REPInspections

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Inspector: Alex Martin
Inspector's phone: (800) 262-4001
InterNACHI member #: NACHI13022401

Summary

Client(s): Prospective Buyer(s)
Property address: 678 Via Alhambra Unit B
Laguna Woods CA 92637-4532
Inspection date: Friday, August 10, 2018

This report published on Saturday, August 11, 2018 12:22:01 AM PDT

Thank you for choosing REPInspections to perform the following inspection on the property you wish to purchase.
This report is the exclusive property of REPInspection and the individual/s paying for the inspection fee and report. Use of this report by any unauthorized persons is prohibited.

All findings should be made to REPInspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the individual/s paying for the inspections fee and report and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the individual/s paying for inspections fee and report and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair / Replace	Recommend repairing or replacing
	Repair / Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

General Information

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

2) The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports

- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

Electric

3) Neutral and equipment ground wires were bonded (connected) at the sub-panel. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:
http://www.reporthost.com/?SUBGRND

Photo 3-1 GROUND IN NEUTRAL BUS BAR

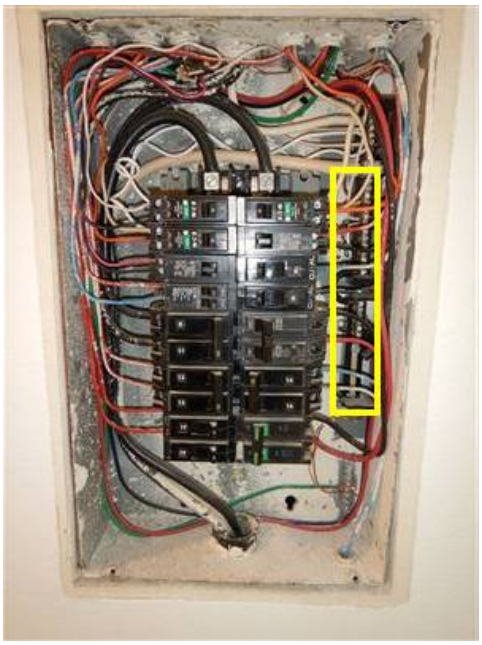

Photo 3-2

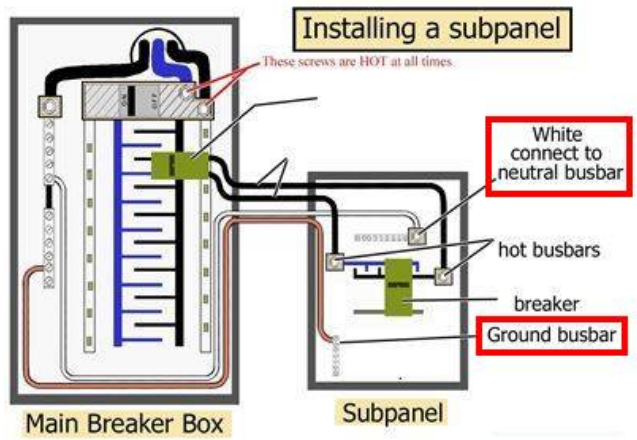

Photo 3-3

4) The legend for circuit breakers or fuses in panel(s) #B was incomplete and confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Photo 4-1

5) The main service panel and main breaker are located at the exterior.

Photo 5-1

Photo 5-2 NEXT TO THE CRAWL SPACE ACCESS POINT

Plumbing / Fuel Systems

6) Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.

