

Prepared for Exclusive Use by:

██████████ Winery

Address of Inspected Property:

██████████
Santa Ynez Ca ██████████

Inspection Date:

██████████



Inspector and Company:

HouseMaster

1187 Coast Village Rd 1-284
Santa Barbara Ca 93108
(805) 898-2698

1(A) . MAIN HOUSE ROOF

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:

CONCRETE
TILE

ESTIMATED AGE:

20 TO 25 YEARS

DESIGN LIFE:

40 TO 50 YEARS

LOCATION:

WHOLE STRUCTURE

INSPECTION METHOD:

WALKED ON

CHIMNEY/VENT:

METAL FLUE PIPE

SPECIAL LIMITATIONS:

LEAF DEBRIS

S F P NANI

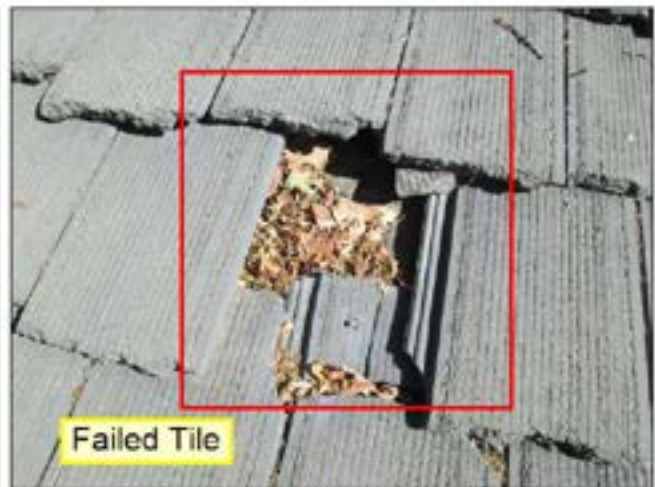
						●	<p>1.0.A ROOFING</p> <p>Main house concrete roof tiles are damaged at numerous locations. Consult roofer to evaluate and make repairs. (Picture 1&2)</p> <p>Anticipate periodic repairs and sealing of roof penetrations. Maintain roof tiles to aide in preventing water penetration into structure. Limit access to roof cover to aide in preventing damage to roof tiles.</p>
						●	<p>1.1.A CHIMNEYS / VENTS</p> <p>Inspection of chimney is limited to visible areas only. See interior section of report for comments related to firebox.</p>
						●	<p>1.2.A EXPOSED FLASHING</p> <p>Clean leaf debris out of valleys. Debris in valleys will lead to deterioration of valley flashing and may cause water to back up and cause water penetration into structure. (Picture 1)</p> <p>Recommend regular cleaning to ensure proper roof drainage.</p>
						●	<p>1.3.A PLUMBING STACKS</p>
						●	<p>1.4.A VENTILATION COVERS</p> <p>Suggest annual inspection and sealing around all vent covers and plumbing stacks, to aide in preventing water penetration.</p>
						●	<p>1.5.A RAIN GUTTERS / EAVETROUGHS</p> <p>Consider adding gutters and downspouts to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure.</p>
						●	<p>1.6.A FASCIA / SOFFITS</p> <p>Wood damage noted at fascia/ soffit areas. Consult pest control company report for evaluation and repair cost estimate for damaged wood. (Picture 1&2)</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0.A ROOFING Picture 1



1.0.A ROOFING Picture 2



1.2.A EXPOSED FLASHING Picture 1



1.6.A FASCIA / SOFFITS Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Roofer Opinion - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

1(B) . GUEST HOUSE # 1 ROOF

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:
ASPHALT SHINGLES
LOCATION:
WHOLE STRUCTURE

ESTIMATED AGE:
0 TO 5 YEARS
INSPECTION METHOD:
WALKED ON

DESIGN LIFE:
25 TO 30 YEARS
CHIMNEY/VENT:
BRICK

S F P NANI

●				<p>1.0.B ROOFING New roof cover noted. Suggest obtaining paper work from current owner and/or contacting installer and manufacture regarding possible warranty. (Picture 1) TV cables running on roof should be re-routed off of roof for proper installation. (Picture 2)</p>
	●			<p>1.1.B CHIMNEYS / VENTS Rain Cap is not installed at chimney. Installation required for fire safety and to help prevent moisture damage to chimney components. Consult a chimney professional for installation. See interior section of report for comments related to firebox, unlined chimneys, lack of dampers and suggestion for chimney sweep inspection of all units. (Picture 1)</p>
●				<p>1.2.B EXPOSED FLASHING</p>
●				<p>1.3.B PLUMBING STACKS</p>
●				<p>1.4.B VENTILATION COVERS Suggest annual inspection and sealing around all vent covers and plumbing stacks, to aide in preventing water penetration.</p>
●				<p>1.5.B RAIN GUTTERS / EAVETROUGHES Consider adding more rain gutters and downspouts to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure.</p>
●				<p>1.6.B DOWNSPOUTS / ROOF DRAINS Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See supplemental comments for additional information.</p>
●				<p>1.7.B FASCIA / SOFFITS Paint is peeling/loose at various locations. Anticipate repainting. See pest control report. (Picture 1)</p>

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Guest House #1

1.0.B ROOFING Picture 1



Cables on Roof

1.0.B ROOFING Picture 2



No Rain Cap

1.1.B CHIMNEYS / VENTS Picture 1



Peeling Paint

1.7.B FASCIA / SOFFITS Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

1(C) . GUEST HOUSE #2 ROOF

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MATERIAL:

ASPHALT SHINGLES

LOCATION:

WHOLE STRUCTURE

ESTIMATED AGE:

0 TO 5 YEARS

INSPECTION METHOD:

WALKED ON

DESIGN LIFE:

25 TO 30 YEARS

CHIMNEY/VENT:

