

Craig Farmer Inspections, LLC

15632 Montrose Way

Caldwell ID 83607

208-390-3772

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Inspection reference: Farmer 10-1

Confidential Inspection Report

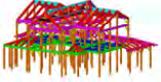
15632 Montrose Way
Caldwell ID 83607

October 1, 2018



Prepared for:
Craig Farmer
Craig Farmer Construction LLC
15632 Montrose Way
Caldwell ID 83607

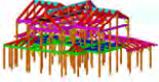
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GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:

10/1/2018 10:00 AM
10/1/2018 10:00 AM.

1.2 Client:

Craig Farmer
Craig Farmer Construction
LLC
15632 Montrose Way
Caldwell ID 83607
208-390-3772
208-390-3772 Craig Farmer
Craig Farmer Construction
LLC
15632 Montrose Way
Caldwell ID 83607
208-390-3772
208-390-3772.

1.3 Inspection Site:

15632 Montrose Way
Caldwell ID 83607 15632
Montrose Way
Caldwell ID 83607.

1.4 People Present:

Selling agent, Purchaser.

Building Characteristics:

1.5 Back & Sides Pictures:



1.6 Estimated Age:

0 - 5 yrs old.

1.7 Building Style & Type:

1 family.

1.8 Stories:

1 with Bonus Room above
garage.

1.9 Space Below Grade:

Crawl space.

1.10 Water Source:

Public.

1.11 Sewage Disposal:

Public.

1.12 Utilities Status:

All utilities on.

1.13 Main Entry Faces:

West.

Climatic Conditions:

1.14 Weather:

Overcast.

1.15 Soil Conditions:

Damp.

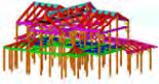
**1.16 Outside Temperature
(F):**

60-70.

SEE INDIVIDUAL SECTIONS FOR RECAP, CONCLUSIONS, SUGGESTIONS AND REPAIRS:

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 INFORMATION:

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:

2.1 Site Drainage:

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

Paving Condition:

2.2 Driveway Paving Material:

Concrete.

2.3 Driveway Condition:

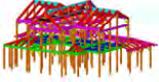
The driveway surface material is in functional condition with only normal deterioration noted.

2.4 Walkways Materials:

Concrete.

2.5 Walkway Condition:

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



Patio:

2.6 Patio Slab Materials:

Concrete.

2.7 Slab Condition:

Functional - The slab is in useable condition.

2.8 Patio Lighted:

Yes.

2.9 Patio Cover Condition:

Good - The patio cover is in good condition and adds to the usability of the patio.

Fences & Gates:

2.10 Fencing Materials:

Vinyl material for fencing.

2.11 Fence Materials Condition:

Good - The materials used in the fencing are in as good or better condition than expected. The fencing materials appear to be functional.

2.12 Gates and Latches:

The gates and latches are performing as intended.

Utility Services:

2.13 Water Source:

City.

2.14 Electric Service:

Underground.

2.15 Cable Television Service:

Underground.

2.16 Telephone Service:

Underground.

2.17 Fuel Source:

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

2.18 Underground Fuel Tanks Noted:

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

2.19 Sewage Disposal System:

Sewers.

Gas Services:

2.20 Location of Meter:

Right side of the house.

2.21 Type of Gas Supply:

Natural Gas.

2.22 Gas Line Primary Piping Material:

Galvanized.

2.23 Gas Odors Noted:

No.

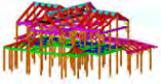
2.24 Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

RECAP:

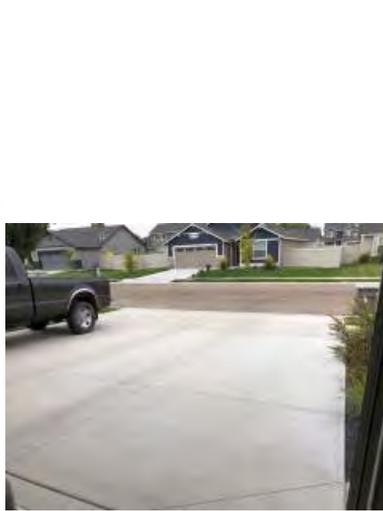
2.25 CONCLUSIONS & SUGGESTIONS:

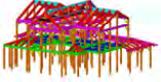
Recommend a separate Home Energy Audit to determine utility cost savings.



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2.26 PHOTOS:





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STRUCTURAL/SIDING/WINDOWS INFORMATION

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/Siding

3.1 Type of Construction:

Frame.

