

HomeChek Inspection Report

Prepared Exclusively for
John Smith

Inspection Date
09/21/2006.



Prepared by



5116 Heather Drive
Anacortes, Washington 98221

April 23, 2007

Re 1234 33rd Street.
Atown ,WA,98221.

Dear John,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 09/21/2006. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, on the roof, attic, foundation, plumbing, electrical, and furnace. However, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement included in this report. This inspection is not intended to replace a comprehensive buyers inspection. If you would like us to perform a comprehensive inspection, we will do that at a reduced fee.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. This summary is broken into four sections: *Safety Concerns*, *Further Evaluation*, *Corrections Recommended* and *Recommended Upgrades*:

- **Safety Concerns** are conditions that may pose a hazard to humans, the building or both. These condition warrant your immediate consideration.
- **Correction Recommended** are conditions that would in need of maintenance, repair or replacement. We recommend that these corrections be made by the appropriate tradespeople.
- **Further Evaluation** are conditions observed that warrant further evaluation by specialist in the building trades.
- **Recommended upgrades** are systems or components that may not been available or have been improved since the building was constructed. These may be but not limited to safety related items: such as GFCI receptacles and smoke detectors locations and the installation of safety glass where subject to human impact.

Safety Concerns

NONE

Correction Recommended

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

1. The roof over main home was in good condition. The flat roof over breezeway allowed water to pool and was leaking at the water heater vent. The roof on the garage was at end of life with burn through in multiple areas. Recommend that The breeze way and garage roofs be replaced. 2) The eave was not complete on the front left side of home. The opening allows birds and rodents an area for nesting. Enclose eave.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

2. Complete installation and appears to be in satisfactory condition. Significant amounts of debris have accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the roof structure or make water accumulate around the foundation. Recommend cleaning gutters now and on a regular basis in the future. In the Pacific NW some gutters will have to be cleaned on a quarterly basis for them to work effectively. If this is the case here, you may want to upgrade the gutters with debris covers. 2) Downspout at garage should be extended to drain away from deck and foundation.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

3. Outdoor outlet by guest bedroom and hot tub was dead. It may be on a switch or protected by GFI. Repair as needed.

BATHROOMS

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

4. Guest bedroom shower fixture should be caulked to prevent water intrusion.

Bath GFI

5. The guest room bath technically is a shower stall and should not have an exposed outlet in it. Protect with weatherproof cover or remove.

INTERIOR

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

6. Living Room, No or slow response to wall switch. Gas logs should lite within 3-5 seconds or the system requires service.

Further Evaluation

NONE

Recommended upgrades

NONE

Each of these items will likely require further evaluation. If repairs are necessary we suggest you obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our Pacific Crest Inspections to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Rick Bunzel
5116 Heather Drive
Anacortes, Washington 98221
360-588-6956 Fax 360-588-6965

enclosure

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Inspection Client Information

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

09/21/2006.

START TIME OF INSPECTION

01:00 PM.

END TIME OF INSPECTION:

3:00PM.

CLIENT NAME:

John Smith.

BUYER'S AGENT

Greg Realtor.

BUYER'S AGENT E-MAIL

GregRealtor@windermere.com.

SELLERS AGENT**INSPECTION SITE:**

1234 33rd Street.

INSPECTION SITE CITY/STATE/**ZIP:**

Atown ,WA,98221.

ACCESS CODE #:**ACCESS GRANTED BY**

Buyers Agent.

PAYMENT INFORMATION:

TOTAL FEE:

195.

PAID BY:

Check.

CLIMATIC CONDITIONS:

WEATHER:

Clear, calm.

SOIL CONDITIONS:

Damp.

APPROXIMATE OUTSIDE**TEMPERATURE:**

60 degrees.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Craftman.

STORIES:

2.

SPACE BELOW GRADE:

Crawl space.

SQUARE FOOTAGE

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

Aerial View of sub-division



AREA:

Suburb.

HOUSE OCCUPIED?

Yes.

CLIENT PRESENT:

No.

PEOPLE PRESENT:

Listing agent.

Report Definition

Appeared servicable or satisfactory - indicates that the unit or system appeared to function as intended by its manufacturer or installer, or there was no visible evidence of substantial defect at time it was inspected.

