint

Observations: Exposed wood surfaces observed. Dark weathered stains observed. Wood rot & deterioration can occur. Prep, clean and seal/paint wood surfaces as needed. Recommend qualified licensed Painting contractor.

8. Door bell

Observations:

- none

9. Exterior Light(s)

- Light(s) appear to function properly at time of inspection.

10. Exterior Switch(s)

- Light switch(s) and cover(s) appear to be functioning Properly.

11. Exterior Outlet(s)

- Outlets appear to be functioning Properly.

Garage

1. Garage

Description: Two car attached

Materials: Same as the main structure.



C-VAC unit

2. Garage Flooring

Materials: Concrete floor

Observations: Garage floor appears to be in good condition., Common cracking noted



Common cracking noted

3. Garage Main Door(s)

Description: Roll-up sectional panels.

Observations: Garage door(s) appear to be in good condition.

4. Garage Main Door(s) Opener Status

Observation: Door opener(s) are functional. • Missing hand held remote control(s)



5. Garage Main Door(s) Reverse Status

Observation: The garage door opener(s) are equipped with a force activated safety reverse and eye beam safety reverse device which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

6. Garage Main Door Parts

Observations: functional

7. Garage Rafters & Ceiling

Observations:

- Finished drywall on garage ceiling.

8. Garage Walls

Walls: Finished drywall in garage.

9. Garage Firewalls

Firewalls: Fire wall appears to be satisfactory., Damaged drywall on back wall lower left side.



Damaged drywall on back wall lower left side.

10. Garage Fire Door Condition

Description: Metal/Metal Clad

Observations:

- Door appears to be functional.
- Self closer installed as a safety feature, as per IBC.
- Self closer could use an adjustment for stronger closing.

11. Garage Exterior Man Door Condition

Materials: Solid core, Wood door

Observations:

- Door appears to be functional.
- Fading varnish observed, suggest sanding and varnish as necessary.

12. Garage Combustion Vents

Observations:

- Combustion vents are serviceable.

13. Garage Electrical - Switch(s), 220V, 110V, GFCI Outlets & Lights

Observations:

- Switch(s), Outlets and Lights appear to be functioning Properly.

Roofing

1. Method Used to Inspect Roof:

The roof was visually examined from the ground and from the interior of the attic space.

2. Roofing Material Type - Approximate Age:

Roofing Material Type: Metal Roofing

Approximate Age: Approximately 9-10+ Years

3. Roof Style - Number of Layers:

Roof Style: Gable

Number of Layers: 1 visible layer of roofing observed

4. Roof Jacks/Vent Pipes - Caps:

Roof Jacks/Vent Pipes: The visible roof jacks, exhaust flue pipes appear functional.

Caps: The visible exhaust weather caps appear functional.

5. Roof Flashing - Drip Metal:

Roof Flashing: The visible roof Flashings appear functional.

Drip Metal: The visible drip metal appear functional., Except as noted:

Observation: No drip metal at both side of garage, and also at various locations around the eaves. • We recommend correcting the condition(s) noted using approved methods.



no drip metal

6. Rain Gutters - Down spouts:

Rain Gutters: The house is equipped with rain gutters at the front entry, they appear to be functional.

Down Spouts:

• The visible down spouts appear functional.

Observation:

• IMPROVE: There are no rain gutters & downspouts installed on the majority of the roof drainage system. Potential water intrusion can occur and damage siding and components. Recommend installing rain gutters & downspouts and properly extending away from the foundation to allow for proper drainage.

7. Skylight(s)

Description: "Velux" brand • Fixed glass

Observations:

- Not inspected from roof due to height and pitch making mounting of roof dangerous.
- Could not get the Velux automatic skylights to open.
- Cracking observed at skylight. Water could penetrate into the interior. LOCATION: Loft ceiling above stair area. Recommend replacing glass or skylight.
- Evidence of leaking observed from skylight. LOCATION: Loft ceiling, on west side of gable. Recommend repair or replacing.



Cracked skylight



water leaks from skylight in master bedroom



Velux skylight would not open

8. Limitations of Roofing Inspection

We recommend a roof inspection and tune-up to minimize the risk of leakage and to maximize roof life.

Attic and Insulation

1. Method used to Inspect

Inspected from service platform in attic.

2. Attic Access

Location: The attic access is located in bedroom #3 closet and master bedroom closet.

Observations: The attic access hatch cover appears to be functional at time of inspection., The attic access cover needs to have a batt of insulation attached to back side. Recommend insulating attic access cover to reduce energy expenses.

3. Roof Framing Style

Style: 2x4 Truss type roofing system present.

Observations:

- The visible framing system appears to be satisfactory.



4. Roof Sheathing Material

Materials: OSB Orientated strand board

Observations:

- The visible roof sheathing material appears to be satisfactory.



5. Attic Insulation & Approximate Depth

Materials: Blown in insulation

Depth/R-Value: 10-12" of insulation present.

Observations: All visible insulation appears to be satisfactory at time of inspection.



6. Attic Electrical

All visible electrical appears to be satisfactory at time of inspection.

7. Attic Plumbing

Observations: All visible plumbing appears to be satisfactory at time of inspection.

8. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Any estimates of insulation R values or depths are rough average values.

Structural Components

1. Foundation Perimeter

Observations:

- The visible foundation perimeter appears to be satisfactory.