BRICK
UNLINED

S F P NANI

●				<p>1.0.C ROOFING</p> <p>Roof coverings require periodic repairs and sealant, especially around roof penetrations. Suggest periodic evaluation and repairs as needed to aide in preventing water penetration into structure. (Picture 1)</p> <p>New roof cover noted. Suggest obtaining paper work from current owner and/or contacting installer and manufacture regarding possible warranty.</p>
●				<p>1.1.C CHIMNEYS / VENTS</p> <p>Rain Cap is not installed at chimney. Installation required for fire safety and to help prevent moisture damage to chimney components. Consult a chimney professional for installation. See interior section of report for comments related to firebox, unlined chimneys, lack of dampers and suggestion for chimney sweep inspection of all units.</p>
●				<p>1.2.C EXPOSED FLASHING</p>
●				<p>1.3.C PLUMBING STACKS</p>
●				<p>1.4.C VENTILATION COVERS</p> <p>Suggest annual inspection and sealing around all vent covers and plumbing stacks, to aide in preventing water penetration.</p>
●				<p>1.5.C RAIN GUTTERS / EAVETROUGHES</p> <p>Consider adding more rain gutters and downspouts to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure.</p>
●				<p>1.6.C DOWNSPOUTS / ROOF DRAINS</p> <p>Recommend extending rain gutter downspouts to move water away from the foundation. Downspouts near structure may allow excessive water to pond and/or penetrate into structure. Consider installing downspouts into built in drains to aide in diverting water run off. See supplemental comments for additional information.</p>
●				<p>1.7.C FASCIA / SOFFITS</p> <p>Wood damage noted at fascia/ soffit areas. Consult pest control company for evaluation and repair cost estimate for damaged wood.</p>

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1.0.C ROOFING Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Roofer Opinion - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

1(D) . GUEST HOUSE #3 ROOF

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:

ASPHALT SHINGLES

LOCATION:

WHOLE STRUCTURE

ESTIMATED AGE:

0 TO 5 YEARS

INSPECTION METHOD:

WALKED ON

DESIGN LIFE:

25 TO 30 YEARS

CHIMNEY/VENT:

BRICK
UNLINED

S F P NANI

●				<p>1.0.D ROOFING</p> <p>Roof coverings require periodic repairs and sealant, especially at exposed nails and flashings. Suggest painting and sealing now and annual evaluation/servicing as needed to prevent water penetration. (Picture 2)</p> <p>Newer roof cover noted. Suggest obtaining paper work from current owner and/or contacting installer and manufacture regarding possible warranty. (Picture 1)</p>
●				<p>1.1.D CHIMNEYS / VENTS</p> <p>Rain Cap is not installed at chimney. Installation required for fire safety and to help prevent moisture damage to chimney components. Consult a chimney professional for installation. See interior section of report for comments related to firebox. (Picture 1)</p>
●				<p>1.2.D EXPOSED FLASHING</p>
●				<p>1.3.D PLUMBING STACKS</p>
●				<p>1.4.D VENTILATION COVERS</p> <p>Suggest annual inspection and sealing around all vent covers and plumbing stacks, to aide in preventing water penetration.</p>
		●		<p>1.5.D RAIN GUTTERS / EAVETROUGHES</p> <p>Consider adding gutters and downspouts to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure.</p>
●				<p>1.6.D FASCIA / SOFFITS</p> <p>Wood damage noted at fascia/ soffit areas. Consult pest control company for evaluation and repair cost estimate for damaged wood.</p>

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Guest House #3

1.0.D ROOFING Picture 1



Seal Exposed Nails

1.0.D ROOFING Picture 2



No Rain Cap

1.1.D CHIMNEYS / VENTS Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Flue/Rain Guard - Chimney flue/rain guards are often required to prevent the entry of water, debris or pests. Repair or maintain as necessary for proper function and to ensure the exhausting of flue gases is not restricted.

1(E) . BUNK HOUSE ROOF

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MATERIAL:

COMPOSITION
TILE

ESTIMATED AGE:

20 TO 25 YEARS

DESIGN LIFE:

25 TO 30 YEARS

LOCATION:

WHOLE STRUCTURE

INSPECTION METHOD:

LADDER AT EAVES

SPECIAL LIMITATIONS:

DELICATE MATERIAL

S F P NANI

●	1.0.E ROOFING Numerous roof tiles at bunk house are broken/missing and need repair and/or replacement. Consult roofer to evaluate and make repairs. (Picture 2)
●	1.1.E PLUMBING STACKS Gaps noted at roof penetrations. Reseal roof penetrations now and on a routine basis to prevent leakage to interior of structure.
●	1.2.E RAIN GUTTERS / EAVETROUGHES Consider adding gutters and downspouts to aide in controlling water run off away from structure. Consider adding built in drains/ subsurface drains and connecting downspouts into drainage system. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure.
●	1.3.E FASCIA / SOFFITS Wood damage noted at fascia/ soffit areas. Consult pest control company for evaluation and repair cost estimate for damaged wood.

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Bunk House

1.0.E ROOFING Picture 1



Loose/Broken Tiles

1.0.E ROOFING Picture 2

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Roofer Opinion - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

PORCH:

COVERED

S F P NANI

S	F	P	N	ANI	Findings
		●			2.0 SIDING Damaged/worn siding noted at all guest houses and bunk house. Anticipate repairs and painting. (Picture 2,3&4) See pest control report. Suggest changing all irrigation spray heads near all structures to drip style to prevent overspray on to siding and subsequent damage. (Picture 1)
		●			2.1 WINDOWS Older, worn and broken windows noted at guest houses and bunk house. Anticipate maintenance/repairs/replacement. Consult a window company for evaluation/cost estimate prior to close of escrow. Wood damage noted at trim of numerous windows. Anticipate repairs. See pest control report. (Picture 1)
		●			2.2 ENTRY DOORS Weather stripping gaps noted missing at majority of entry doors. Install weather stripping for energy savings and to prevent pest intrusion.
		●			2.3 SLAB FOUNDATION Foundation surfaces is not fully visible (slab on grade) therefore limited inspection noted. No significant cracking noted at exposed edge at the time of inspection.
		●			2.4 ELECTRIC / GFCI Suggest upgrades to Ground Fault Circuit Interrupters (GFCI) outlets at all exterior outlets for added safety. Consult licensed electrical contractor for installation.

