



TLR Property Inspection, LLC
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Inspection reference: 190067

Confidential Inspection Report

734 Juniper Lane
Some Where US 65014

January 19, 2019



Prepared for:
Jan Smith
123 Main Street
Some Where US 20004

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



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Inspection: 190067 Address: 734 Juniper Lane

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you read the complete report.

Tuesday, March 12, 2019

Jan Smith
123 Main Street
Some Where US 20004

Inspection Site



734 Juniper Lane
Some Where US 65014

Dear Jan Smith:

At your request, a visual inspection of the above referenced property was conducted on Saturday, January 19, 2019. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning- Primary Unit:

Model/ Serial Number/ Size:

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Heating Plant- Primary Unit:

Approximate Age:

Attention: Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

KITCHEN

Kitchen Plumbing:

Sink and Drain Lines:

Attention Needed - The sink or drainage gasket needs attention. There was evidence of a leak.



Kitchen Appliances:

Range Hood:

Action Necessary - The range hood light / built into the microwave oven did not turn on using normal controls. Repair may be as simple as replacing the light bulb.

BEDROOMS

Master Bedroom:

Entry Door:

Action Necessary - The entry door to the master room or its hardware needs repair or replacement. The latch or strike plate needs to be adjusted so that the door will latch correctly.

GARAGE

Garage:

Safety Reverse Switch on the Automatic Opener:

Action Necessary - The safety reverse switch did not function as required. Action is necessary to replace needed parts.

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

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

Sincerely,

Tom Ryan
TLR Property Inspection, LLC



Inspection: 190067 Address: 734 Juniper Lane

GENERAL INFORMATION

Client & Site Information:

Inspection Date: 1/9/2019 2:00 PM.	Client: Jan Smith 123 Main Street Some Where US 20004	Inspection Site: 734 Juniper Lane Some Where, US 68614.	People Present: Purchaser, Selling agent.
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Building Characteristics:

Estimated Age: Built in 1994 25 years old.	Building Style & Type: 1 family, Condo.	Stories: 2	Space Below Grade: Basement, Crawl space.
Water Source: Public.	Sewage Disposal: Public.	Utilities Status: All utilities on.	Main Entry Faces: South.

Climatic Conditions:

Weather: Overcast.	Soil Conditions: Frozen.	Outside Temperature (F): 38.
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REPORT LIMITATIONS

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

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

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

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

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

SITE

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

Site:

Style of House:

Two Story Condo.

Estimated age of house:

The house is 25 years old, built in 1994.

Approximate Lot Size:

Common.

Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:

Functional - The shrubs and/or bushes have a good appearance.



Trees Condition:

Functional - The trees on the site all appear to be alive and in acceptable condition.

Mailbox Noted:

There is a mailbox located in a common area within the development.



Paving Condition:

Driveway Paving Material:

Asphalt.



Driveway

Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete.



Front Stoop

Walkway Condition:

The walkway surface material is in functional condition with only normal deterioration noted.



Walkway

Entryway Stoop:

The entryway stoop is in functional condition.

Patio:

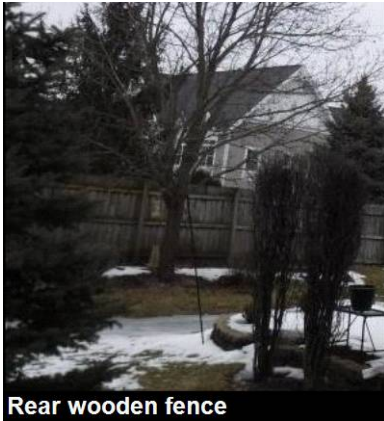
Patio Slab Materials:

Was snow covered at the time of inspection.

Fences & Gates:

Fencing Materials:

Wood materials used for fencing. The fence is constructed using 6-foot boards. Is a common fence with the HOA.



Rear wooden fence

Fence Materials Condition:

The fencing materials appear to be functional.

Utility Services:

Water Meter Location:

Basement level. Basement level with an electronic reading device outside.



Water Meter with remote reader

Electric Service Condition:

The underground service appears adequate.



Electric Meter

Cable Television Service:

Underground.



Cable TV and Phone

Telephone Service:

Underground.

Fuel Source:

Natural gas is provided by a regulated service company or utility.



Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.

Location of Meter:

Left side of the house.

Type of Gas Supply:

Natural Gas.

Gas Line Primary Piping Material:

Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Gas supply piping as installed appears adequate.

FOUNDATION

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

Foundation:

Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:

Poured in place concrete, 8 inches or more thick.

Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.



Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:

Approximately 50% to 75% of the interior basement is finished into living space. The living space is approximately at grade level.

Basement Ceiling Exposed:

Viewing was limited. Only about 5% to 25% of the basement ceiling/floor joists were visible.

Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 25% to 50% of the interior foundation walls were visible.

Conditions Noted in Exterior Walls, Interior View:

The exposed portions of the interior foundation perimeter walls appear to be functional. The wall ever painted by the builder and will make for a every dry basement.

Basement Windows:

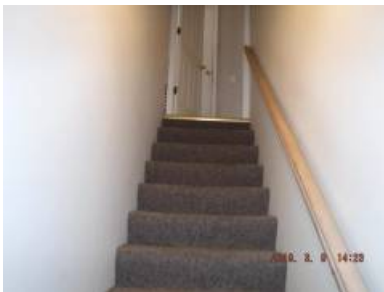
There are basement level windows. The windows installed in the basement level appear to be egress accessible in case of an emergency, however they would require egress ladders.

Interior Stairway Access From:

Main hallway.

Staircase Condition:

The staircase to the basement level appears functional. There are handrails solidly attached and in useable condition. The staircase is lighted.



Electrical Service:

The electrical outlets in the basement level tested as correctly grounded.

Crawlspace:

Crawlspace Entrance:

The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

There is an interior entry to the crawlspace.

Crawlspace Inspected By:

The crawlspace was inspected from the access way due to do to the large access area.

Crawlspace Ceiling Exposed Percent:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Percent Interior Foundation Wall Exposed:

Foundation walls were covered with insulation.



Crawlspace Ventilation:

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

Crawlspace Floor:

Gravel covered with wood sheets. Dry at the time of inspection.



Electrical Service:

Pull chain light.

ROOF & ATTIC

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

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

Roofing:

Type Roof:

Gable.

Roof Covering Materials:

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.



Cover Layers:

The roof covering on the main structure appears to be the first covering.

Condition of Roof Covering Material:

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. This is a common roof with other townhouse units.

Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

Means of Roof Inspection:

The roof edge was the location of the inspection of the roof covering. Binoculars were used to view the roof covering. The inspection was completed from the ground level. The surface of the roof was not walked on. The weather conditions at the time of inspection, raining and wet, walking on the roof could be hazardous to the inspector.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.



Attic & Ventilation:

Attic Access Location:

There are two attic spaces and access points, one in the Bedroom Closet and one in the Garage ceiling.

Attic Accessibility:

Ceiling scuttle hole for both attics.

Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.



Main House



Garage Attic

Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.



Truss

Roof Framing Condition:

The roof framing appears to be in functional condition.

Roof Decking:

The roof decking material is oriented strand board sheathing.

Ventilation Hi/Low:

There appears to be adequate ventilation installed.



Insulation Noted:

The attic insulation appears to be adequate and properly installed.



STRUCTURAL

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

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Siding materials consist of vinyl siding.

Siding Condition:

The siding is in serviceable condition.



West side of the townhouse

Trim Condition:

The trim is intact and functional.

Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional.

Outside Entry Doors:

The noted door(s) is located at the front of the building, rear.

Windows Type:

Double Hung.





Window Condition:

The window framing and glass are functional.

Structural Caulking:

The structural caulking appears to be functioning normally at this time.

Framing Type:

Platform framing was the chosen style of framing.

Exposed Wall Framing Location:

Garage interior wall.

Framing members sizing.

The framing is 2" x 4" wood members.

Exposed Wall Framing Members Condition:

The exposed wall framing members were in functional condition.

Exposed Floor/Ceiling Framing Location:

Basement level ceiling.

Floor Framing Members Size.

The floor framing is constructed with 2" x 12" members.

Exposed Floor/Ceiling Framing Condition:

The floor/ceiling is framed with 16-inch centers.

Wall Covering Material:

The wall covering material is primarily sheetrock.

Ceiling Covering Material:

The ceiling covering material is primarily sheetrock..

Fireplace:

Location of Fireplace:

Living room.

Type of Fireplace:

Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

Fireplace Fuel:

Gas - The fireplace is designed to use gas fuel only.

Firebox Condition:

The firebox appears to be sound and useable in its current condition. At the time of inspection I started the fireplace and showed the purchaser how to operate the fireplace.

Flue Lined:

Yes - The fireplace flue appears to be lined with metal.

Chimney Height and Clearance:

Yes - The chimney installation appears to meet clearance requirements.

Hearth Condition:

The hearth is fully functional.