2. Floor Structure

Description:

- TJI floor joist

Observations:

- Some squeaking of sub floor in master bedroom closet area.

3. Wall Structure

Description:

- 2x4 framed walls

Observations:

- No visible deficiencies noted.
- Limited view due to finishing materials.

4. Ceiling and Roof Structure

Description: TJI Rafters

Observations:

- No deficiencies noted on visible portions.
- Limited review due to finished ceilings. See Limitations

5. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.

Grounds

1. Porch Landing

Observations:

- All visible areas of the porch(s) landing appear to be in good serviceable.

2. Driveway

Description: Concrete

Observations: All visible areas of the driveway(s) appear to be in serviceable., Common cracks noted.



Common cracks noted.

3. Grading and Surface Drainage

Description: Moderate Slope

Observations:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

4. Vegetation Affecting Structure

Description: Overgrown vegetation close to foundation

Observations:

- Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.
- Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.

Decking

1. Deck Condition

Materials: Wood

Observations:

- Appeared functional at time of inspection

- Deck is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the remaining life of the deck.
- Some of the connecting hardware, nuts/bolts for the beams and post are loose, recommend tightening as required.
- Stair stringers to lower deck should be reinforced.
- Deck planks in some areas are loose recommend adding news screws or tightening as needed.
- Make sure that there is at least a 6" clearance from the earth and the wood surfaces of the deck. Clear away all vegetation in contact with all wood surfaces.



loose hand railing



stairs need support



remove vegetation and dirt away from deck



lower deck

Balcony

1. Balcony

Materials: Wood decking with wrought iron hand railing.

Observations:

- Suggest cleaning, staining or sealing deck as necessary to preserve the remaining life of the deck.
- wrought iron hand rail needs to be secured to the house.



handrail is loose at wall



handrail is loose at wall



balcony deck

Kitchen

1. Cabinets

Observations: Cabinets appear to be functional.



2. Counter Tops

Description: Granite

Observations: Countertops at time of inspection appear to be in good condition.

3. Sink

Type: Double • Stainless Steel

Observations: Sink(s) appear to be functioning properly at time of inspection.

4. Sink Faucet

Observation Faucet appears to be functioning properly at time of inspection., Water was run through the cold side of the faucet(s). Functional flow was observed. , Hot water side was turned off due to dishwasher being disconnected.

5. Traps, Drains, and supply lines

Traps and Drains: Trap and Drain appear to be functioning properly with no leaks, at time of inspection.

Water supply Lines and Valves: Supply lines appear to be functioning properly at time of inspection

6. Garbage Disposal

Observations: Garbage disposal operated and appears to function properly

7. Dishwasher

Observations: Dishwasher was NOT tested due to water and or power being off to this unit at time of the inspection. Unable to determine the condition of the operating system and plumbing for the dishwasher. We recommend confirming proper operation of the dishwasher and its operating system prior to close.



8. Cook Top

Observations: Cook Top, is missing



9. Oven

Observations: Oven was NOT tested due to gas and or power being off to this unit at time of the inspection. Unable to determine the condition of the operating system for the oven. We recommend confirming proper operation of the oven and its features prior to close.



10. Microwave

Observations: Microwave, is missing

11. Exhaust Hood

Observations: No exhaust hood present, duct work for exhaust appears to be serviceable.

12. Trash Compactor

Observations: Trash compactor is missing.



13. Door(s) and Jamb

Observations: Door(s) and jamb appear to function properly at time of inspection.

14. Walls

Description: Drywall hand skim trowel texture, and paint

Observations: The visible areas of the walls appeared functional at time of inspection.

15. Ceiling

Descriptions: Same as the walls.

Observations: The visible areas of the ceiling appeared functional at time of inspection.

16. Flooring

Description: Hardwood

Observations: Flooring appears to be in good condition at time of inspection.

17. Switch & Outlet

Switch: Visually accessible switch(s) appear to function properly at time of inspection.

Outlet: Visually accessible standard outlet receptacle(s) appear to function properly at time of inspection.

18. GFCI - Ground Fault Circuit Interrupter

Observations: Visually accessible GFCI receptacle(s) appear to function properly at time of inspection.

19. Light/Fan

Light: Light(s) appears to function properly at time of inspection. • Except as noted:

Observations: Light above Kitchen island is missing. Recommend installing new light or protective blank cover.



Light above Kitchen island is missing. Recommend installing new light or protective blank cover.

20. Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

21. Pantry

Observations: Pantry appears to be functional.

22. Kitchen Comments

Observations: Original kitchen appliances have been removed, Cook Top, Oven, Microwave, Dishwasher, Trash Compactor. A temporary Dishwasher and oven have been improperly set in place.

Laundry Area

1. Location

The laundry area is located in a designated laundry room, off the garage.

2. Washer Hook-up

Observations: Washer hook ups observed. We do not operate the valves. These can leak at any time and should be considered a part of normal maintenance.

3. Dryer Hook-up

Observations: Electric 220V, Propane

4. Dryer Vent

Observations: Dryer Vent pipe is clogged with lint., Dryer vent exhaust at exterior of home located in the court yard area needs to have free air flow. Recommend removing dirt and vegetation from around exhaust cover.