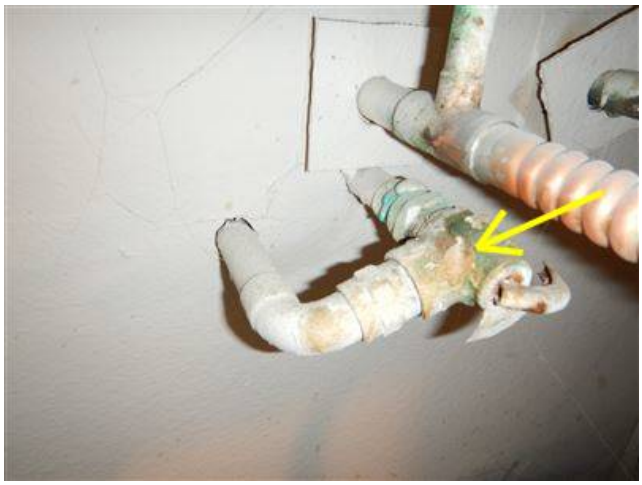

Photo 6-1 LOCATED ABOVE THE WATER HEATER

Water Heater

7) Wiring for the water heater's power supply was substandard, with loose conduit. This is a potential safety hazard for shock or fire. Recommend that a qualified person repair per standard building practices.

Photo 7-1

8) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:
http://www.reporthost.com/?SCALD

Photo 8-1

9) ✔ The water heater was in good working condition.

Photo 9-1

Heating, Ventilation and Air Condition (HVAC)

10) Electric in-ceiling radiant heating appeared to be inoperable in the living room. Only a limited evaluation was performed because the heating elements are hidden and inaccessible. Recommend that a qualified specialist evaluate and repair as necessary.

Photo 10-1 LIVING ROOM

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11) ✔ The through-wall heating & cooling unit was in good working condition.

Photo 11-1

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12) Based on information provided to the inspector and/or visible equipment, this home appeared to have an electric radiant heating system. These systems are mostly hidden and inaccessible. Only a limited evaluation was performed, typically by measuring ceiling or wall temperatures at the beginning of the inspection and then at the end after the system has been turned on for some time. Even if this system is operable, the inspector does not determine if it is adequate or fully functional. Electric radiant heat systems were somewhat common from the mid-1950s through the 1970s. With such electric resistance systems, cables are typically installed in ceilings or walls behind drywall. The cables heat objects in the room (e.g. furniture, people) which in turn can heat the air inside the room. The warmth can feel like heat from the sun on a cool day. However the heat may not reach things that are blocked, like legs under a table when someone is sitting. These systems are generally considered to be inefficient and have a slow recovery rate. Cables can break, resulting in inoperable panels. For more information, visit:
http://www.reporthost.com/?RCH

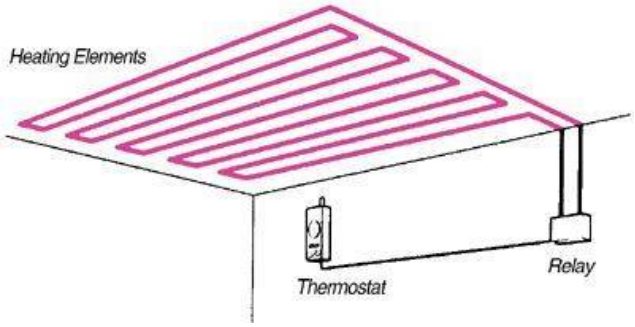

Photo 12-1 BOTH BEDROOM'S IN-CEILING RADIAN HEATING WERE OPERABLE.

Kitchen

13) The flow from the sink's cold water supply was inoperable. Recommend that a qualified person evaluate and repair as necessary. Shut-off valves may be partially or fully closed. Note that the inspector does not operate shut-off valves. If repairs are needed, a qualified plumber should make them.

Photo 13-1

14) Water was found below the freezer's door. Recommend that a qualified specialist evaluate and repair if necessary.

The water supply for the refrigerator was inoperable (e.g. turned off, not plugged in) and the inspector was unable to fully evaluate.

Photo 14-1

Photo 14-2

Photo 14-3

15) ✔ The microwave, dishwasher and food disposal were in good working condition.

Photo 15-1

Photo 15-2

Photo 15-3

16) The kitchen appeared to be in overall good condition.

Photo 16-1

Bathrooms, Laundry and Sinks

17) Water "hammering" occurred when the shower handle at location(s) #A was set to "Hot". Vibrations and a loud pulsating noise is heard. Recommend that a qualified plumber evaluate and repair as necessary.