Not Inspected or not accessible - Any component or system so designated could not be inspected or determined due to inaccessibility, unsafe conditions, weather, the presence of landscaping, stored items, locks, pets or factors beyond inspectors control.

A **major defect** is one that is capable of detection by reasonable visual examination only, and that requires an immediate financial expenditure of more than \$1,000 to prevent significant deterioration of, or damage to, the property.

Monitor denotes an area where insufficient evidence is available to make a determination and/or observation over time is needed. Repairs may be necessary, but until more symptoms of a potential issue are visible no conclusion can be made.

We have an extensive glossary of home and inspection terms on our website here : <http://www.paccrestinspections.com/glossary.htm>

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 purpose of the inspection is to document the general, overall condition of the structure and to identify major defects that are present at the time of the inspection and that, in PCI's opinion, might affect the typical home buyer's purchase decision or the use of the property for its intended purpose. A major defect is one that is capable of detection by reasonable visual examination only, and that requires an immediate financial expenditure of more than \$1,000 to prevent significant deterioration of, or damage to, the property. 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. **This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report. This inspector reserves the right to revise or provide a supplement to this report, within 72 hours of delivery, in order to best service the interest of the client.**

The Inspection Report and its contents are intended for the use of Customer and remain the property of Pacific Crest Inspections (PCI). Distribution of the Inspection Report to any other party outside the parties involved in this transaction is strictly prohibited unless the express written authority of PCI is obtained. 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. Anything that is not visible or not accessible will not be inspected.

This report contains our observation and opinion. The Inspection will include only a visual observation of readily accessible areas or items as described by the National Association of Home Inspectors (NAHI) standards unless otherwise noted. A copy of the entire NAHI Standards of Practice is available at the National Association of Home Inspector's website (<http://nahi.org/pdf/Standards%20of%20Practice%202004.pdf>).

You may receive different opinions from other inspectors, trades people, insurance adjusters, private or public personnel, contractors, or other parties whose are different from ours. If you receive a different opinions which differ from those expressed in this report, it is recommended that those opinions be obtained in writing on the companies or agencies letterhead bearing applicable licensing numbers, and sign by individual rendering the opinion.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; 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. Any indication of repair, service or maintenance revealed in this report or verbally at the time of the inspection should be re evaluated by a qualified contractor prior to closing or any final date as indicated in any Real Estate sales agreement. Since this inspection company does not dismantle equipment or perform invasive inspections the contractors subsequent examination may reveal additional required repairs.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people 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.

Re-inspection Right: In the event that the Customer has established a claim of a breach of Inspector's obligation under this agreement, or for negligent inspection or misrepresentation of any component or items in The Inspection Report, Customer shall provide PCI with three (3) business days after Inspectors receipt of the notice to re-inspect the component or item unless there is an imminent safety danger, Customer will permit such re-inspection prior to conducting any repairs of component or item. **If Customer does not allow PCI to re-inspect, Customer waives any claim against PCI with respect to the component or item.**

Time Limit for Action: No action, whether in contract or tort, may be brought against PCI, **its agents, employees, successors in interest and/or representatives** in arbitration or a court of law a) six months following the date of the Property Inspection Report or b)120 days after discovery by Customer of the condition which form the basis of the action, whichever occurs earlier.

Dispute Resolution: In the event any dispute arises regarding this Agreement and/or the Inspection Report, parties shall

attempt, in good faith, to mediate such disputes by jointly appointing one mediator located in Skagit County, WA. In the event of a refund to the Customer, such refund shall be full and final settlement for all present claims and causes of action, and/or disputes, known or unknown between the parties and Inspector. The decision of the mediator is non-binding and the aggrieved party may elect to proceed to binding arbitration if such election is made within 30 days of the mediator's decision. Any dispute, controversy, interpretation or claim arising out of this agreement including, but not limited to, claims for breach of contract, negligence, fraud or misrepresentation must be submitted for final and binding arbitration under the Construction Industry Rules of the AMERICAN ARBITRATION ASSOCIATION, except for the rules pertaining to the arbitrator selection. Each party will select one candidate as arbitrator, and the two selected arbitrators will select and appoint by mutual agreement, a third arbitrator. All three arbitrators must be qualified and is familiar with the professional building inspection profession and industry with at least 10 years' experience and who will follow substantive rules of law governing the State of Washington. The arbitration shall occur in Skagit County, Washington. Each party will pay 50% of the arbitration costs. Any award made by the arbitrator and in compliance with the arbitration agreement shall be binding on the parties and will be enforceable as a final judgment in any court of competent jurisdiction.