5. Combustion Vent

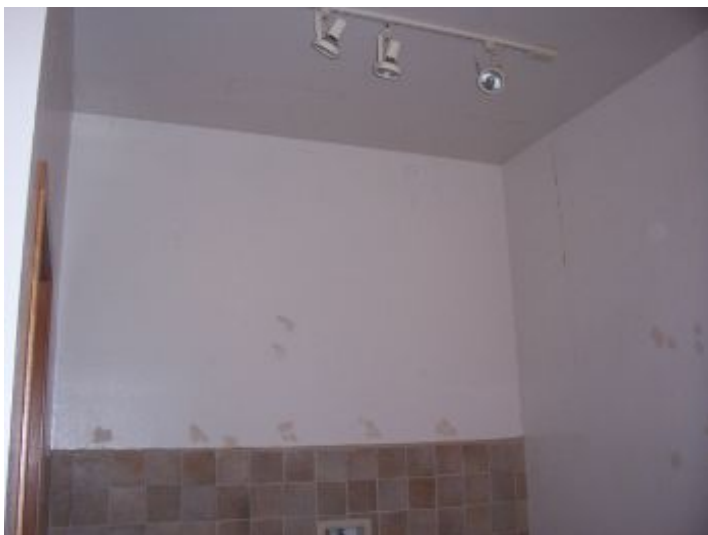
Observations: Combustion fresh air vent appears to be functional.

6. Cabinets

Observations: Lower Cabinets appear to be functional., Lower Cabinet(s) could use a fresh coat of varnish to protect from water damage, Upper wall Cabinets have been removed., Recommend review for repair or replacement as necessary.



missing upper cabinets



Upper wall Cabinets have been removed.

7. Counter Tops

Material: Ceramic Tile

Observations: Countertops at time of inspection appear to be in good condition.

8. Sink

Type: Single • white

Observations:

- Sink(s) appear to be functioning properly at time of inspection.

9. Sink Faucet

Observation Faucet appears to be functioning properly at time of inspection.

10. Traps, Drains, and supply lines

Traps and Drains: Trap and Drain appear to be functioning properly at time of inspection.

Water supply Lines and Valves: Supply lines appear to be functioning properly at time of inspection.

11. Walls

Description: Drywall hand skim trowel texture, and paint

Observations: The visible areas of the walls appeared functional at time of inspection.

12. Ceiling

Descriptions: Same as the walls.

Observations: The visible areas of the ceiling appeared functional at time of inspection.

13. Flooring

Description: Hardwood

Observations: Flooring appears to be in good condition at time of inspection.

14. Switch & Outlet

Switch: Visually accessible switch(s) appear to function properly at time of inspection.

Outlet: Visually accessible standard outlet receptacle(s) appear to function properly at time of inspection.

15. Light/Fan

Light: Light(s) appears to function properly at time of inspection.

16. GFCI - Ground Fault Circuit Interrupter

Observations:

- Visually accessible GFCI receptacle(s) appear to function properly at time of inspection.

17. Exhaust Fan

Observations: Exhaust fans are tested using normal operating controls. Unit was tested and appears to function properly at time of inspection. Efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing., Cover is clogged with lint

18. Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

19. Door(s) and Jamb

Observations:

- Door(s) and jamb appear to function properly at time of inspection.

Master Bathroom

1. Location

Located [Upper level](#), off master bedroom

2. Exhaust Fan

Observations: [Exhaust fans](#) are tested using normal operating controls. Unit was tested and appears to function properly at time of inspection., [Cover](#) is partially clogged with lint.

3. Heat Source

Description: [Central Heating](#)

4. Mirror(s) and Medicine cabinet(s)

Observations:

- [Medicine cabinet\(s\)](#) and [mirror\(s\)](#) appear to be functioning properly at time of inspection.

5. Towel Bar & Toilet Paper Holder

Observations: [Towel Bar](#) is loose • [Toilet paper holder](#) is loose.



loose towel and toilet paper holder

6. Bath Tub Faucet

Observations: [Tub faucet](#) appear to be functioning properly at time of inspection.

7. Bath/Jetted Tub

Description: [Jetted tub](#)

Observations: [MAINTENANCE](#): Whirlpool tubs should be flushed periodically. To keep bacteria levels down inside jet tubes---We recommend pouring 2 cups of household bleach and one tablespoon of low-foaming dishwashing detergent into the tub AFTER EXITING but before emptying tub. Let the jets run for several minutes before draining.

[Refer to \[www.kohler.com\]\(http://www.kohler.com\) for excellent information on whirlpool tub operation and maintenance.](#) • [Jetted tub](#) was filled to a level above the water jets and did not operated by normal controls. Pump and supply lines are not accessible and were not inspected.



information data on tub

8. Bath Tub Surround

Material: Ceramic Tile

Observations: Tub surround appears to be function properly at time of inspection.

9. Shower Faucet and Shower Head

Observations: Shower head is loose and leaks at pipe connection when water is on . • Shower Faucet appears to be functioning properly on the cold side hot water was off at time of inspection.

10. Shower Base

Materials: Ceramic Tile

Observations: Shower base appears to be functioning properly at time of inspection.

11. Shower Surround

Materials: Ceramic Tile

Observations: Shower surround appears to function properly at time of inspection.