Mantle:

Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant

systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

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

Air Conditioning- Primary Unit:

Model/ Serial Number/ Size:

System is Comfortmaker. Model # AD024GD Serial number is L931362490. Manufacture Date April 1993. **Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.**

Type and Location:

Refrigerator/Split System. Electricity-powered. Condenser unit Location- Rear of building.



Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



Heating Plant- Primary Unit:

Heating System Type:

A forced air furnace is installed as the primary source of heat.

Heating System Location:

Basement.

Fuel Source:

Natural Gas.

Equipment Description:

System is Comfortmaker. Model # GU1O75A012AIN Serial number is L935018778.

Approximate Age:

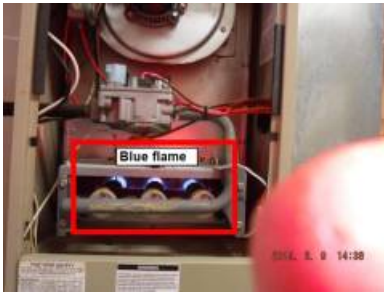
Manufactured in 1993. **Attention: Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.**

Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is metal.

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable Nice Blue Flame.



Burners / Heat Exchangers:

Burner Flame(s) appear typical See above.

Blower Fan:

General condition appears serviceable.

Filter Type/Size:

14X25X1.

Air Filters:

Disposable Filter.

Does each habitable room have a heat source?

Yes.

Adequate Returns

Yes.

Normal Controls:

Thermostat is located in the living room. Should the purchaser how to operate.



ELECTRICAL SYSTEMS

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

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

Service:

Type & Condition:

Overhead, 120/240 Volt, Circuit breakers.

Electrical Distribution Panels:

Main Panel Location:

Basement.



Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:

Yes.



Main Circuit Rating:

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Disconnect:

Located at the top of main panel.



Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Legend Available:

Yes - Identification of the one half the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.



Main Panel Observations:

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Conductors:

Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

Electrical Outlets:

General:

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

Ground Fault Protected Outlets:

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

Other Electrical Circuitry:

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

1" water service line from the meter to the main cutoff.

Interior Supply Piping Size:

The interior water supply piping is 1/2" in diameter.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

Water Pressure:

Good Water Pressure.

Exterior Hose Bibs:

Yes.



Functional Supply:

Hot water tested in the kitchen at 120 degrees as tested.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is plastic.

Waste Piping Condition:

The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is plastic.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Location of Waste Line Cleanouts:

Base of the stack(s) in basement level.



Location of Noted Floor Drains:

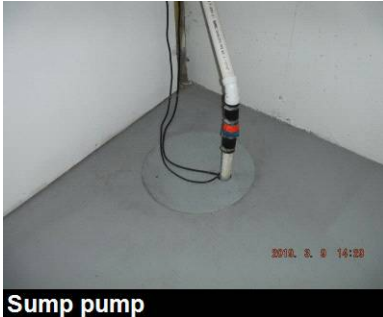
Furnace area. Basement level floor.

Sewage Pump Installed:

Yes - There is a sewage pump installed. This is needed either because of elevation of lowest fixture in relation to the sewer line or because of the distance to the sewage main. This unit requires periodic maintenance and should be connected to an alarm to warn of failure. The pump appeared to function at the time of the inspection.

Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. There is a submersible type sump pump installed.



Sump Pump Drain Line:

The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction.

Water Heater:

Location:

Basement.

Model/ Serial Number/ Size:

System is Bradford White. Model # M140T6FBN Serial number is MC35908347. Manufacture Date 2015.

Tank Capacity:

A 40 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

Good - Rust free and clean. Should provide years of service.

Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

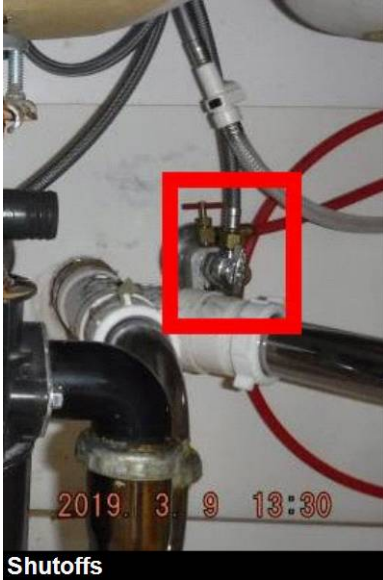
The overflow pipe is correctly installed.

KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.



Sink and Drain Lines:

The sink and drainage lines appear to be functional. **Attention Needed - The sink or drainage gasket needs attention. There was evidence of a leak.**



Caulking Water Contact Areas:

The caulking in water contact areas appears to be adequate for its age.