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2.0 SIDING Picture 1



2.0 SIDING Picture 2



2.0 SIDING Picture 3



2.0 SIDING Picture 4



2.1 WINDOWS Picture 1

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

PATIO(S):

CONCRETE
WOOD DECK
MIXED

WALKWAY:

CONCRETE
BRICK
GRAVEL
MIXED

DRIVEWAY:

ASPHALT

S F P NANI

S	F	P	N	A	N	I	
●							3.0 WALKWAYS
		●					3.1 DRIVEWAY Cracking noted at asphalt driveway. Suggest sealing of cracks to extend service life. Anticipate repair of damaged bricks at driveway planter. (Picture 1)
●							3.2 GROUND SLOPE AT FOUNDATION
●							3.3 SITE GRADING

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3.1 DRIVEWAY Picture 1

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure.

Deficiencies must be corrected to prevent problems.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

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4(A) . MAIN HOUSE GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE CAR
ATTACHED

ROOF DESCRIPTION:

REFER TO ROOFING SECTION
SAME CONDITIONS APPLY

HOUSE/GARAGE SEPARATION:

NOT SELF CLOSING AND LATCHING DOOR
NEGATES FIRE BARRIER

GARAGE ATTIC INSPECTION METHOD:

ENTERED

SPECIAL LIMITATIONS:

FINISH MATERIALS

S F P NANI

					4.0.A EXPOSED FRAMING Framing is not visible due to finished garage. Consult pest control report for conditions related to wood framing and trim members.
●					4.1.A FLOOR SLAB
●					4.2.A FOUNDATION
		●			4.3.A WALLS / CEILINGS Door between house and garage needs to have a self closing hinge so the door acts as a proper fire barrier. Door should fully close when released. Recommend repairs / corrections.
●					4.4.A VEHICLE DOOR(S)
		●			4.5.A DOOR OPERATOR(S) Garage door openers retracted when tested. However, infrared eyes are installed too high which can pose a safety concern. Infrared eyes should be lowered to between 4 and 6 inches off of garage floor for proper/safe installation. (Picture 1)
●					4.6.A ELECTRIC / GFCI

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.5.A DOOR OPERATOR(S) Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

4(B) . WORKSHOP/GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE CAR
DETACHED

ROOF INSPECTION METHOD:

LADDER AT EAVES

ROOF ESTIMATED AGE:

25 TO 30 YEARS

ROOF DESIGN LIFE:

25 TO 30 YEARS

SPECIAL LIMITATIONS:

STORAGE/BELONGINGS

S F P NANI

●										<p>4.0.B ROOFING</p> <p>Numerous roof tiles at work shop are broken/missing and need repair/replacement. Consult roofer to evaluate and make repairs. (Picture 2)</p>
●										<p>4.1.B EXPOSED FRAMING</p> <p>No structural conditions to report on garage framing. Consult pest control report for conditions related to wood framing members.</p>
●										<p>4.2.B FLOOR SLAB</p>
●										<p>4.3.B VEHICLE DOOR(S)</p>
●										<p>4.4.B DOOR OPERATOR(S)</p> <p>Garage door opener retracted when tested. The built in device was tested with hand pressure and operated properly. Suggest testing periodically to ensure proper and safe operation.</p> <p>No infrared eyes are installed which can pose a safety concern, especially with children present. Infrared eyes should be installed within 4 to 6 inches off of garage floor. Consider upgrading opener for safety reasons.</p>
●										<p>4.5.B ELECTRIC / GFCI</p> <p>Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets in garage for added safety. Consult an electrician for installation.</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.0.B ROOFING Picture 1



4.0.B ROOFING Picture 2

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic

door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

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4(C) . GUEST HOUSE #2 GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE CAR
ATTACHED

HOUSE/GARAGE SEPARATION:

INCOMPLETE COVER
NOT SELF CLOSING AND LATCHING DOOR
NEGATES FIRE BARRIER

INSULATION:

NONE

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P NANI

●	4.0.C EXPOSED FRAMING This garage appears to have been installed without permits due to multiple sub-standard framing and wiring issues. Consult seller and county regarding permits associated with garage addition. Consult a general contractor for evaluation of garage and cost estimates to obtain permits and remediation work prior to close of escrow.
●	4.1.C FLOOR SLAB Cracked and heaving garage slab noted. Anticipate repairs. See comment above.
●	4.2.C WALLS / CEILINGS Possible mold growth noted at wall of water heater closet. Suggest sending samples to a lab for analysis prior to close of escrow. (Picture 1)
●	4.3.C VEHICLE DOOR(S)
●	4.4.C DOOR OPERATOR(S) Garage door opener retracted when tested. The built in device was tested with hand pressure and operated properly. Suggest testing periodically to ensure proper and safe operation. No infrared eyes are installed which can pose a safety concern, especially with children present. Infrared eyes should be installed within 4 to 6 inches off of garage floor. Consider upgrading opener for safety reasons.
●	4.5.C ELECTRIC / GFCI Exposed wire splices noted in garage. See comment above.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.2.C WALLS / CEILINGS Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits.