12. Shower Enclosure

Description: None Present

13. Toilet and Water Supply

Observations:

- Toilet and water supply line appear to function Properly at time of inspection.
- Recommend caulking toilet to floor.

14. Cabinets

Observations: Cabinets appear to be functional., Cabinet(s) could use a fresh coat of varnish to protect from water damage, Cabinet is missing above toilet in water closet.



cabinets need varnish



Cabinet is missing above toilet in water closet.

15. Counter Tops

Material: Ceramic Tile

Observations: Countertops at time of inspection appear to be in good condition.

16. Sink

Type: Single • glass bowl

Observations:

- Sink(s) appear to be functioning properly at time of inspection.
- Noted: Heavy hard water deposits on sink.

17. Sink Faucet

Observation Faucet is, leaking, Recommend review for repair or replacement as necessary by a Licensed plumber.



faucet leaks

18. Traps, Drains, and supply lines

Observations:

- Water was run through the fixtures and drains. Functional flow was observed. Functional drainage was observed.

19. Walls

Description: Drywall hand skim trowel texture, and paint

Observations: The visible areas of the walls appeared functional at time of inspection.

20. Ceiling

Descriptions: Same as the walls.

21. Flooring

Materials: Tile

Observations: Flooring appears to be in good condition at time of inspection.

22. Switch & Outlet

Switch: Visually accessible switch(s) appear to function properly at time of inspection., Except as noted.

Outlet: Visually accessible standard outlet receptacle(s) appear to function properly at time of inspection.

Observations:

- Shower switch/light did not work.

23. Light/Fan

Light: Light(s) appears to function properly at time of inspection. • Except as noted.

Observations:

- Shower light/switch did not work.

24. GFCI - Ground Fault Circuit Interrupter

Observations:

- Visually accessible GFCI receptacle(s) appear to function properly at time of inspection.
- Test GFCIs monthly to ensure proper operation.

25. Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

26. Door(s) and Jamb

Observations:

- French door could use a coat of varnish to protect it from moisture.



door needs varnish

27. Comments

Observations:

- MAINTENANCE: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- MAINTENANCE AREAS: Should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- FYI: Caulk that is 100% Silicone is the product of choice as it has a very long life. IMPORTANT TIP: surfaces must be completely DRY before applying silicone caulk.
- Water heater(s) not on at time of inspection, hot water supplies could not be tested properly.

Hall Bathroom

1. Hall Bath Views



hall bathroom

2. Location

Located Upper level off hallway

3. Exhaust Fan

Observations: Exhaust fans are tested using normal operating controls. Unit was tested and appears to function properly at time of inspection.

4. Heat Source

Type: Central Heating

5. Mirror(s) and Medicine cabinet(s)

Observations:

- Medicine cabinet(s) and mirror(s) appear to be functioning properly at time of inspection.

6. Towel Bar & Toilet Paper Holder

Observations: Towel bar(s) appears to be serviceable. • Toilet paper holder is serviceable.

7. Bath/Jetted Tub

Style: Soaking tub

Observations:

- Tub appears to be functioning properly at time of inspection.

8. Bath Tub Faucet & shower Head

Observations:

- Tub faucet/shower head appear to be functioning properly at time of inspection.

9. Toilet/Water Supply

Observations:

- Toilet and water supply line appear to function Properly at time of inspection.

10. Cabinets

Observations: None present

11. Sink

Type: Pedestal

Observations: Sink(s) appear to be functioning properly at time of inspection.

12. Sink Faucet

Observation

- Faucet appears to be functioning properly at time of inspection.
- Water was run through the faucet(s). Functional flow was observed.

13. Traps, Drains, and supply lines

Traps and Drains: Trap and Drain appear to be functioning properly with no leaks, at time of inspection. • Water was run through the drains. Functional drainage was observed.

Water supply Lines and Valves: Supply lines appear to be functioning properly at time of inspection • Water was run through the supply line(s)

14. Walls

Description: Drywall hand skim trowel texture, and paint

Observations: The visible areas of the walls appeared functional at time of inspection., holes small

15. Ceiling

Descriptions: Same as the walls.

Observations: The visible areas of the ceiling appeared functional at time of inspection.

16. Flooring

Materials: Tile

Observations: Flooring appears to be in good condition at time of inspection.

17. Switch & Outlet

Switch: Visually accessible switch(s) appear to function properly at time of inspection.

Outlet: Visually accessible standard outlet receptacle(s) appear to function properly at time of inspection.

18. Light/Fan

Light: Light(s) appears to function properly at time of inspection.

19. Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

20. Door(s) and Jamb

Observations:

- Door(s) and jamb appear to function properly at time of inspection.

3/4 Bathroom

1. 3/4 Bath Views



2. Location

Located Off the laundry room lower level

3. Exhaust Fan

Observations: Exhaust fans are tested using normal operating controls. Unit was tested and appears to function properly at time of inspection.

4. Heat Source

Type: Central Heating

Observations:

- Heat source appears to be functioning properly at time of inspection.

5. Shower Base

Materials: Ceramic Tile

Observations:

- Shower base appears to be functioning properly at time of inspection.

6. Shower Surround

Materials: Ceramic Tile

Observations:

- Shower surround appears to function properly at time of inspection.

7. Shower Enclosure

Description: Tempered Safety Glass

Observations:

- Shower enclosure appears to function properly at time of inspection.