ROOF SYSTEM

The foregoing is 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Vaulted ceilings. No attic is present and typically builders do not provide access to this area.

View ability
0%

Ventilation
Appears satisfactory.

ROOF:

STYLE:
Gable, Hip.

TYPE:
Composition shingles. Typically this is a shingle with a 20 year lifespan. The biggest factor in determining the actual life is the exposure and weather.

Slope
Medium slope is considered between to be 4" or 6" in 12" pitch.

ROOF ACCESS:
Walked on roof.

ROOF COVERING STATUS:
The roof over main home was in good condition. The flat roof over breezeway allowed water to pool and was leaking at the water heater vent. The roof on the garage was at end of life with burn through in multiple areas. Recommend that The breeze way and garage roofs be replaced. 2) The eave was not complete on the front left side of home. The opening allows birds and rodents an area for nesting. Enclose eave.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal. OK.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Complete installation and appears to be in satisfactory condition. Significant amounts of debris have accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the roof structure or make water accumulate around the foundation.

Recommend cleaning gutters now and on a regular basis in the future. In the Pacific NW some gutters will have to be cleaned on a quarterly basis for them to work effectively. If this is the case here, you may want to upgrade the gutters with debris covers. 2) Downspout at guest house should be extend to drain away from deck and foundation.



EXTERIOR - FOUNDATION - BASEMENT

Regular maintenance of the exterior is important for its integrity. Paint and sealing cracks will extend the life of the siding and trim. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and in most cases do not represent a structural problem. If major cracks are present along with bowing, we 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 drying process. Floor coverings can and do prevent recognition of cracks or settlement. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Hardboard siding and Wood siding.

CONDITION:

Appears satisfactory.

TRIM:

MATERIAL:

Wood.

CONDITION:

Appears satisfactory.

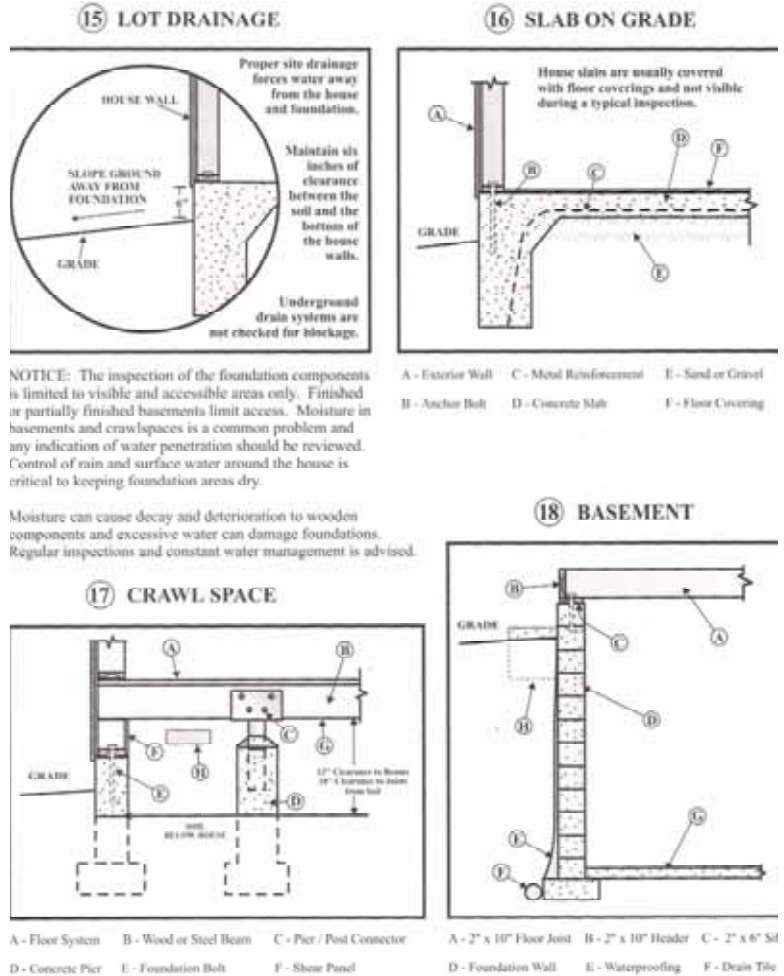
SLAB ON GRADE:

CONDITION:

Slab in lower level is not visible due to carpet and/or floor covering - no readily visible problem are noted.