4(D) . GUEST HOUSE #3 GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE CAR
ATTACHED

HOUSE/GARAGE SEPARATION:

COVERED FRAMING

SPECIAL LIMITATIONS:

STORAGE/BELONGINGS

S F P NANI

S	F	P	N	A	NI	DESCRIPTION
●						4.0.D EXPOSED FRAMING No structural conditions to report on garage framing. Consult pest control report for conditions related to wood framing members.
●						4.1.D FLOOR SLAB
●						4.2.D ATTIC VENTILATION
●						4.3.D WALLS / CEILINGS
●						4.4.D VEHICLE DOOR(S)
		●				4.5.D DOOR OPERATOR(S) Garage door opener did not operate properly. Anticipate repairs.
●						4.6.D ELECTRIC / GFCI Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets in garage for added safety. Consult an electrician for installation.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:
EACH UNIT

INSPECTION METHOD:
ENTERED

FRAMING:
WOOD FRAME
TRUSSES
MIXED

SHEATHING:
PLYWOOD

INSULATION:
BLANKET/BATT
2 TO 4 AVERAGE INCHES
6 TO 8 AVERAGE INCHES

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)/INSULATION

S F P N A NI

S	F	P	N	A	NI	
●						5.0 ROOF FRAMING No structural conditions to report in attics. See pest control report for conditions related to wood framing members. NOTE: Rodent activity noted in attics. Consult a pest control professional for evaluation and remediation as required.
●						5.1 ROOF DECK / SHEATHING
●						5.2 VENTILATION PROVISIONS
●						5.3 INSULATION Insulation levels and materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. Older homes generally do not meet insulation levels and energy conservation standards required for new homes.

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Truss Construction - Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

6. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

MULTIPLE BATHS

VENTILATOR(S):

EXHAUST FAN
WINDOW
MIXED

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P NANI

S	F	P	N	A	N	I	DESCRIPTION
•							6.0 SINK(S) Older and worn sinks and faucets noted. Anticipate repair/replacement. (Picture 1) Corrosion noted at shutoff valves beneath majority of sinks. Anticipate replacement of corroded shut off valves. (Picture 3)
	•						6.1 TOILET Toilet water runs on at guest house #3 and bunk house baths. Consult plumber for repairs to toilet to stop water after tank is full.
•							6.2 BATHTUB Caulking/ grout repair is recommended as part of routine maintenance to tub/ shower/ counters and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind concealed areas was indeterminate at the time of the inspection. Use caution when opening/closing frameless shower doors in master bathroom. Frameless glass doors have a high rate of failure.
•							6.3 STALL SHOWER Caulking/ grout repair is needed now and recommended as part of routine maintenance to tub/ shower and flooring areas to help prevent moisture intrusion, damage and mold build-up. Condition inside walls was indeterminate at the time of the inspection. See pest control report for results on shower pan flood test.
•							6.4 FLOOR(ING) Worn flooring noted at majority of bathrooms. Anticipate replacement.
	•						6.5 WALLS / CEILING Water damage with moisture readings noted at master bedroom of Guest house #1. Look for hidden damage behind materials prior to close of escrow. (Picture 1)
•							6.6 VENTILATION Consider installation of exhaust fans at all baths for improved ventilation over windows.
•							6.7 ELECTRIC / GFCI Outlets in all bathrooms should be protected by a Ground Fault Circuit Interrupter. Consult electrician for installation for added safety. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.0 SINK(S) Picture 1



6.0 SINK(S) Picture 2



6.0 SINK(S) Picture 3



6.5 WALLS / CEILING Picture 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will required a high level of maintenance. Plan for replacement now or in near future. Replacement of old fixtures may necessitate additional plumbing work, structural alterations, or surface refinishing as the design of new fixtures may not be compatible with the plumbing or installation methods used with the existing sink.

Moisture/Mildew - Excessive moisture/mildew buildup in the bathroom area may be indicative of inadequate ventilation provisions, insulation/vapor retarder concerns or other conditions. Correct to prevent consequential damage. While a window is provided for the room, mechanical ventilation may also be needed to prevent moisture buildup.

7(A) . MAIN HOUSE KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

EXHAUST FAN

MICROWAVE OVEN:

ESTIMATED AGE: OLDER THAN 15 YEARS

DISHWASHER:

ESTIMATED AGE: 10 TO 15 YEARS

DISPOSAL:

ESTIMATED AGE: 10 TO 15 YEARS

SPECIAL LIMITATIONS:

FINISH MATERIALS

S F P NANI

●				7.0.A PLUMBING / SINK
●				7.1.A FLOOR(ING)
●				7.2.A WALLS / CEILING
	●			7.3.A ELECTRIC / GFCI Loose wall outlet at bar noted. Consult an electrician for proper/safe installation. (Picture 1)
	●			7.4.A COOKING UNIT Lower oven door does not unlock. Consult a technician for evaluation/repair.
	●			7.5.A DISHWASHER Dishwasher did not operate properly at the time of the inspection. Evaluation/repairs are needed by a technician.
●				7.6.A DISPOSAL
●				7.7.A VENTILATOR
●				7.8.A COUNTERTOP
●				7.9.A CABINETS
	●			7.10.A MICROWAVE OVEN Upper microwave oven has a damaged panel causing door to be difficult to open. Anticipate repair/replacement.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



7.3.A ELECTRIC / GFCI Picture 1

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the

homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

7(B) . GUEST HOUSE #1 KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

NONE INSTALLED

DISHWASHER:

ESTIMATED AGE: 05 TO 10 YEARS

DISPOSAL:

ESTIMATED AGE: 10 TO 15 YEARS

SPECIAL LIMITATIONS:

FINISH MATERIALS

S F P NANI

●				7.0.B PLUMBING / SINK
●				7.1.B FLOOR(ING)
●				7.2.B WALLS / CEILING
●				7.3.B ELECTRIC / GFCI
	●			7.4.B COOKING UNIT Stove operated properly but it is not secured to prevent tipping over by a child playing on door. Secure stove with an anti-tip device for proper installation.
	●			7.5.B DISHWASHER Dishwasher did not operate properly at the time of the inspection. Further evaluation and repairs are needed by a qualified technician.
●				7.6.B DISPOSAL
		●		7.7.B VENTILATOR Suggest installing fan for ventilation of stove gases and cooking odors to exterior.
	●			7.8.B COUNTERTOP Worn countertop noted. Formica damaged at several locations. Repair/ replace as desired.
●				7.9.B CABINETRY Finish is worn at cabinets. Re-finish cabinets as desired.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