8. Shower Faucet

Observations: Faucet appears to be functioning properly at time of inspection, hot side could not be fully checked due to water heaters being off at time of inspection. • Shower head spray holes are partially clogged up with hard water deposits. • Recommend review for repair or replacement as necessary by a Licensed plumber.



clogged shower head

9. Toilet/Water Supply

Observations:

- Toilet water supply line appear to function Properly at time of inspection.

10. Cabinets



upper cabinet is missing

11. Sink

Type: Pedestal

Observations:

- Sink is cracked around stopper area.
- Recommend review for repair or replacement as necessary by a Licensed plumber.



Sink is cracked around stopper area.

12. Sink Faucet

Observation

- Faucet appears to be functioning properly at time of inspection.
- Water was run through the faucet(s). Functional flow was observed.

13. Traps, Drains, and supply lines

Traps and Drains: Trap and Drain appear to be functioning properly with no leaks, at time of inspection. • Water was run through the drains. Functional drainage was observed.

Water supply Lines and Valves: Supply lines appear to be functioning properly at time of inspection • Water was run through the supply line(s)

14. Walls

Description: Drywall hand skim trowel texture, and paint

Observations: The visible areas of the walls appeared functional at time of inspection.

15. Ceiling

Descriptions: Same as the walls.

Observations: The visible areas of the ceiling appeared functional at time of inspection.

16. Flooring

Materials: Tile

Observations: Flooring appears to be in good condition at time of inspection.

17. Switch & Outlet

Switch: Visually accessible switch(s) appear to function properly at time of inspection.

Outlet: Visually accessible standard outlet receptacle(s) appear to function properly at time of inspection.

18. Light/Fan

Light: Light(s) appears to function properly at time of inspection.

19. GFCI - Ground Fault Circuit Interrupter

Observations:

- Visually accessible GFCI receptacle(s) appear to function properly at time of inspection.

20. Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

21. Door(s) and Jamb

Observations:

- Door(s) and jamb appear to function properly at time of inspection.

Bedroom(s)

1. Bedroom # Designation for the purpose of this report

#1. Master. Upper level. - South/West corner.

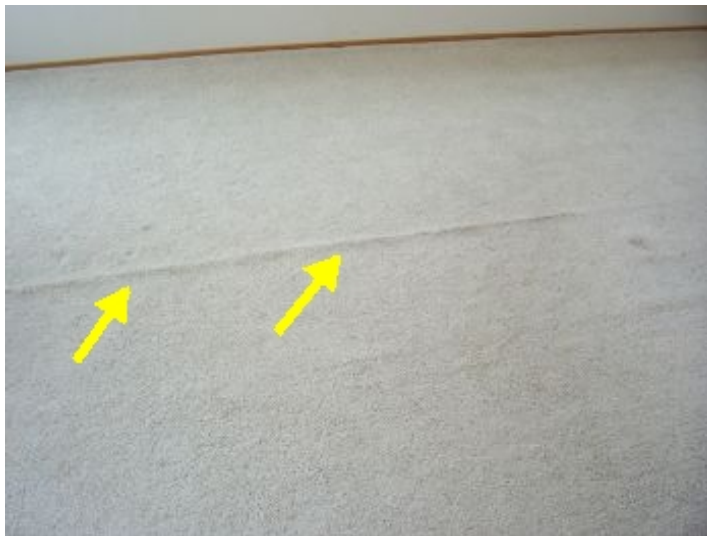
#2. Upper level. - East side.

#3. Upper level. - North/East corner.

2. Bedroom Flooring(s)

Description: Carpet

Observations: Flooring shows signs of normal wear, Master Bedroom carpet is loose. Sub floor squeaks by closet and bath area. Recommend adding screws to sub floor at time of carpet replacement or carpet stretching in order to minimize squeaks.



loose carpet

3. Bedroom Walls

Description: Drywall hand skim trowel texture, and paint

Observations: The visible areas of the walls appeared functional at time of inspection.

4. Bedroom Ceiling(s)

Descriptions: Same as the walls.

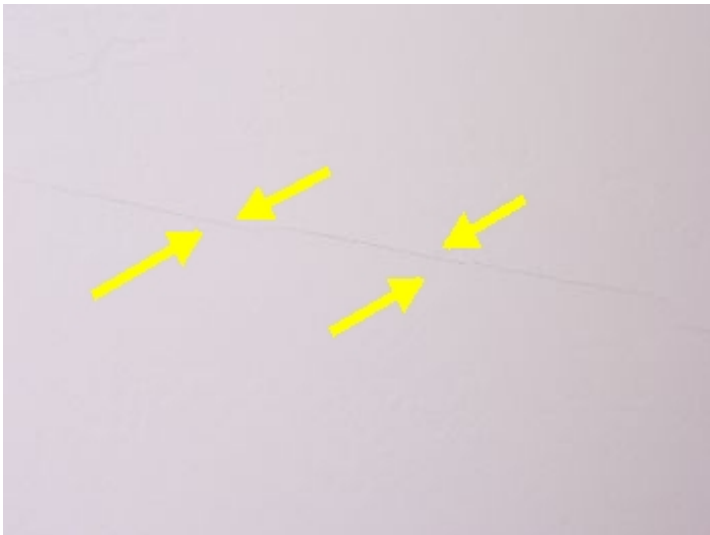
Observations: The visible areas of the ceiling appeared functional at time of inspection., Except as noted., Master Bedroom loft ceiling at sky lights appear to have a leak., Recommend review by a qualified professional for repair or replacement as necessary.