3.2 Exterior Siding Materials:

Siding materials consist of [___]. Hardy board.

3.3 Siding Condition:

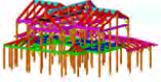
Good - The exterior siding materials are of a better grade or condition than I would normally expect to see. The siding is in serviceable condition.

3.4 Trim Condition:

The trim is intact and functional.

3.5 Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.



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3.6 Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

3.7 Condition of Painted Surfaces:

Good - The exposed painted surfaces of the siding and trim appear to be nearly new or freshly painted. This finish should last for many years without the need for anything other than touch-ups. The finish or exposed painted surfaces are functional.

3.8 Outside Entry Doors:

The outside entry door(s) is functional as noted from the exterior.

3.9 Windows Type:

Single Hung. Stationary. Insulated glass windows.

3.10 Window Condition:

Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction. The window framing and glass are functional.

3.11 Framing Type:

Stick.

3.12 Wall Covering Material:

The wall covering material is primarily sheetrock.

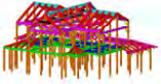
3.13 Ceiling Covering Material:

The ceiling covering material is primarily sheetrock..

RECAP:

3.14 PHOTOS:





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LANDSCAPE INFORMATION

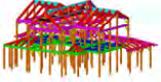
Landscaping

4.1 Ground Cover

Front Lawn, Grass Cover on front lawn. Good condition. Back & Sides lawn. Grass cover. Other cover. Good condition.

4.2 Faucets/Pumps

2 Functioning, Yes.



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4.3 Trees & Shrubbery

Good condition.

Sprinklers:

4.4 Water Source:

Municipal supply.

4.5 Valves:

Type: Automatic operation, Good, No problems were observed during this inspection period.

4.6 # of Zones:

5-6.

4.7 Visible Supply Lines:

PVC.

4.8 Subpanels & Timers:

Good. No problems noted at the time of inspection.

4.9 Overall Condition:

Good, No significant problems were observed during the inspection.

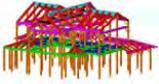
RECAP:

4.10 CONCLUSIONS & SUGGESTIONS:

Make sure Secondary Water valve is shut off for winter. Suggest spraying for spiders and bugs outside, inside and crawl space.

4.11 PHOTOS:





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ROOF INFORMATION

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

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

Roofing:

5.1 Type Roof:

Gable.

5.2 Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

5.3 Condition of Roof Covering Material:

Good - The roof covering material is either new or near new, and it appears to be installed correctly. 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.

5.4 Flashing:

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

5.5 Means of Roof Inspection:

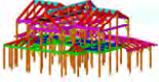
The roof covering was inspected by walking on the roof.

5.6 Valleys:

The valleys appear to be functional.

5.7 Ridges:

The ridge covering material appears to be in functional condition.



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5.8 Evidence of Leakage:

No -

5.9 Roof Gutter System:

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

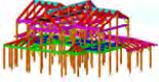
RECAP:**5.10 PHOTOS:**

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:**6.1 Type of Foundation:**

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.



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6.2 Foundation Materials:

Poured in place concrete, 8 inches or more thick.

6.3 Visible Foundation Wall Cracks at Exterior:

No visible cracking in the vertical foundation walls was noted during the exterior examination.

6.4 Evidence of Recent Movement:

No - There is no evidence of any recent movement.

6.5 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.

RECAP:**6.6 CONCLUSIONS & SUGGESTIONS:**

Suggest spraying for spiders and bugs outside, inside and crawl space.

6.7 PHOTOS:

CRAWLSPACE INFORMATION

Crawlspace:**7.1 Crawlspace Entrance:**

The crawlspace entrance is adequately sized.

7.2 Location of Crawlspace Entrance:

There is an interior entry to the crawlspace.

7.3 Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

7.4 Conditions Noted in Exterior Walls, Interior View:

The exposed portions of the interior foundation perimeter walls appear to be adequate.

7.5 Moisture on Exposed Crawlspace Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

7.6 Main Beam:

The main beam installed appears to be adequate and fully functional.

7.7 Crawlspace Ventilation:

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

7.8 Crawlspace Floor:

Soil.

7.9 Vapor Barrier Installed:

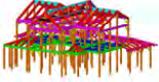
Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

7.10 Posts Condition:

There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

7.11 Pier Construction Materials:

Exposed concrete piers at least 8" in diameter are visible in the crawlspace.



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7.12 Condition of Piers:

The piers as installed appear to be adequate. No engineering analysis was completed.