7(C) . GUEST HOUSE #2 KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:
EXHAUST FAN

DISHWASHER:
ESTIMATED AGE: 15 TO 20 YEARS

DISPOSAL:
ESTIMATED AGE: 00 TO 05 YEARS

SPECIAL LIMITATIONS:
FINISH MATERIALS

S F P NANI

		●	7.0.C PLUMBING / SINK Older and worn sink and faucet noted. Anticipate repair or replacement.
●			7.1.C FLOOR(ING)
●			7.2.C WALLS / CEILING
	●		7.3.C ELECTRIC / GFCI Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at kitchen outlets.
		●	7.4.C COOKING UNIT Stove operated properly but it is not secured to prevent tipping over by a child playing on door. Secure stove with an anti-tip device for proper installation.
		●	7.5.C DISHWASHER Dishwasher did not operate properly at the time of the inspection. Further evaluation and repairs are needed by a qualified technician. Dishwasher is not properly secured to cabinet. Have screws installed at tabs under cabinet to properly secure dishwasher.
		●	7.6.C DISPOSAL No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation. (Picture 1)
●			7.7.C VENTILATOR
		●	7.8.C COUNTERTOP Broken tiles noted at countertop. Repair/ replace tiles as desired.
		●	7.9.C CABINERY Older and worn cabinets noted. Repair/ replace doors/ hardware, etc.. as desired.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



7.6.C DISPOSAL Picture 1

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

7(D) . GUEST HOUSE #3 KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

EXHAUST FAN

DISHWASHER:

ESTIMATED AGE: 25 TO 30 YEARS

DISPOSAL:

ESTIMATED AGE: 15 TO 20 YEARS

SPECIAL LIMITATIONS:

FINISH MATERIALS

S F P NANI

●				7.0.D PLUMBING / SINK Older and worn sinks and faucets noted. Anticipate repair or replacement.
●				7.1.D FLOOR(ING) Worn flooring noted at the kitchen. Repair or replace as desired.
●				7.2.D WALLS / CEILING
●				7.3.D ELECTRIC / GFCI Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at kitchen outlets.
●				7.4.D COOKING UNIT Older and worn stove operated properly but it is not secured to prevent tipping over by a child playing on door. Secure stove with an anti-tip device for proper installation.
●				7.5.D DISHWASHER Dishwasher did not operate properly at the time of the inspection. Further evaluation and repairs are needed by a qualified technician.
●				7.6.D DISPOSAL No bushing/clamp at wire to garbage disposal noted. Install bushing/ clamp to protect wire from metal edge for proper/safe installation. (Picture 1)
●				7.7.D VENTILATOR
●				7.8.D COUNTERTOP Older and worn countertop noted. Repair/ replace as desired. Formica damaged at several locations.
●				7.9.D CABINETRY Finish is worn at cabinets. Re-finish cabinets as desired.

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7.6.D DISPOSAL Picture 1

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

7(E) . BUNK HOUSE KITCHENS

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

SPECIAL LIMITATIONS:

FINISH MATERIALS

S F P NANI

					●	7.0.E PLUMBING / SINK Older and worn sinks and faucets noted. Anticipate repair or replacement.
					●	7.1.E FLOOR(ING) Worn flooring noted. Anticipate replacement.
					●	7.2.E ELECTRIC / GFCI Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at kitchen outlets.
					●	7.3.E COOKING UNIT Stoves operated properly but are not secured to prevent tipping over by a child playing on door. Secure stoves with anti-tip devices for proper/safe installation.
					●	7.4.E VENTILATOR Suggest installing fan for ventilation of stove gases and cooking odors to exterior.
					●	7.5.E COUNTERTOP Older and worn countertops noted. Anticipate repair/replacement.
					●	7.6.E CABINERY Older and worn cabinets noted. Repair/ replace doors/ hardware, etc.. as desired.

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NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:

DRYWALL
WOOD FRAMED

WALLS:

DRYWALL
WOOD FRAMED

PREDOMINANT FLOORS:

SLAB
WOOD FRAMED
MIXED

PREDOMINANT WINDOWS:

SINGLE GLAZED
DOUBLE GLAZED
MIXED

DETECTOR(S):

SMOKE
NO CARBON MONOXIDE DETECTOR

SPECIAL LIMITATIONS:

FURNISHING/STORAGE
FINISH MATERIALS

S F P NANI

●				<p>8.0 WALLS</p> <p>Water damage with moisture readings noted at master bedroom of Guest house #1. See bath section of report. Look for hidden damage behind materials prior to close of escrow.</p> <p>Note: Train track at main house guest house was missing train cars. Three train cars were found in closet of maids room. A Saloon and water tank were found in Blue bedroom closet. (Pictures 1&2)</p>
●				<p>8.1 CEILINGS</p> <p>Note: Fire sprinklers noted in main house. Fire sprinkler systems are not evaluated/included in this report. Consult manufacturer/ builder/ seller as to history and operation/testing and servicing requirements.</p>
●				<p>8.2 FLOORS</p> <p>Worn/stained flooring noted at all structures excluding main house. Anticipate replacement.</p>
●				<p>8.3 WINDOWS</p> <p>Broken glass noted at bunkhouse and older/worn windows noted at guest houses. Maintenance/ lubrication hardware replacements needed at windows for smooth and proper operation. Anticipate repairs and/or replacement.</p>
●				<p>8.4 ROOM DOORS</p>
●				<p>8.5 DETECTOR TEST</p> <p>No carbon monoxide detector installed. As of July 1, 2011 carbon monoxide detectors are required for occupancy.</p> <p>All smoke detectors did not operate properly at time of inspection. Have repaired/installed prior to close of escrow or occupancy. Suggest replacement with new smoke detectors for added safety.</p>
●				<p>8.6 FIREPLACE(S)</p> <p>High temperature mortar is needed around gas pipe where it enters into main house master bedroom firebox to keep heat and flames from entering wall cavity. (Picture 1)</p> <p>Safety spacers are not installed on any dampers. Have safety clamps attached to all dampers to always allow ventilation of gases/ products of combustion through chimney for safety.</p> <p>Several unlined chimneys with no dampers noted. Consult a chimney sweep for evaluation of</p>