BASEMENT/CRAWL SPACE:

FOUNDATION



Foundation Description

ACCESSIBILITY:

Crawlspace - partial.

Crawl Space Access

Exterior Entrance. 2X.

CRAWL SPACE View ability

Approximately 50% of the crawl space was viewed due to limited access.

Vapor Barrier

Installed in Satisfactory condition.

Crawlspace Condition

Appears satisfactory.

FOUNDATION WALLS - TYPE:

Poured concrete.

CONDITION:

Appears satisfactory - Minor cracks are normal for most concrete walls.

BEAMS:

Appears satisfactory.

FLOOR JOISTS:

Appear serviceable.

COLUMNS/SUPPORTS:

Appear serviceable.

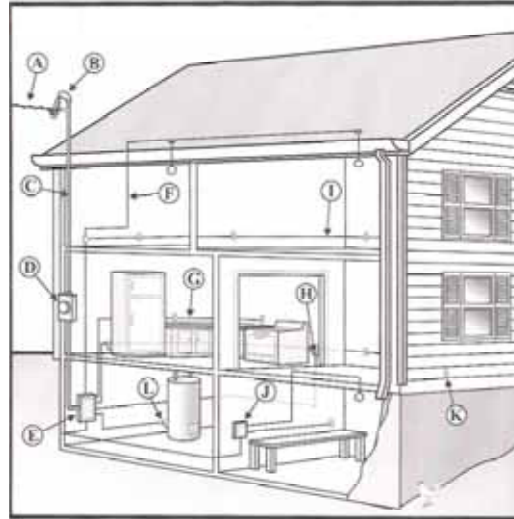
Crawl Space Insulation

The crawl space has subfloor insulation.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:



- A - Service Drop
- B - Weatherhead
- C - Service Mast/Conduit
- D - Electric Meter
- E - Main Panel
- F - 120 Volt Lighting Circuit
- G - 120 Volt Outlet Circuit
- H - 240 Volt Oven Circuit
- I - 120 Volt Outlet Circuit
- J - Sub-Panel
- K - "GFCI" Protected Outlet
- L - 240 Volt Water Heater Circuit

Service Conductors			Branch Conductors		
Amperage	Wire Size	Material	Amperage	Wire Size	Material
60	#12	AL	15	#14	CU
80	#10	AL	20	#12	CU
100	#8	AL	25	#10	CU
125	#6	AL	30	#8	CU
150	#4	AL	35	#6	CU
175	#3	AL	40	#4	CU
200	#2	AL	45	#3	CU
225	#1	AL	50	#2	CU
250	#1/0	AL	55	#1	CU
300	#3/0	AL	60	#1	CU

39 ELECTRIC SERVICE

The electrical service refers to the wires that run from the street or main pole and enter the house either underground or through the rooftop. The number of wires that enter the panel determine the voltage of the service: 2 wires = 120 volt, 3 wires = 240 volt. A home that has only a 120 volt service would be considered out of date by today's standards because larger appliances that operate at 240 volts cannot be utilized. Electrical load and demand calculations are not performed during this inspection.

40 MAIN PANEL

The ampacity of the system is determined by the size of the service wires, the rating of the panel and the size of the main fuse or breaker. Some older panels will have fuses while newer systems use breakers. The main disconnect is used to shut the entire electrical system in the house off in case of emergency. If no main shutoff is provided, no more than six breakers are allowed to be installed.

41 CONDUCTORS

Conductor is the term used for the wires used for electrical installations. Copper and aluminum are common materials used for electrical wiring. The U.S. Product Consumer Safety Commission issues a booklet on the hazards of aluminum wire installations made in the early 1960's to the mid 1970's. Please obtain this information if aluminum is noted.

42 SUB-PANEL

Electrical panels that do not contain the main service wiring are called sub-panels. Sub-panels are used for a variety of reasons ranging from house size to ease of accessibility. During inspections of homes that are occupied it is possible that a sub-panel might be hidden by pictures or furniture. Please check carefully during your final walkthrough of the house after all belongings are removed.