7.13 Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted.

RECAP:

7.14 CONCLUSIONS & SUGGESTIONS:

Suggest spraying for spiders and bugs outside, inside and crawl space.

7.15 PHOTOS:



ATTIC & VENTILATION INFORMATION

Attic & Ventilation:

8.1 Attic Access Location:

Garage ceiling. Laundry Room.

8.2 Attic Accessibility:

There is a wall scuttle access panel or door installed.

8.3 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.

8.4 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. The rafters or truss system appears to be in functional condition. The rafter spacing is 24 inch on center.

8.5 Roof Framing Condition:

The roof framing appears to be in functional condition.

8.6 Roof Bracing:

The roof framing as installed seems adequate.

8.7 Roof Decking:

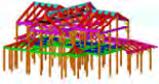
The roof decking material is 1/2" plywood sheeting.

8.8 Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

8.9 Ventilation Hi/Low:

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.



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8.10 Vapor Barrier Installed:

There is a vapor barrier installed. The vapor barrier is correctly installed with the barrier facing the heated side.

8.11 Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

8.12 Insulation Noted:

The attic insulation appears to be adequate and properly installed.

8.13 Attic ventilation fan:

None installed.

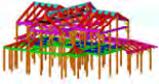
8.14 Whole House Ventilation System:

None installed.

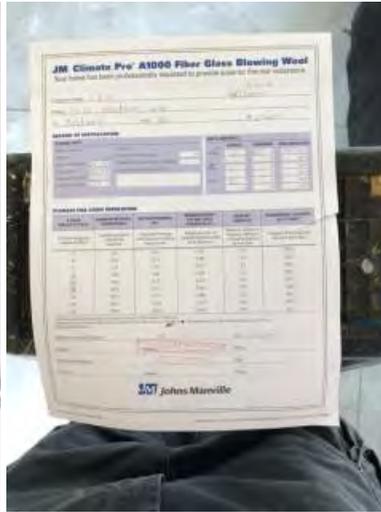
RECAP:

8.15 PHOTOS:





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ELECTRICAL INFORMATIONS

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 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:

9.1 Type & Condition:

Underground, 120/240 Volt, Circuit breakers, Appears serviceable.

9.2 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. Grounding provided by a driven rod.

Electrical Distribution Panels:

9.3 Main Panel Location:

Garage.

9.4 Panel Accessibility:

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

9.5 Panel Cover Removed:

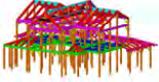
Yes.

9.6 7 Point Inspection of Panels:

General Condition Checked, Matching Breakers Checked, Empty Spaces Checked, Double Taps/Corrosion Checked, Proper Grounding Checked, Heat Test Checked, Legends Checked.

9.7 Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.



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9.8 Entrance Cable Size:

3/0 Aluminum.

9.9 Disconnect:

Located at bottom of main pannel.

9.10 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.

9.11 Legend Available:

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

9.12 Main Panel Observations:

Circuit and wire sizing correct so far as visible, The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.

9.13 Subpanels- Air Conditioner:

Appears serviceable.

9.14 Subpanels- Heating System:

Appears serviceable.

Conductors:

9.15 Feeder and Circuit Wiring:

Appears serviceable.

9.16 Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

9.17 General:

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. Any needed repairs noted in Repairs below.

Electrical Outlets:

9.18 General:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition. Any needed repairs noted in Repairs below.

9.19 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:

9.20 Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system.

9.21 Carbon Monoxide Detector:

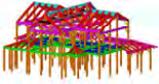
There is a functional carbon monoxide detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