Kitchen Appliances:

Food Waste Disposal:

The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

System is Whirlpool brand. Model # DU1048XTPQ4 Serial number is FT514099.

Inspection: 190067 Address: 734 Juniper Lane



Range Hood:

This is built into the microwave oven. The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen. **Action Necessary - The range hood light / built into the microwave oven did not turn on using normal controls. Repair may be as simple as replacing the light bulb.**

Range/Oven:

System is Hotpoint.



Microwave Oven:

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. The unit was tested by heating a cup of water. Frigidaire Model FFMV162LWA
Serial Number K663112125.



Refrigerator:

System is LG. Model # LRFC22750SW Serial number is 60MRTT00065. **Action Necessary** - The refrigerators ice maker does not make ice cubes. Further investigation is needed to determine if repairs or replacement of ice maker need to be done.



Water For Refrigerator:

There is a water line for the refrigerator. There is a water valve noted in the basement.

Kitchen Interior

Location:

Front side of house main level.



Windows:

The windows and associated hardware in the kitchen are functional.



Walls:

The walls in the kitchen appear to be without significant issues.

Ceilings:

General condition appears serviceable.

Floors:

General condition appears serviceable, The floor covering material is glazed ceramic tile.



Fixtures & Switches:

The ceiling lights in the kitchen are functional. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

Electrical Outlets:

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink.

Countertops:

The countertops in the kitchen are functional.



Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are satisfactory in both appearance and function.



Phone / Computer Access Or Jack:

There is a telephone jack installed in this room. It may or may not be functional.



LAUNDRY

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

Laundry:

Location:

First Floor.

**Entry Door:**

The entry door to the laundry room is functional. Bi-fold.

Walls:

The walls in the laundry room appear to be functional.

Ceilings:

The ceiling is functional.

Lighting:

Lighting in the laundry is adequate. Attention: Light Cord is tangled in pull chain.

Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection. I ran both the dryer and washer seem to function but did not run a full cycle.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

**Dryer Hookup:**

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

Dryer Ventilation:

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

The area ventilation seems adequate.

BATHROOMS

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

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

Master Bathroom:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.



Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.



Toilet Condition

The toilet appears to be functional.

Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

The fiberglass shower pan does not appear to leak at this time.

Shower Walls:

The walls appear to be in functional condition.



Shower Drain:

Functional - The shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.



Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Lighting:

The ceiling light and fixture in this bathroom are in functional condition.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Ground Fault Interrupt Outlets:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

The light switch is functional.

Bathroom #2:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.



Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.



Toilet Condition

The toilet appears to be functional.

Tub:

Tub OK.



Tub Mixing Valve & Stopper:

The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Lighting:

The ceiling light and fixture in this bathroom are in functional condition.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Ground Fault Interrupt Outlets:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

The light switch is functional.

Half Bath #3:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Lighting:

The ceiling light and fixture in this bathroom are in functional condition.

Ventilation Fans:

Did not work at the time of inspection. Open fan grill and check to see if the fan is plugged in.

Ground Fault Interrupt Outlets:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Light / Fan switch combo.

BEDROOMS

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

Master Bedroom:

Entry Door:

The entry door to this bedroom is functional. **Action Necessary - The entry door to the master room or its hardware needs repair or replacement. The latch or strike plate needs to be adjusted so that the door will latch correctly.**

Closet:

The closet is functional and of average size.

Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Light Switch:

The light and light switch were functional at the time of the inspection.

Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in functional condition.

Windows:

The windows and associated hardware in this room are all functional.

Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Bedroom #2:

Entry Door:

The entry door to this bedroom is functional.

Closet:

The closet is functional and of average size.

OTHER LIVING SPACES

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

Living Room:

Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Light Switch:

The light and light switch were functional at the time of the inspection.

Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

**Floor:**

The floors are in functional condition. The floor covering material is carpet.

Windows:

The windows and associated hardware in this room are all functional.

Electrical Outlets:

Functional - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Fireplace:

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.



Dining Room:

Dining Room Area.



Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Light Switch:

The light and light switch were functional at the time of the inspection.

Floor:

The floors are in functional condition. The floor covering material is carpet.

GARAGE

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

Garage:

Garage Type

The garage is attached.





Size of Garage:

Two car garage.

Number of Overhead Doors

There is a single overhead door.

Overhead Door and Hardware Condition:

The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately. Did not see the remote controls for the automatic opener ask the owner where they might be.

Safety Reverse Switch on the Automatic Opener:

Yes - **Action Necessary - The safety reverse switch did not function as required. Action is necessary to replace needed parts.**