Photo 17-1

18) The hot and cold water supplies appeared to be reversed at the bathtub at location(s) #B. Normally, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is supplied with the handle to the right and hot when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but it can also result in accidental scalding. Recommend that a qualified plumber repair as necessary.

Photo 18-1

19) The shower arm at location(s) #A was loose. Recommend that a qualified person repair as necessary.

Photo 19-1

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20) No access or only limited access was available to the back of the clothes washer and dryer, and to utility hook-ups located behind the appliances. The inspector normally attempts to determine the presence of a gas vs. electric power supply, the configuration of the stand pipe, whether the dryer exhaust duct is serviceable, etc. Because of the lack of access, the inspector was unable to fully evaluate and/or describe the hook-ups and appliances.

Photo 20-1

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21) The exhaust fan at location(s) #A was not operable. Only the fan's heater operated when the knob was turned. No switch found to operate the exhaust fan only. Recommend consulting with the property owner about this.

Photo 21-1

Photo 21-2

Interior, Doors and Windows

22) The interior rooms appeared to be in overall good condition.

Photo 22-1

Photo 22-2

Photo 22-3

Photo 22-4

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair / Replace	Recommend repairing or replacing
	Repair / Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at https://www.reporthost.com/glossary.asp

General Information

Time started: 3:20pm
Time finished: 4:20pm
Present during inspection: Realtor
Client present for discussion at end of inspection: No
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Hot
Ground condition: Dry
Inspection fee: $275
Payment method: Credit card
Age of main building: 1968
Source for main building age: Municipal records or property listing
Occupied: No

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

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2) The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

Grounds and Exterior

Condition of decks, porches and/or balconies: Appeared serviceable
Condition of stairs, handrails and guardrails: Appeared serviceable

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Primary service type: Underground
Number of service conductors: 3
Service voltage (volts): 120-240
Primary service overload protection type: Circuit breakers
Main disconnect rating (amps): 100
System ground: Concrete encased electrode
Condition of main service panel: Appeared serviceable
Condition of sub: Required repair, replacement and/or evaluation (see comments below)
Location of main service panel #A: Building exterior
Location of sub-panel #B: Hall
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Copper
Solid strand aluminum branch circuit wiring present: None visible
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested

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3) Neutral and equipment ground wires were bonded (connected) at the sub-panel. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:
http://www.reporthost.com/?SUBGRND