9.22 Doorbell :

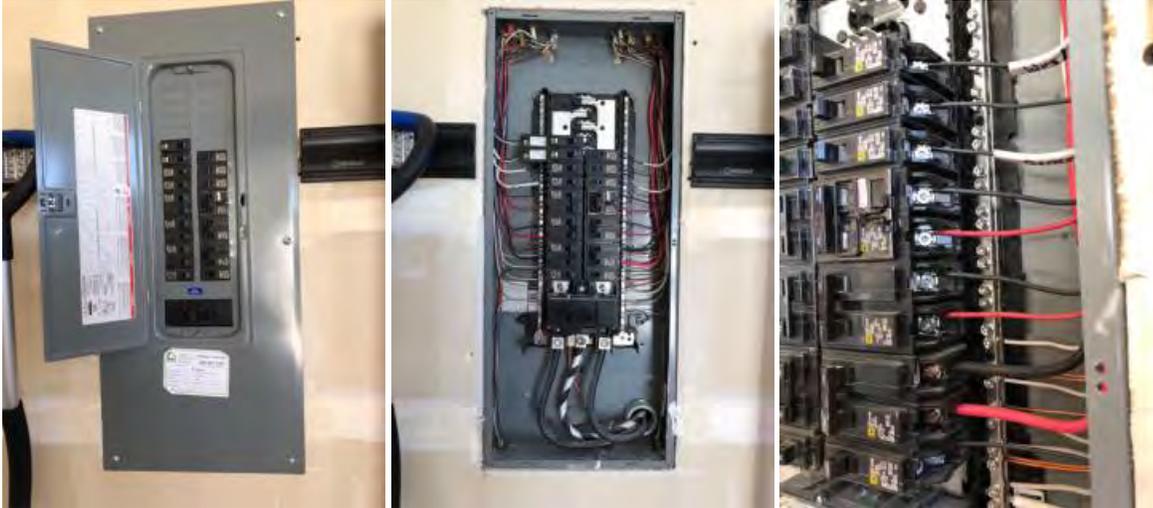
Yes - At least one exterior door has a working doorbell.

9.23 Exterior Lighting:

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

**RECAP:****9.24 CONCLUSIONS & SUGGESTIONS:**

Main Inspection points of breaker box checked: General condition, matching breakers, empty spaces, double taps, proper ground, heat test & legends.

9.25 PHOTOS:**HEATING, VENTILATION & AIR CONDITIONING INFORMATION**

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:**10.1 Model/ Serial Number/ Size:**

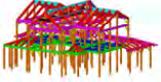
System is Lennox brand.

10.2 Type and Location:

Heat Pump. Electricity-powered.

10.3 Unit Tested:

Yes.

**10.4 Insulation Wrap on the Suction Line:**

Insulation wrap is functional, without significant damage.

10.5 Condenser Clear of Obstruction:

Looks good, fully functional.

10.6 Condenser Cabinet Level:

Cabinet is basically level.

10.7 Condensing Coil Condition:

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

10.8 Service Disconnect:

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

10.9 Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Heating Unit #1

10.10 Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

10.11 Heating System Location:

Garage.

10.12 Fuel Source:

Natural Gas.

10.13 Equipment Description:

System is Lennox brand.

10.14 Capacity & Efficiency:

90-95% Efficiency furnace, Downflow design.

10.15 Approximate Age:

This unit was manufactured **about** [___]. 2017.

10.16 Flues, Vents, Plenum:

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

10.17 General Operation & Cabinet:

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

10.18 Burners / Heat Exchangers:

Burner Flame(s) appear typical.

10.19 Pump / Blower Fan:

General condition appears serviceable.

10.20 Carbon Monoxide Tested:

Yes. No measurable amounts of carbon monoxide were noted at the time of the test.

10.21 Filter Type/Size:

Replaceable.

10.22 Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

10.23 Ducts Condition:

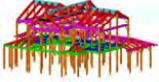
The ductwork appears to be properly installed and supported.

10.24 Does each habitable room have a heat source?

Yes.

10.25 Adequate Returns or Undercut Doors:

Yes.



10.26 Normal Controls:

Thermostat is located in the living room. General condition appears serviceable.

RECAP:

10.27 CONCLUSIONS & SUGGESTIONS:

Replace Air Filter often for proper air flow for heat exchanger. Proper yearly Maintenance of heating, air conditioner and ducts are required to maintain proper life of each unit.

10.28 PHOTOS:



PLUMBING & HOT WATER HEATERS INFORMATION

Plumbing:

11.1 Water Source:

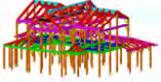
City/Municipal.

11.2 Plumbing Service Piping Size to Structure:

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

11.3 Public Service Piping Material:

The main service line to the structure is plastic.

**11.4 Main Water Line Cutoff Location:**

Crawlspace.

11.5 Visible Mineral Deposits or Encrustations:

No.

11.6 Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

11.7 Interior Supply Piping Material:

Plastic.

11.8 Water Pressure:

Attention Needed - Water pressure was over 80 pounds per square inch and is considered excessive. Suggest the supply should be adjusted to below the 80 pound maximum. If the supplying utility company cannot adjust the pressure for you, then a water pressure regulator valve is recommended.

11.9 Exterior Hose Bibs Functional:

The exterior hose bib(s) appeared to function normally.