Master Bedroom loft ceiling at sky lights appear to have a leak.



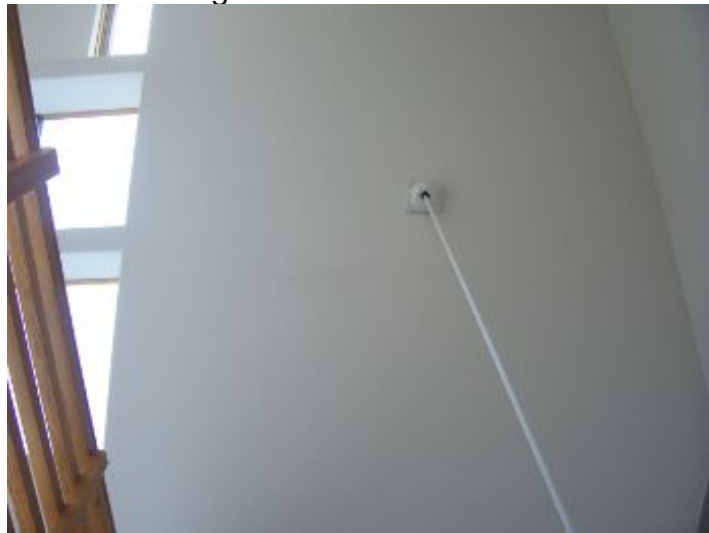
master bedroom ceiling water leak



crack in master bedroom ceiling



master bedroom stair way has a nail pop



crack in ceiling of master bedroom

5. Bedroom Switch & Outlet(s)

Switch: Visually accessible switch(s) appear to function properly at time of inspection.

Outlet: Visually accessible standard outlet receptacle(s) appear to function properly at time of inspection.

6. Light/Ceiling Fan(s)

Light: Light(s) appears to function properly at time of inspection. • Except as noted.

Fan: Fan(s) appears to function properly at time of inspection. • Except as noted.

Observations:

- bedroom # 2 and 3 are missing lights

7. GFCI - Ground Fault Circuit Interrupter

Observations:

- Visually accessible GFCI receptacle(s) appear to function properly at time of inspection.

8. Bedroom Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

9. Bedroom Smoke Detector

Observations: Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. , Old detectors. Smoke detectors last 6-10 years. Recommend replacing., bedroom #2 is missing smoke detector

10. Bedroom CO Detector

Observations:

- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

11. Bedroom Door(s) and Jamb(s)

Description: Hinged • Solid core • Wood door

Observations:

- Door(s) and jamb appear to function properly at time of inspection.
- Except as noted.
- Bedroom #2 is missing door knob and striker plate on utility door.



Bedroom #2 is missing door knob and striker plate on utility door.



missing striker plate

12. Bedroom Closet(s)

Observations: Closet appears to be functional., Except as noted., Bedrooms #1,2,3 Shelving is, loose/damaged/missing.



missing shelving



master closet missing shelf and pole

13. Bedroom Cabinets

Observations: Cabinet(s) appear to function properly at time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Interior Views