Photo 3-1 GROUND IN NEUTRAL BUS BAR

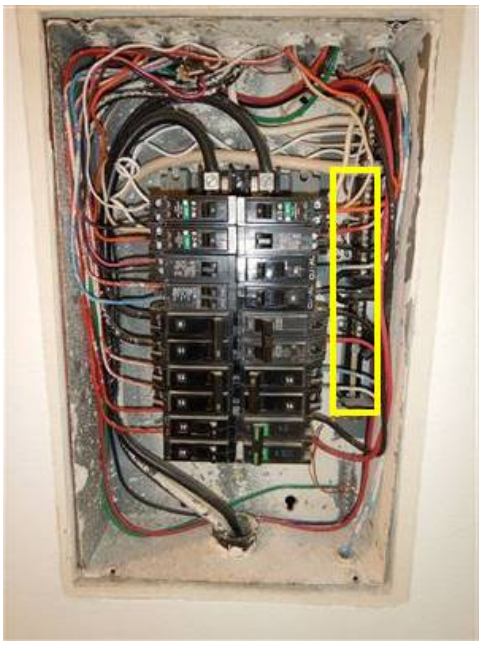

Photo 3-2

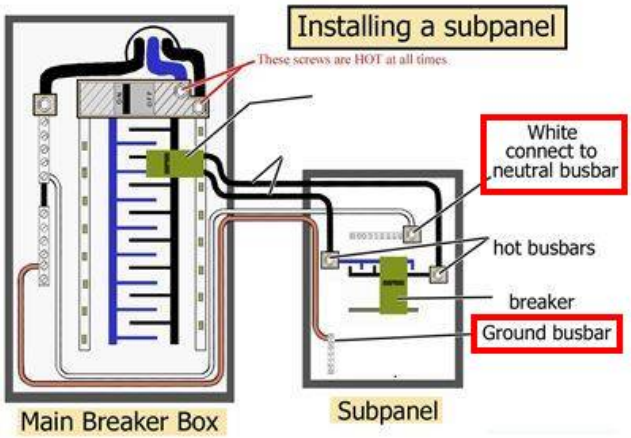

Photo 3-3

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4) The legend for circuit breakers or fuses in panel(s) #B was incomplete and confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Photo 4-1

5) The main service panel and main breaker are located at the exterior.

Photo 5-1

Photo 5-2 NEXT TO THE CRAWL SPACE ACCESS POINT

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Location of main water shut-off: Not determined (obscured, inaccessible or none found)
Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Galvanized steel
Condition of waste lines: Appeared serviceable
Waste pipe material: Cast iron

6) Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.

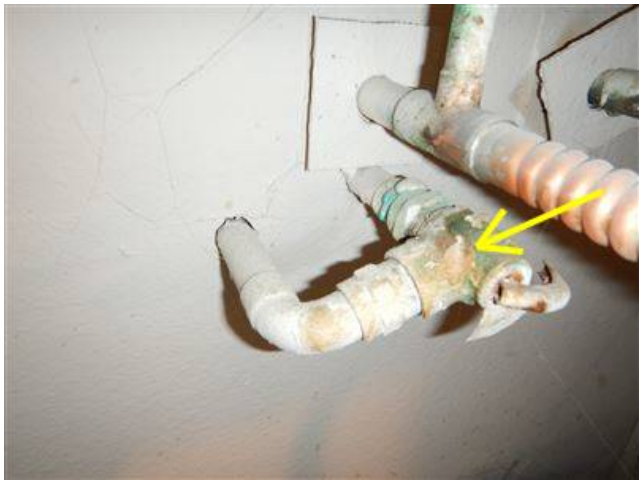

Photo 6-1 LOCATED ABOVE THE WATER HEATER

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Appeared serviceable
Type: Tank
Energy source: Electricity
Estimated age: 2006 (12 years)
Capacity (in gallons): 38
Temperature-pressure relief valve installed: Yes
Manufacturer: A.O. Smith
Location of water heater: Closet
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 131

7) Wiring for the water heater's power supply was substandard, with loose conduit. This is a potential safety hazard for shock or fire. Recommend that a qualified person repair per standard building practices.

Photo 7-1

8) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For

more information on scalding dangers, visit:
http://www.reporthost.com/?SCALD

Photo 8-1

9) ✔ The water heater was in good working condition.

Photo 9-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
Condition of electric heaters (not forced air): Required repair, replacement and/or evaluation (see comments below)
Electric heater type (not forced air): In-ceiling, radiant
Condition of heating & cooling system: Appeared serviceable
Type: Through wall

10) Electric in-ceiling radiant heating appeared to be inoperable in the living room. Only a limited evaluation was performed because the heating elements are hidden and inaccessible. Recommend that a qualified specialist evaluate and repair as necessary.

Photo 10-1 LIVING ROOM

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11) The through-wall heating & cooling unit was in good working condition.