11.10 Functional Supply:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

11.11 Leaks in the Supply Piping Noted:

No.

11.12 Sewage Disposal Type:

Public Sewer System.

11.13 Waste Line Materials

The predominant waste line material is plastic.

11.14 Waste Piping Condition:

The visible plumbing waste piping appears functional.

11.15 Vent Piping Material

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

11.16 Vent Piping Condition:

The visible plumbing vent piping appears functional.

11.17 Supply/Waste Piping Supports:

The tie straps and hangers supporting supply and waste piping appear adequate.

11.18 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.

11.19 Objectionable Odors Noted:

No.

11.20 Location of Waste Line Cleanouts:

Outside.

11.21 Water Softener:

Yes, there is a water softener installed in this structure. This is a nice feature and will add comfort for the occupants. Determine ownership of the equipment. The inspection merely states the presence of the unit. We are unable to determine ownership and if it is functioning correctly.

11.22 Fire Sprinkler Installed:

No.

11.23 Lawn Sprinkler System:

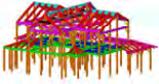
There is a lawn sprinkler system installed.

On Demand Water Heater #1**11.24 Location:**

Garage.

11.25 Model/ Serial Number/ Size:

System is [___]. Shilo.



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11.26 Tank Capacity:

There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically.

11.27 Fuel Source for Water Heater:

The water heater is gas-fired.

11.28 Electric Service to Water Heater:

The electric service to the water heater appears to be installed in an acceptable manner.

11.29 Drip Leg Installed for Natural Gas-Fired Unit:

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

11.30 Gas Valve:

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

11.31 Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed.

11.32 Water Piping Condition:

The incoming and output piping is installed correctly.

11.33 Temperature Controls:

The thermostat and temperature controls appear to function normally.

11.34 Temperature & Pressure Relief Valve:

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

Water Softner:

11.35 Location:

Garage.

11.36 Electric Service to Water Softner:

The electric service to the water heater appears to be installed in an acceptable manner.

11.37 Exposed Water Heater Softner:

Good - Rust free and clean. Should provide years of service. It shows some age, but it appears sound.

11.38 Water Piping Condition:

The incoming and output piping is installed correctly.

11.39 Temperature Controls:

The thermostat and temperature controls appear to function normally.

11.40 Drain Valve:

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

11.41 Safety Overflow Pipe:

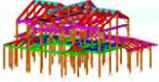
The overflow pipe is correctly installed.

RECAP:

11.42 CONCLUSIONS & SUGGESTIONS:

Main inspection points of water heater: corrosion/leaking, electrical connections, & TPR valve. Proper yearly Maintenance of Water Heaters are required to ensure proper life of units.

11.43 PHOTOS:



KITCHEN INFORMATION

Kitchen Plumbing:

12.1 Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted.

12.2 Sink and Drain Lines:

The sink and drainage lines appear to be functional.

12.3 Caulking Water Contact Areas:

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

Kitchen Appliances:

12.4 Food Waste Disposal:

System is Shilo. 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.

12.5 Dishwasher:

System is Frigidaire. The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

12.6 Range Hood:

The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

12.7 Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

12.8 Range/Oven:

System is Frigidaire. The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.

12.9 Microwave Oven:

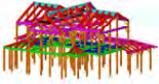
Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

12.10 Refrigerator:

System is General Electric brand. There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

12.11 Water For Refrigerator:

There is a water line for the refrigerator.



Kitchen Interior

12.12 Location:

Main level rear of house.

12.13 Outside Entry Door:

The outside entry door to the kitchen is functional. The door has an insulated glass window.

12.14 Windows:

The windows and associated hardware in the kitchen are functional.

12.15 Walls:

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

12.16 Countertops:

The countertops in the kitchen are functional. The countertops in the kitchen appear to be new, and they should provide years of service.

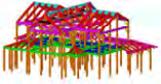
12.17 Cabinets, Drawers, and Doors:

Good - The cabinets in this kitchen are of a better quality than expected. The cabinets, doors, and drawers are satisfactory in both appearance and function.

RECAP:

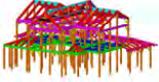
12.18 PHOTOS:





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LAUNDRY INFORMATION

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:

13.1 Location:

Off Garage.

13.2 Entry Door:

The entry door to the laundry room is functional.

13.3 Walls:

The walls in the laundry room appear to be functional.

13.4 Ceilings:

The ceiling is functional.

13.5 Floor:

The floor coverings are functional.