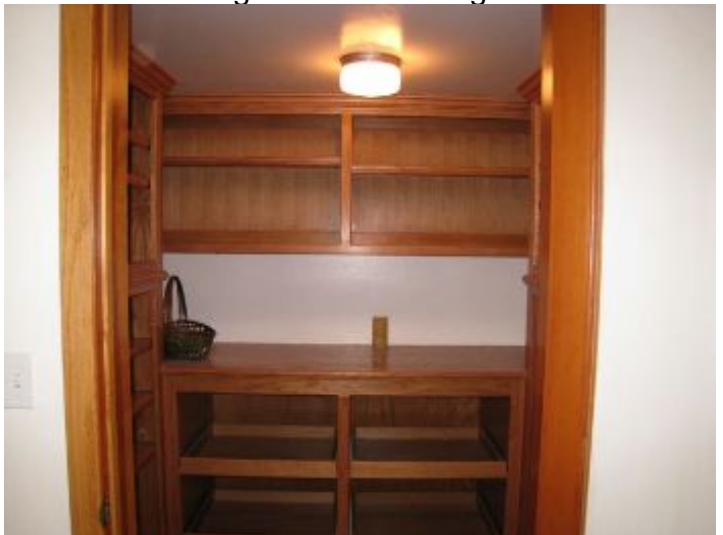
front entry way



great room ceiling



great room



pantry



stairway to master bedroom



kitchen



dining area



green room off kitchen



great room



office/entertainment room



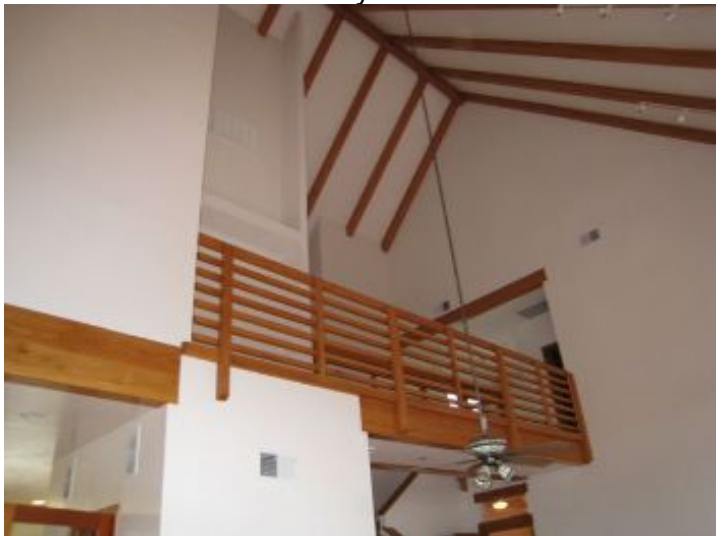
laundry room



laundry room



great room



upper hallway



bedroom #2



bedroom #3



bedroom #3



master bedroom



master bedroom



loft

2. Description

Description [Entry](#), [Dining Area](#), [Great Room](#), [Hallway\(s\)](#), [Office/Entertainment Room](#)

3. Flooring

Description: [Major floor areas are:](#) • [Hardwood](#)

Observations: [The visible areas of the flooring appeared functional at time of inspection.](#)

4. Walls

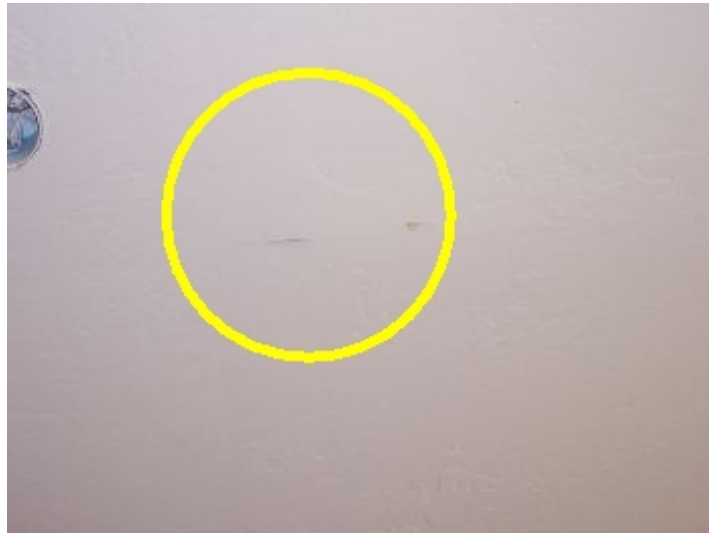
Description: [Drywall hand skim trowel texture](#), and [paint](#)

Observations: [The visible areas of the walls appeared functional at time of inspection.](#)

5. Ceiling

Description: [Same as the walls.](#)

Observations: [The visible areas of the ceiling appeared functional at time of inspection.](#), [Except as noted:](#), [Evidence of past water penetration observed at ceiling in dining area under upper exterior wall.](#), [Recommend review by a qualified professional for repair or as necessary.](#)



Evidence of past water penetration observed at ceiling in dining area under upper exterior wall.

6. Switch & Outlet

Switch: Visually accessible switch(s) appear to function properly at time of inspection.

Observations:

- Visually accessible switch(s) and outlets appear to function properly at time of inspection.

7. Light/Fan

Light: Light(s) appears to function properly at time of inspection. • Except as noted:

Fan: Fan(s) appears to function properly at time of inspection.

Observations:

- Lights in the Entry, Office, and dining area have been removed. recommend installing new lights or blank protective covers



missing dinig light



Office light missing



entry light missing

8. Register(s)

Observations: Register(s)/Grill(s) appear to function properly at time of inspection., There was air movement from the air register(s)/grill(s)

9. Door(s) and Jamb

Observations:

- Entry door needs to be adjusted.
- Office pocket door stop needs to be secured.

10. Closet(s)

Observations: Closet appears to be functional.



entry closet missing shelf and pole

11. Cabinets

Observations: Cabinet(s) appear to function properly at time of inspection., Except as noted:, Upper level hallway, upper and lower cabinets have been removed., Recommend review for repair or replacement as necessary.

12. Air Return

Observations:

- Air return(s) appears to function Properly at time of inspection.
- Recommend replacing filter(s)

13. Comments

Observations:

- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Stairway(s)

1. Stairway & Hand Rails

Observations:

- Stairway(s) appears to be functioning Properly. There are no concerns.
- SAFETY NOTE: The opening between Balusters (vertical posts comprising barrier in railings) was observed to be 6 inches. A toddler can very easily fall through this spacing from landing to floor below. Although 6" spacing was adequate when home was built -- modern building safety standard is now a maximum of 4" between balusters.



stairway to loft from master bedroom



stairs and hand rail to loft

Fireplace/Chimney

1. Fireplace:

Description: Wood burning Fireplace. , Wood burning pot belly stove.

Location: The fireplace is located in the Great Room., The pot belly stove is located in the dining area off the kitchen.

Observation:

• The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuelburning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.



Pot Belly Stove



Great room fireplace

2. Fireplace Hearth

Observations:

• Tile hearth

3. Fireplace Limitations

• Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.

4. Chimney Type:

Chimney Type: Metal Fireplace Chimney

5. Damper

Observations:

• No deficiencies observed

6. Spark Arrestor/Rain Cap Condition:

Rain Cap Present

Heating & Air Conditioning

1. Heater(s)

Located in

- Unit #1 Attic above master closet.
- Unit #2 Utility room off bedroom #2.