Photo 11-1

---

12) Based on information provided to the inspector and/or visible equipment, this home appeared to have an electric radiant heating system. These systems are mostly hidden and inaccessible. Only a limited evaluation was performed, typically by measuring ceiling or wall temperatures at the beginning of the inspection and then at the end after the system has been turned on for some time. Even if this system is operable, the inspector does not determine if it is adequate or fully functional. Electric radiant heat systems were somewhat common from the mid-1950s through the 1970s. With such electric resistance systems, cables are typically installed in ceilings or walls behind drywall. The cables heat objects in the room (e.g. furniture, people) which in turn can heat the air inside the room. The warmth can feel like heat from the sun on a cool day. However the heat may not reach things that are blocked, like legs under a table when someone is sitting. These systems are generally considered to be inefficient and have a slow recovery rate. Cables can break, resulting in inoperable panels. For more information, visit:
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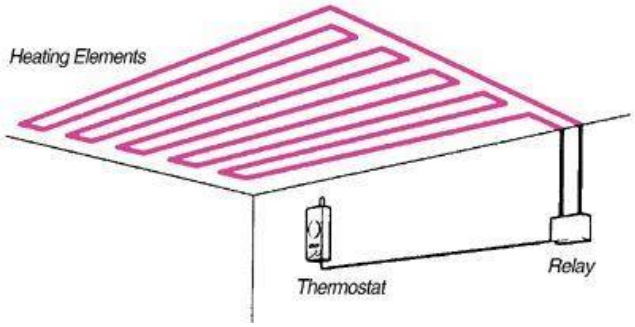

Photo 12-1 BOTH BEDROOM'S IN-CEILING RADIAN HEATING WERE OPERABLE.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of under-sink food disposal: Appeared serviceable
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop: Appeared serviceable
Condition of refrigerator: Required repair, replacement and/or evaluation (see comments below)
Condition of built-in microwave oven: Appeared serviceable

13) The flow from the sink's cold water supply was inoperable. Recommend that a qualified person evaluate and repair as necessary. Shut-off valves may be partially or fully closed. Note that the inspector does not operate shut-off valves. If repairs are needed, a qualified plumber should make them.

Photo 13-1

14) Water was found below the freezer's door. Recommend that a qualified specialist evaluate and repair if necessary.

The water supply for the refrigerator was inoperable (e.g. turned off, not plugged in) and the inspector was unable to fully evaluate.

Photo 14-1

Photo 14-2

Photo 14-3

15) ✔ The microwave, dishwasher and food disposal were in good working condition.

Photo 15-1

Photo 15-2

Photo 15-3

16) The kitchen appeared to be in overall good condition.

Photo 16-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Master bath
Location #B: Full bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of ventilation systems: Required evaluation (see comments below)
Bathroom ventilation type: Spot fans
240 volt receptacle for laundry equipment present: Yes

17) Water "hammering" occurred when the shower handle at location(s) #A was set to "Hot". Vibrations and a loud pulsating noise is heard. Recommend that a qualified plumber evaluate and repair as necessary.

Photo 17-1

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18) The hot and cold water supplies appeared to be reversed at the bathtub at location(s) #B. Normally, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is supplied with the handle to the right and hot when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but it can also result in accidental scalding. Recommend that a qualified plumber repair as necessary.

Photo 18-1

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19) The shower arm at location(s) #A was loose. Recommend that a qualified person repair as necessary.

Photo 19-1

20) No access or only limited access was available to the back of the clothes washer and dryer, and to utility hook-ups located behind the appliances. The inspector normally attempts to determine the presence of a gas vs. electric power supply, the configuration of the stand pipe, whether the dryer exhaust duct is serviceable, etc. Because of the lack of access, the inspector was unable to fully evaluate and/or describe the hook-ups and appliances.

Photo 20-1

21) The exhaust fan at location(s) #A was not operable. Only the fan's heater operated when the knob was turned. No switch found to operate the exhaust fan only. Recommend consulting with the property owner about this.

Photo 21-1

Photo 21-2

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Appeared serviceable
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Condition of walls and ceilings: Appeared serviceable
Condition of flooring: Appeared serviceable

22) The interior rooms appeared to be in overall good condition.

Photo 22-1

Photo 22-2

Photo 22-3

Photo 22-4

1.1. A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it.

1.2. A Material Defect is a condition of a residential real property, or any portion of it, that would have a significant, adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.
A complete copy of the STANDARDS OF PRACTICE we adhere to can be found at the following link: http://www.nachi.org/sop.htm