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8.0 WALLS Picture 1



8.0 WALLS Picture 2



8.6 FIREPLACE(S) Picture 1

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

9. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-Interruption (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:
UNDERGROUND

DISTRIBUTION PANEL:
CIRCUIT BREAKER
MULTIPLE UNITS

SERVICE DISCONNECT(S):
800 AMP

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):
COPPER

HOUSEHOLD (120 VOLT) CIRCUITS:
COPPER

GFCI:
MULTIPLE UNITS
AT RECEPTACLE(S)

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P NANI

						<p>● 9.0 SERVICE / ENTRANCE LINE Service wires are underground and therefore not visible and not able to be inspected. Homeowners responsibility starts at downstream side of meter. Consult utility company for issues related to service.</p>
●						<p>9.1 SERVICE GROUNDING PROVISIONS</p>
	●					<p>9.2 DISTRIBUTION PANEL Opening in dead panel plate at guest house #3 needs to be properly closed for safety. (Picture 1) Labelling of all panel breakers is required for proper and safe operation. Consult an electrician for labelling.</p>
●						<p>9.3 MAIN DISCONNECT(S) Consider installation of a whole house surge protectors as an upgrade (not required by code) in panels to protect sensitive electrical components. Consult an electrician for installation if desired.</p>
●						<p>9.4 WIRING / CONDUCTORS</p>
	●					<p>9.5 DEVICES See comments in kitchen, bath, garage and exterior sections regarding suggestion for GFCI outlet upgrades.</p>

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9.2 DISTRIBUTION PANEL Picture 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

10. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

SYSTEM TYPE:
MULTIPLE UNITS

ESTIMATED AGE:
00 TO 05 YEARS
20 TO 25 YEARS
MIXED

DESIGN LIFE:
20 TO 25 YEARS

GENERAL DISTRIBUTION:
DUCTED/REGISTER-CENTRAL SUPPLY

S F P NANI

●					<p>10.0 COOLING SYSTEM A/C unit at Guest House #3 was not operable. Anticipate replacement instead of repair of older/worn unit. Remaining units operated properly producing adequate temperature differential air at the time of the inspection. Units are older and worn and are rated fair due to age. Systems requires periodic repairs and servicing. Suggest having systems evaluated and repaired now and annually for proper and safe operation and extend service life.</p>
●					<p>10.1 OUTDOOR UNIT(S) Insulation at refrigerant lines needs to be repaired for better operating efficiency. (Picture 1)</p>
●					<p>10.2 CONDENSATE PROVISIONS</p>
●					<p>10.3 DUCTWORK</p>
●					<p>10.4 THERMOSTAT</p>

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10.1 OUTDOOR UNIT(S) Picture 1

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

11(A) . MAIN HOUSE FURNACES

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE:

FORCED AIR
FUEL: NATURAL GAS
MULTIPLE UNITS

LOCATION:

ATTIC

SYSTEM MAKE:

DAY & NIGHT

ESTIMATED AGE:

20 TO 25 YEARS

DESIGN LIFE:

25 TO 30 YEARS

GENERAL DISTRIBUTION:

DUCTED/REGISTER-CENTRAL

S F P NANI

S	F	P	N	A	N	I	Item
●							11.0.A HEATING UNIT Furnace is nearing the end of the manufacturers design life of 25-30 years. Anticipate repairs/replacement. Suggest annual evaluation/servicing by a heating, ventilation and air conditioning (HVAC) contractor to extend service life.
						●	11.1.A BURNERS
●							11.2.A GAS / FUEL LINES AT UNIT
●							11.3.A COMBUSTION AIR PROVISIONS
●							11.4.A VENT CONNECTOR
●							11.5.A BLOWER
●							11.6.A DISTRIBUTION SYSTEM
●							11.7.A THERMOSTAT

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

11(B) . GUEST HOUSE #1 FURNACE

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE:

FORCED AIR

FUEL: NATURAL GAS

ESTIMATED AGE:

20 TO 25 YEARS

LOCATION:

BATHROOM CLOSET

DESIGN LIFE:

25 TO 30 YEARS

SYSTEM MAKE:

DAY & NIGHT

GENERAL DISTRIBUTION:

DUCTED/REGISTER-CENTRAL

S F P NANI

S	F	P	N	A	N	I	Findings
●							11.0.B HEATING UNIT Furnace is nearing the end of the manufacturers design life of 25-30 years. Anticipate repairs/replacement. Suggest annual evaluation/servicing by a heating, ventilation and air conditioning (HVAC) contractor to extend service life.
			●				11.1.B BURNERS Heat exchanger is not fully visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of unit to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.
		●					11.2.B GAS / FUEL LINES AT UNIT Metal edge on heating unit may cause damage to flexible gas line due to vibration. Recommend upgrade to a rigid steel pipe at heater connector. (Picture 1)
●							11.3.B COMBUSTION AIR PROVISIONS
●							11.4.B VENT CONNECTOR
		●					11.5.B BLOWER Dirty filter and blower noted. Suggest filter replacement and cleaning/ servicing of unit by a heating and ventilation contractor.
●							11.6.B DISTRIBUTION SYSTEM
●							11.7.B THERMOSTAT