Type: Propane

Observations: did not operate the heaters



unit #1



unit #2

2. Heater Base

Observations: HVAC platform appears to be serviceable.

3. Gas Valves

Observations: functional

4. Thermostat

Locations:

- Thermostat #1 is located in the master bedroom
- Thermostat #2 is located in the upper hallway

Observations: • Functional at the time of inspection., • Digital - programmable type.

5. Register(s)

Location: All visible areas

Observations:

- Register(s)/Grill(s) appear to function properly at time of inspection.
- There was air movement from the air register(s)/grill(s)

6. Return Air Filter/Grill

Locations:

- Return air filter #1 is located in the hallway wall outside master bedroom door.
- Return air filter #2 is located in the hallway ceiling north end of hallway

Observations:

- Air return(s) appear to function Properly at time of inspection.

7. Air Supply

Observations: functional

8. Refrigerant Lines

Observations: functional, missing insulation in areas, Recommend HVAC contractor to insulate as needed.

9. AC Condenser

Type: Electric, York

Location: East side of structure

Observations: At time of Inspection AC condenser appeared to be operating satisfactory., cooling fins are showing signs of deterioration., Recommend HVAC contractor to evaluate and service units.



power disconnects for AC condensers



starting to deteriorate

10. AC condensation drip line

Observations: AC condensation lines are satisfactory.

11. Heating/Cooling Venting

Observations: HVAC vents appear to be satisfactory.

12. Distribution/duct

Materials: Insulated flex ducts, metal connecting unions with insulation wrapping.

Observations:

- Cooling/Heating air registers appeared working in every applicable room.



unit #1



unit #2

Plumbing

1. Water Heater Description

Brand Name: State • General Electric

Year Manufactured: 1998 • 2006

2. Water Heater Type, Location and Condition

Type: Propane

Location: Garage

Observation:

- Off at time of inspection; combustion operation not reviewed.



3. Water Heater Base

Observation:

- Water heater stand appears functional.

4. Water Heater Combustion Ventilation

Observation:

- Combustion air ventilation appears to be functional

5. Water Heater Vent Pipe & Cap

Observation:

- Vent pipe and Cap appear functional.



wrong type of tape on vent pipes

6. Water Heater TPRV & Discharge Pipe

Observation:

- Temperature Pressure Release (TPR) valve and discharge pipe appear functional and in satisfactory condition.

7. Water Heater Seismic Strapping

Observation: Seismic strapping is satisfactory.

8. Water Heater Water Supply Line & Shut Off

Observations:

- The shut-off valve and water connectors are functional, no leaks observed at time of inspection.

9. Water Heater Gas Supply Line & Shut Off

Observations:

- The gas control valve and its connector at the water heater are functional.

10. Main Gas Meter and Shut Off

Location: Propane shut off at house is located at east side of garage., Propane tank is located about 100 ft. away from the front of the garage.

Type: propane

Observations: Appears Serviceable



propane stage tank



main gas shut off at house

11. Main Water Supply Line to Structure



main water shut off at house

12. Water Shut off at House

Location: Water shut off at house is located at east side of garage.

Observations: Shut off valve appears to be serviceable at time of inspection.

13. Exterior Hose Bibs

Description: Standard hose bibs

Observations: Hose bib(s) appear to be serviceable at time of inspection., **IMPROVE:** There are no anti siphon devices at the exterior faucets. This is a potential cross contamination. Recommend installing anti siphon devices.

Electrical

1. Main Electric Service Panel Information

Electric Panel Location: Main Electric panel is located at, exterior west wall of garage.

Main Panel & Service Rating: Panel Amperage Rating: 200 amps

Manufacturer: Murray

2. Main Electric Panel Condition

Observations:

- Electric panel appears to be serviceable at time of inspection.
- Open position(s) observed for future expansion.



Electric panel appears to be serviceable at time of inspection.

3. Main Panel Disconnect

Main Disconnect Type: 200 amp Circuit Breaker

Location: Main disconnect observed at the Main panel.

Observations: Main Disconnect Breaker appears to be serviceable.

4. Main Panel Over Current Protection

Type: Breakers.

Observations:

- Over Current protection appears to be satisfactory.
- No deficiencies noted.
- Open positions observed for future expansion.

5. Main Panel Branch wiring

Description: Branch circuit wiring is copper • Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible main service panel wiring appeared functional no discrepancies noted.



6. Main Service Feed condition

Service Type: [Underground service lateral from meter located at entrance of driveway.](#)

7. Main Service Panel Grounding/Bonding

Description: [UFER Ground](#)

Observations:

- [Service grounding](#) appeared satisfactory, at time of inspection.

Sub Panel

1. Sub Panel

Location: Sub electric panel is located in the master bedroom closet.

Capacity: 100 amps



2. Sub Panel Condition

Observations:

- functional
- No open positions observed, box is full.

3. Sub Panel Breakers

Main Breaker: 100 amp

breakers off: None off at time of inspection.

4. Sub Panel Grounding/Bonding

Observations: Grounding is satisfactory.

5. Sub Panel Wiring Condition

Observations:

- Sub panel wiring appears to be satisfactory.