43 PANEL NOTES

This section of the report notes conditions found inside the electrical panels. Repairs to wiring conditions should be performed by qualified tradespeople due to the inherent hazards.

44 WIRING NOTES

Our inspection of the electrical wiring and fixtures throughout the house will include random testing of outlets and lights. At least one outlet per room, all accessible outlets in the garage and on the exterior, and all outlets within six feet of sinks will be tested for grounding and polarity.

TYPE AND CONDITION:

Underground, 110/220 Volt.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

two 200amp panels.

Inspector Notes:

Circuit and wire sizing correct so far as visible.



SUBPANEL #1 LOCATION:

garage.

CONDUCTORS:

ENTRANCE CABLES:

Stranded aluminum- This is actually the most common type of service cable used. -OK.

BRANCH WIRING:

Solid core copper on 110 Volt circuits and stranded aluminum on 220volt circuits.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. **Outdoor outlet by garage and hot tub was dead. It may be on a switch or protected by GFI. Repair as needed.**



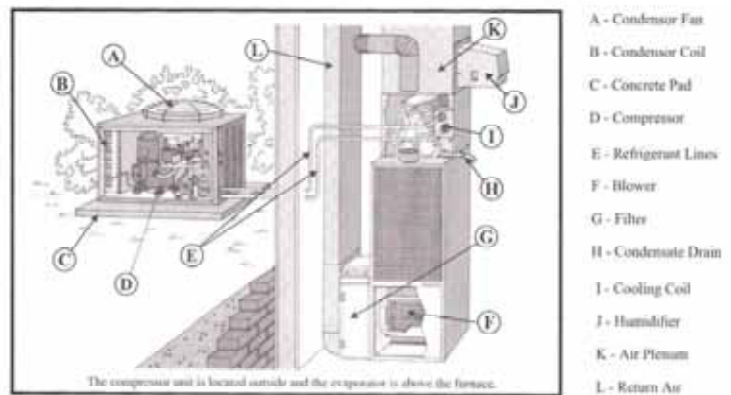
HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and 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. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this 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. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. 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 SYSTEM DESCRIPTION:



34 NORMAL CONTROLS

Normal operating controls are homeowner operated devices such as a thermostat, wall switch or safety switch. Linear thermostats should be secured and thermostats that are not centrally located or on outside walls should be relocated for better furnace performance.

35 AIR FILTERS

Regular cleaning or changing of air filters is important for proper furnace performance. Dirty filters can cause damage to the heater and waste energy dollars. We do not evaluate the operation of electronic air cleaners but will comment on cleanliness if present.

36 HEATING NOTES

Our evaluation of the heating system is visual only and does not include dismantling the unit. A service technician should be consulted for an in-depth evaluation, cleaning and adjustment of the furnace for optimum performance and safety. Most local gas companies will perform a safety check and light gas pilots for their customers prior to the heating season. We also do not evaluate humidifiers built onto the heating unit.

37 EVAPORATIVE COOLER

Evaporative coolers (commonly called swamp coolers) utilize air flowing across moving water to humidify and cool the house air. Standing water that is left in the unit for extended periods of time can breed bacteria. Evaporative coolers should be drained at the end of each cooling season and cleaned prior to use.

38 AIR CONDITIONER

Air conditioning systems rely on a constant flow of air through the system to properly operate. Restricted air flow from dirty filters or blocked coils can cause icing on the evaporator coil. This may make the air from the unit appear to be colder but is actually harmful for the system. Compressor units located outside should also be kept clear of air restriction. Trim back shrubs and grasses and don't place anything over the top of the unit that blocks air flow.

LOCATION OF PRIMARY UNIT:
Closet off master.

SYSTEM TYPE:

Forced Air Upright.

System Capacity

75K BTU Input.

FUEL TYPE AND NOTES:

Natural Gas.

APPROXIMATE AGE IN YEARS:

5 years.

HEATING SYSTEM CONDITION:**PRIMARY UNIT:**

Appears operational.

BURNERS/HEAT EXCHANGERS:

Closed System - 90% Efficient furnaces are closed systems and we are unable to inspect the burner operation.

COMBUSTION AIR:

Appears Satisfactory.

VENTING:

Appears Satisfactory.