13.6 Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

13.7 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. Yes.

13.8 Washer Pan:

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

13.9 Dryer Hookup:

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

13.10 Dryer Ventilation:

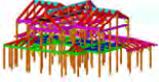
The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

13.11 Area Ventilation:

The area ventilation seems adequate.

13.12 Laundry Basin:

No.



RECAP:

13.13 PHOTOS:



BATHROOMS INFORMATION

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:

14.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

14.2 Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

14.3 Faucet and Supply Lines:

Faucets and supply lines appear functional.

14.4 Toilet Condition

The toilet appears to be functional.

14.5 Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

14.6 Tub Mixing Valve & Stopper:

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

14.7 Shower/Shower Head and Mixing Valves:

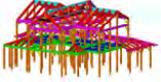
Functional - The shower, shower head, and mixing valves are all performing as required.

14.8 Tub & Shower Walls:

The walls appear to be in functional condition.

14.9 Tub/Shower Drain:

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

**14.10 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.

14.11 Caulking/Water Contact Areas:

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

14.12 Heat Source:

Functional - There is a heat source in this room.

14.13 Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed. The entry door to the bathroom is functional.

14.14 Walls:

The walls in this bathroom are functional.

14.15 Windows:

The windows and associated hardware in the bathroom are all functional.

14.16 Ceiling:

The ceiling in this bathroom is functional.

14.17 Floor:

The flooring in this bathroom is functional.

14.18 Ventilation Fans:

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

Bathroom #1:

14.19 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

14.20 Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

14.21 Faucet and Supply Lines:

Faucets and supply lines appear functional.

14.22 Toilet Condition

The toilet appears to be functional.

14.23 Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

14.24 Tub Mixing Valve & Stopper:

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

14.25 Shower/Shower Head and Mixing Valves:

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

14.26 Tub & Shower Walls:

The walls appear to be in functional condition.

14.27 Tub/Shower Drain:

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

14.28 Caulking/Water Contact Areas:

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

14.29 Heat Source:

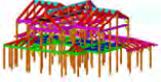
Functional - There is a heat source in this room.

14.30 Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed. The entry door to the bathroom is functional.

14.31 Walls:

The walls in this bathroom are functional.



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14.32 Windows:

The windows and associated hardware in the bathroom are all functional.

14.33 Ceiling:

The ceiling in this bathroom is functional.

14.34 Floor:

The flooring in this bathroom is functional.

14.35 Ventilation Fans:

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

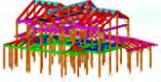
RECAP:

14.36 CONCLUSIONS & SUGGESTIONS:

All Water Closets \ Toilet's working at time of inspection. Any problems are noted in repairs below.

14.37 PHOTOS:





BEDROOMS INFORMATION

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:

15.1 Entry Door:

The entry door to this bedroom is functional.

15.2 Closet:

The closet is functional and of average size.

15.3 Walls:

The walls in the room appear to be functional.

15.4 Ceiling:

The ceiling is functional.

15.5 Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable. There is a ceiling fan installed in this room. It appears to be functional.

15.6 Floor:

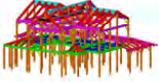
Good - The floor covering is newer and should provide years of service. The floors are in functional condition.

15.7 Windows:

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

15.8 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.

**15.9 Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #1:

15.10 Entry Door:

The entry door to this bedroom is functional.

15.11 Closet:

The closet is functional and of average size.

15.12 Walls:

The walls in the room appear to be functional.

15.13 Ceiling:

The ceiling is functional.

15.14 Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable. There is a ceiling fan installed in this room. It appears to be functional.

15.15 Floor:

Good - The floor covering is newer and should provide years of service. The floors are in functional condition.

15.16 Windows:

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

15.17 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.

15.18 Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #2:

15.19 Entry Door:

The entry door to this bedroom is functional.

15.20 Closet:

The closet is functional and of average size.

15.21 Walls:

The walls in the room appear to be functional.

15.22 Ceiling:

The ceiling is functional.

15.23 Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable. There is a ceiling fan installed in this room. It appears to be functional.

15.24 Floor:

Good - The floor covering is newer and should provide years of service. The floors are in functional condition.

15.25 Windows:

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

15.26 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.

15.27 Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

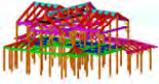
Bonus Room:

15.28 Walls:

The walls in the room appear to be functional.

15.29 Ceiling:

The ceiling is functional.



15.30 Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable. There is a ceiling fan installed in this room. It appears to be functional.