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11.2.B GAS / FUEL LINES AT UNIT Picture 1

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

11(C) . GUEST HOUSE #3 FURNACE

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE:

FORCED AIR
FUEL: NATURAL GAS

ESTIMATED AGE:

00 to 05 YEARS

LOCATION:

INTERIOR CLOSET
HALLWAY

DESIGN LIFE:

25 TO 30 YEARS

SYSTEM MAKE:

COLEMAN

GENERAL DISTRIBUTION:

DUCTED/REGISTER-CENTRAL

S F P N A N I

●					11.0.C HEATING UNIT Newer system noted. Suggest obtaining paper work from current owner and/or contacting manufacture regarding possible warranty information and paper work. Suggest thoroughly reading paper work regarding required maintenance and limits of warranty.
●					11.1.C BURNERS
●					11.2.C GAS / FUEL LINES AT UNIT
●					11.3.C COMBUSTION AIR PROVISIONS
●					11.4.C VENT CONNECTOR
●					11.5.C BLOWER
●					11.6.C DISTRIBUTION SYSTEM
●					11.7.C THERMOSTAT

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

11(D) . GUEST HOUSE #3 FURNACE

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE:

FORCED AIR
FUEL: NATURAL GAS

LOCATION:

EXTERIOR CLOSET

SYSTEM MAKE:

LENNOX

ESTIMATED AGE:

30 TO 40 YEARS

DESIGN LIFE:

25 TO 30 YEARS

GENERAL DISTRIBUTION:

DUCTED/REGISTER-CENTRAL

S F P NANI

S	F	P	N	A	N	I	Findings
							<p>11.0.D HEATING UNIT Furnace is past the manufacturers design life of 25-30 years. Anticipate replacement. See comments below.</p>
							<p>11.1.D BURNERS Rusting noted at visible portions of heat exchanger. Potential for cracked heat exchanger and carbon monoxide concern increases with age of unit. Suggest inspection of unit by a qualified heating specialist to determine remaining useful lifespan.</p>
							<p>11.2.D GAS / FUEL LINES AT UNIT Upgrade to an approved flexible gas connector is recommended for proper and safe installation. (Picture 1)</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



11.2.D GAS / FUEL LINES AT UNIT Picture 1

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed

as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Heat Exchanger - A limited assessment of the exchanger indicated signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING:

COPPER
GALVANIZED
PLASTIC
MIXED

DRAIN/WASTE LINES:

IN SLAB
IN GROUND
NOT DETERMINED

GAS SHUT-OFF LOCATION:

AT METER

WATER TREATMENT SYSTEM:

NONE INSTALLED

SPECIAL LIMITATIONS:

INACCESSIBLE AREA(S)
FINISH MATERIALS

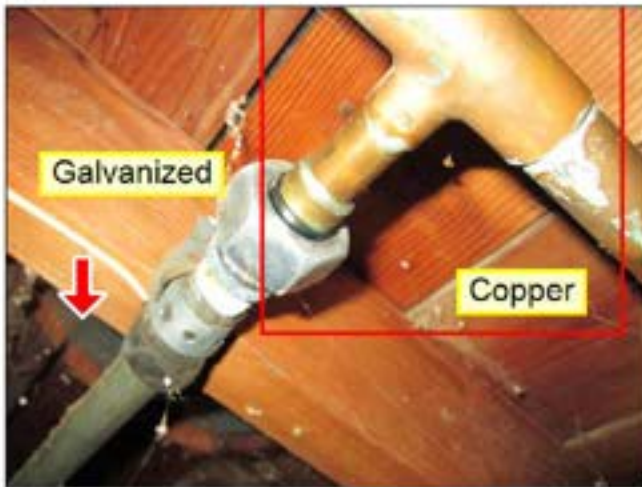
S F P NANI

●				<p>12.0 WATER PIPING</p> <p>Corrosion noted at majority of shutoff valves. Suggest replacement of corroded shutoff valves with an upgrade to 1/4 turn ball valves. (Picture 2&3)</p> <p>Mixed (Galvanized to Copper) water piping noted at guest house #1. Anticipate repairs or replacement of remaining galvanized piping as it continues to age. (Picture 1)</p>
●				<p>12.1 WATER FLOW AT FIXTURES</p> <p>The water pressure was 75 psi at the time of inspection which is within normal range of 40 to 80 psi.</p>
●				<p>12.2 FIXTURE DRAINAGE</p>
●				<p>12.3 DRAIN / WASTE PIPING</p> <p>Suggest having in slab and in ground drain lines video scoped to determine interior condition due to age of home.</p> <p>DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited.</p> <p>Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.</p>
●				<p>12.4 EXTERIOR FAUCET(S)</p> <p>Lack of anti-siphon valves noted at hose bibs. Suggest installing as an upgrade to keep water in hose from entering back into the potable water supply.</p>
●				<p>12.5 LAUNDRY</p> <p>Corrosion noted at all laundry shut off valves. Anticipate replacement of shutoff valves. (Picture 1)</p> <p>Consider upgrade to stainless steel hoses from rubber hoses to reduce likelihood of bursting. Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a reputable and qualified tradesman.</p>
●				<p>12.6 GAS PIPING</p>
●				<p>12.7 Dryer Vent</p> <p>Suggest regular cleaning of clothes dryer vents for fire safety and energy efficiency.</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any

questions.