AIR PLENUM:

Appears Satisfactory.

Electronic Air Filter / Humidifier

Electronic Air Filter present NOTE: It is beyond the scope of this inspection to verify the functionality of this filter.

NORMAL CONTROLS:

Appear serviceable.

AIR CONDITIONING:**TYPE:**

Central.

POWER SOURCE:

220 Volt.

COMPRESSOR AGE IN YEARS:

Appears to be between 6-10 years old.

RETURN AIR TEMPERATURE:

67.

SUPPLY AIR TEMPERATURE:

53.

SYSTEM CONDITION:

Appears Satisfactory.

CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

Appear serviceable.

PLUMBING

Main water shutoff and water valves are not operated as part of inspection. Water quality or hazardous materials (lead) testing is outside the scope of this inspection but available on request. 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. 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.

MAIN LINE:

MATERIAL:

Copper.

CONDITION:

Interior master shutoff not found. In most cases this indicates that the main shutoff is located at the front edge of the property by the street. Verify this with the owner and identify the location. This will be important if part of the plumbing system fails and the water needs to be turned off.



SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears satisfactory.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Appears satisfactory The visible plumbing waste piping appears functional and no leaks seen.

Portions of the plumbing systems which are concealed by finishes, below the structure, and beneath the ground surfaces are not inspected. Future drainage performance is not determined. Ask Sellers to disclose if they have had any problems with waste lines or septic systems. If the waste lines to the sewer connections are over 30 years old, we recommend a video inspection of the lines. PCI can recommend a qualified contractor for this inspection.

HOSE FAUCETS:

OPERATION:

Sample operated, Appears satisfactory.

WATER HEATER: Temperature/ Pressure Relief valves are not activated or tested as part of the inspection for safety reasons. The thermostat is only used to activate the system and calibration is not checked

TYPE:

Gas.

SIZE:

40 Gallons.

LOCATION:

Closet.

CONDITION:

Appears satisfactory.

WATER HEATER #2:

TYPE:

Electric.

SIZE:

instant.

LOCATION:

master bedroom.

CONDITION:

Appears satisfactory delivering 120 degree water.

FUEL SYSTEM:

METER/TANK LOCATION-

CONDITION:

Meter located at exterior.

BATHROOMS

BATHROOM AREA:

BATH LOCATIONS ALL:

Master bedroom, guest room, hallway, garage.

CONDITION OF SINK:

Appears serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Appears serviceable. Guest room shower fixture should be caulked to prevent water intrusion.



TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable.

Bath GFI

The guest room bath technically is a shower stall and should not have an exposed outlet in it. Protect with weatherproof cover or remove.



BATH VENTILATION:

Appears serviceable.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition (especially condensation) of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

DOORS:

MAIN ENTRY DOOR:

Metal Insulated door, Appears satisfactory.

OTHER EXTERIOR DOORS:

Steel side, french doors, Vinyl sliding glass - Ok.

INTERIOR DOORS:

Appears satisfactory.

WINDOWS: Determining the condition (especially condensation) of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

TYPE & CONDITION:

Vinyl windows, Wood, cracked window in guest house.



INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, General condition appears satisfactory.

CEILINGS:

TYPE & CONDITION:

Drywall, General condition appears satisfactory.

FLOORS:

TYPE & CONDITION:

Carpet, Wood tongue and groove or veneer, Tile, General condition appears satisfactory.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

Living Room, No or slow response to wall switch. Gas logs should lite within 3-5 seconds or the system requires service.

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. Inspector will only inspect the firebox and visible area of the flue. It is outside the scope of this inspection to determine whether there are any cracks, gaps in the mortar or internal damage in the flue. We recommend that all chimneys have a cap and spark arrestor.

Smoke /Fire Detector

COMMENTS:

Smoke detectors(s) were present,

The built in test button on a smoke detector when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that fresh batteries be installed at move-in and tested monthly as recommended by the Consumer Product Safety Commission.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Porcelain, Appears serviceable, 2x.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Concrete, wood - Ok.

SWITCHES/FIXTURES/OUTLETS:

Appear serviceable.

Laundry appliances are not 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. Appliances are run on request only to verify that they respond to the controls. Water supply valves may be subject to leaking if turned on.

LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

Plumbing appears serviceable, 220 Service is present.