15.31 Floor:

Good - The floor covering is newer and should provide years of service. The floors are in functional condition.

15.32 Windows:

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

15.33 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.

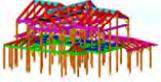
15.34 Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

RECAP:

15.35 PHOTOS:





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GARAGE INFORMATION

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:

16.1 Garage Type

The garage is attached.

16.2 Size of Garage:

Three car garage.

16.3 Number of Overhead Doors

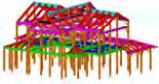
There are two overhead doors.

16.4 Overhead Door and Hardware Condition:

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

16.5 Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.



16.6 Safety Reverse Switch on the Automatic Opener:

The safety reverse switch worked when it met resistance.

16.7 Outside Entry Door:

The outside entry door to the garage is functional. Steel door.

16.8 Floor Condition:

The garage floor is functional and has a satisfactory appearance.

16.9 Garage Walls Condition:

The wall covering and framing appears to be without significant issues.

16.10 Garage Foundation:

The visible portions of the foundation under the garage appear to be functional.

16.11 Garage Roof Condition:

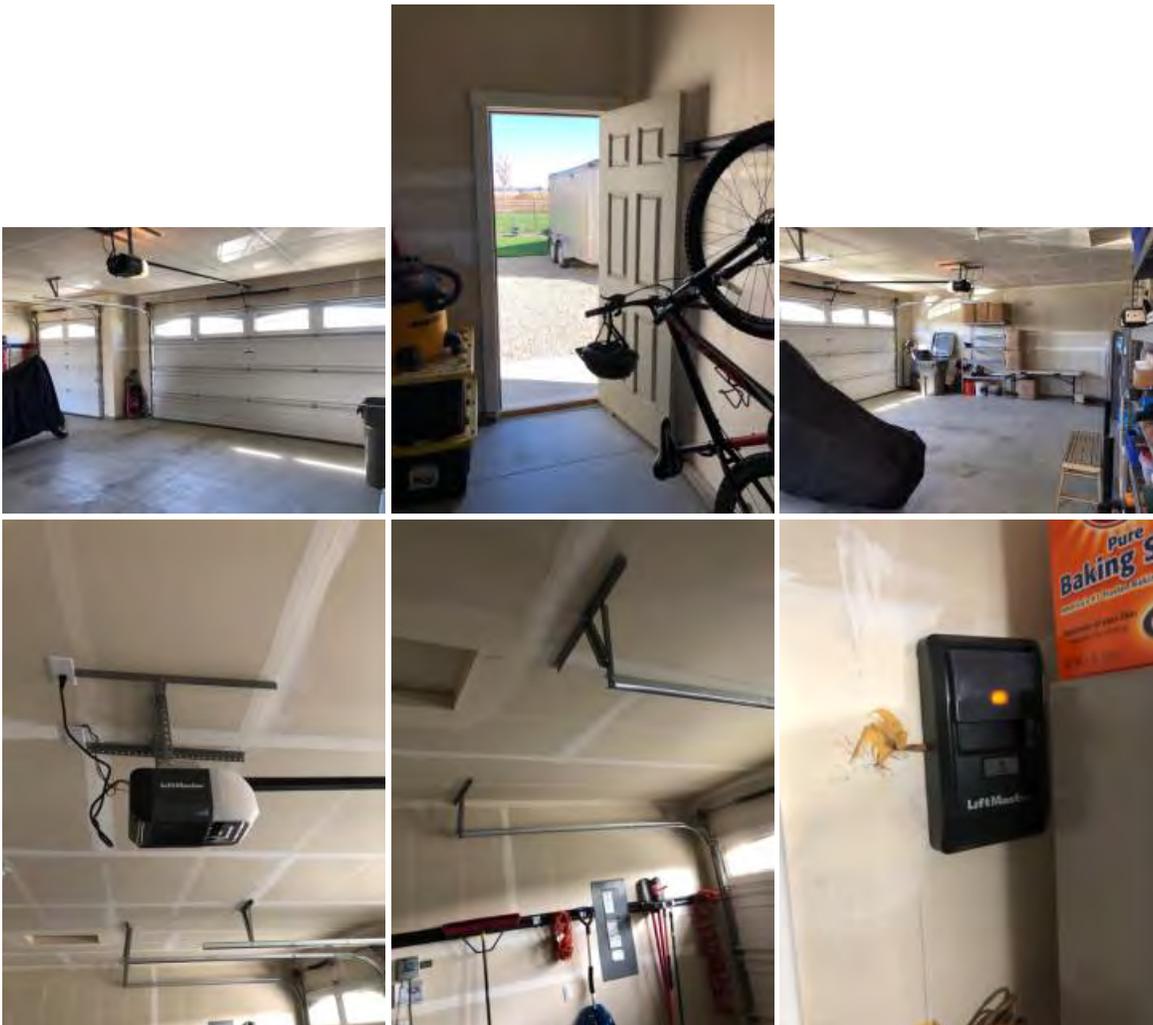
Attached to the house. The detached garage roof covering is in functional condition.