12.0 WATER PIPING Picture 1



12.0 WATER PIPING Picture 2



12.0 WATER PIPING Picture 3



12.5 LAUNDRY Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Backflow Preventer - These devices are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

13(A) . MAIN HOUSE WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

DIRECT-HEATER TANK
FUEL: NATURAL GAS

WATER HEATER LOCATION:

EXTERIOR CLOSET

ESTIMATED CAPACITY:

100 GALLONS

SYSTEM MAKE:

AMERICAN

ESTIMATED AGE:

10 TO 13 YEARS

DESIGN LIFE:

08 TO 12 YEARS

S F P NANI

	●				<p>13.0.A WATER HEATER</p> <p>Corrosion noted at plumbing of water heater. Replace components as needed to prevent leaks and moisture damage. (Picture 1)</p> <p>Seismic straps not installed as per California State Architect requirements. 100 gallon tanks require 4 straps. Consult a licensed plumbing contractor for proper installation.</p> <p>Water heater is 10 years into the manufacturers design life of 8 - 12 years. Monitor and anticipate replacement.</p>
	●				<p>13.1.A VENT CONNECTOR</p> <p>Screws missing at vent pipe. Recommend adding 3 screws to each joint to keep vent pipe connected properly, especially during possible seismic activity. Loose and/or damaged vent pipes pose a possible safety concern. Consult plumber for repair as required for occupant safety. (Picture 1)</p>
●					<p>13.2.A GAS / FUEL LINES AT UNIT</p>
●					<p>13.3.A SAFETY VALVE PROVISIONS</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



Plumbing Corrosion

13.0.A WATER HEATER Picture 1



Missing Screws

13.1.A VENT CONNECTOR Picture 1

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

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13(B) . GUEST HOUSE #1 WATER HEATERS

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:
DIRECT-HEATER TANK
FUEL: NATURAL GAS

WATER HEATER LOCATION:
BATHROOM CLOSET

ESTIMATED CAPACITY:
40 GALLONS

SYSTEM MAKE:
AMERICAN

ESTIMATED AGE:
20 TO 25 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S F P NANI

●										<p>13.0.B WATER HEATER</p> <p>Corrosion and rust stains noted at plumbing of water heater. (Picture 1)</p> <p>Water heater is 24 years old with a manufacturers design life of 8 - 12 years. Anticipate replacement.</p> <p>Seismic straps not installed as per California State Architect requirements. Lower strap is not installed. Consult licensed plumbing contractor for proper installation.</p> <p>Consult seller and county building department regarding permits related to laundry room addition at rear of guest house #1. (Picture 1)</p> <p>No shutoff valve and loose vent pipe at laundry room water heater. Consult a plumber for repairs. (Picture 3)</p>
●										<p>13.1.B VENT CONNECTOR</p> <p>No screws noted in vent pipe. Recommend adding 3 screws to each joint to keep vent pipe connected properly, especially during possible seismic activity. Loose and/or damaged vent pipes pose a possible safety concern. Consult plumber for repair as required for occupant safety.</p>
●										<p>13.2.B GAS / FUEL LINES AT UNIT</p>
●										<p>13.3.B SAFETY VALVE PROVISIONS</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



Corroded/Failing Water Heater

13.0.B WATER HEATER Picture 1



Added Laundry Room

13.0.B WATER HEATER Picture 2



13.0.B WATER HEATER Picture 3

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Seismic Restraint - Restraining straps are generally required on heaters in active seismic zones. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements for seismic protection.

Flue/Venting Conditions - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

13(D) . GUEST HOUSE #3 WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

DIRECT-HEATER TANK
FUEL: NATURAL GAS

WATER HEATER LOCATION:

EXTERIOR CLOSET

ESTIMATED CAPACITY:

40 GALLONS

SYSTEM MAKE:

AMERICAN

ESTIMATED AGE:

25 PLUS YEARS

DESIGN LIFE:

08 TO 12 YEARS

S F P NANI

											<p>13.0.D WATER HEATER Water heater is past the manufacturers design life of 8 - 12 years with heavy corrosion noted. Anticipate replacement. (Picture 1)</p>
											<p>13.1.D VENT CONNECTOR Draft hood/ Vent pipe is not properly installed and poses a safety concern. Consult a plumber for proper installation of vent pipe prior to lighting water heater for safety reasons. (Picture 1)</p>
											<p>13.2.D GAS / FUEL LINES AT UNIT</p>
											<p>13.3.D SAFETY VALVE PROVISIONS Temperature Pressure Relief Valve (TPRV) pipe is not routed to exterior of closet. It currently terminates into crawlspace. Piping should be installed at visible location and not reduced. Consult plumber for proper installation.</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



Plumbing Corrosion

13.0.D WATER HEATER Picture 1



Loose Vents

13.1.D VENT CONNECTOR Picture 1

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to

assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Flue/Venting Conditions - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

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13(E) . BUNK HOUSE WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:
DIRECT-HEATER TANK
FUEL: ELECTRIC

WATER HEATER LOCATION:
EXTERIOR CLOSET

ESTIMATED CAPACITY:
40 GALLONS

SYSTEM MAKE:
AO SMITH

ESTIMATED AGE:
05 TO 07 YEARS

DESIGN LIFE:
08 TO 12 YEARS

S F P NANI

●					13.0.E WATER HEATER Water heater is installed correctly and operated properly at the time of inspection. It is 5 years old with a manufacturers design life of 8 - 12 years.
			●		13.1.E VENT CONNECTOR
			●		13.2.E GAS / FUEL LINES AT UNIT
●					13.3.E SAFETY VALVE PROVISIONS

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

maintenance guidelines. All surfaces around the spa should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on lighting and electric circuits. A qualified electrician should check grounding and bonding provisions. Proper water treatment is required to minimize water quality concerns and health hazards. Maintain water at recommended safe bathing temperatures. Fencing or other suitable barriers are recommended to help prevent unauthorized use; however, fencing and barriers are not substitutes for the proper supervision of children. A qualified service company should perform repair or servicing work, including startup and shutdown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Jets/Circulators - No assessment was made as to the efficiency or adequacy of any jet or circulating system. Periodic maintenance/adjustment will be required.

Direct Access - Having direct access from the house to pool increases safety concerns, particularly if children are present. Advise separate child-proof locks high enough off the ground for all doors leading to the pool. The addition of alarms on these doors, along with water entry alarms, should also be considered