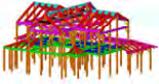
16.12 Gas Appliances in Garage Area:

Yes - A WATER HEATER and FURNACE is present.

RECAP:

16.13 PHOTOS:





OTHER LIVING SPACES INFORMATION

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.

Front Entry & Main Hallway:

17.1 The Main Entrance Faces:

West.

17.2 Front Entry Door:

The main entry door to the structure is in functional condition.

17.3 Entry Floor:

The entry floor material appearance is good and material is functional.

17.4 Main Hallway:

The main hallway walls and floor are without significant issues.

17.5 Guest Closet:

The guest closet is functional and of average size.

17.6 Linen Closet:

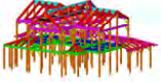
Good - There is a linen closet in this hallway. The closet is functional, and it has shelving installed.

17.7 Main Staircase:

The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

17.8 Upper Level Smoke Detector:

There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

**Living Room:**

17.9 Entry Door:

The entry door to this bedroom is functional.

17.10 Walls:

The walls in the room appear to be functional.

17.11 Ceiling:

The ceiling is functional.

17.12 Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable. There is a ceiling fan installed in this room. It appears to be functional.

17.13 Floor:

Good - The floor covering is newer and should provide years of service. The floors are in functional condition.

17.14 Windows:

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

17.15 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.

17.16 Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

17.17 Carbon Monoxide Detector:

There is a functional carbon monoxide detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

17.18 Fireplace:

No.

Dining Room:

17.19 Entry Door:

The entry door to this bedroom is functional.

17.20 Walls:

The walls in the room appear to be functional.

17.21 Ceiling:

The ceiling is functional.

17.22 Floor:

Good - The floor covering is newer and should provide years of service. The floors are in functional condition.

17.23 Windows:

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

17.24 Heat Source Noted:

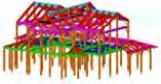
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

17.25 Fireplace:

No.

RECAP:

17.26 PHOTOS:



ELECTRICAL SYSTEMS

Electrical Service:

18.1 Patio:

The outlet is weather protected.

18.2 Garage:

The electrical outlets in the garage tested as correctly grounded.

Electric Service Condition:

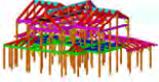
18.3 Utility Services:

The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition. The underground service appears adequate.

Fixtures & Switches:

18.4 Kitchen Interior

The ceiling lights in the kitchen are functional.



Electrical Outlets:

18.5 Laundry:

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

18.6 Master Bedroom:

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

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

18.7 Bedroom #1:

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

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

18.8 Bedroom #2:

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

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

18.9 Bonus Room:

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

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

18.10 Living Room:

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

18.11 Dining Room:

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

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

Lighting:

18.12 Laundry:

Lighting in the laundry is adequate.

18.13 Master Bathroom:

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

18.14 Bathroom #1:

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

Ground Fault Interrupt Outlets:

18.15 Laundry:

None.

18.16 Master Bathroom:

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

18.17 Bathroom #1:

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

Light Switch:

18.18 Master Bathroom:

The light switch is functional.

18.19 Bathroom #1:

The light switch is functional.

18.20 Master Bedroom:

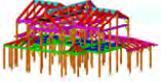
The light and light switch were functional at the time of the inspection.

18.21 Bedroom #1:

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

18.22 Bedroom #2:

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



18.23 Bonus Room:

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

18.24 Living Room:

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

18.25 Dining Room:

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

HEATING - AIR CONDITIONING

Heat Source:

19.1 Kitchen Appliances:

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

INTERIOR ROOMS

Ceilings:

20.1 Kitchen Interior

General condition appears serviceable.

Floors:

20.2 Kitchen Interior

General condition appears serviceable.

Closets:

20.3 Kitchen Interior

General condition appears serviceable.

ELECTRICAL SYSTEM

Electrical Outlets:

21.1 Kitchen Interior

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition.