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AMD Home Inspections

10341 N. Portal Ave. Cupertino Ca. 95014

Allen's Cell 408-446-4663

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Site Location:

1020 Hollenbeck Ave. Sunnyvale, Ca

Structure Type:

Single family detached home

3 bedrooms and 2 bathrooms

With attached 2 car garage

Client:

Arlene Donaher

Listing Agent:

Dave Clark C/O Keller Williams Realty

Inspection Date: 11/9/2017

WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. ***The inspection does not reveal information on concealed items or items the inspector is unable to inspect.*** The inspection to be performed for the client is a non-invasive physical examination, designed to identify any significant defects in the systems, structures, and components of the primary dwelling and its associated primary parking structure as they exist at the time of the inspection. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible to the inspector without the removal of furniture, or other personal property that may be present at the property. The inspector shall prepare a written inspection report for the sole use and benefit of the client.

The client agrees to read the entire inspection report when it is received and shall promptly call the inspector at 408-446-4663 with any questions or concerns client may have regarding the inspection report or the inspection.

On the following pages you will be provided with all the inspector's findings. Home inspectors are generalists and are not acting as specialists in any trade. We are trained to observe when a particular system may have a major problem, or one that will likely cause failure in the near future, or when a system may need immediate attention in the form of preventive or routine maintenance. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard. When items are rated, the categories are as follows: **Acceptable** ratings should give satisfactory service within the limits of its age. A **Minor Defect** is generally cosmetic in nature and repair is optional. A **Marginal** rating is considered less than satisfactory and may need repair soon. A **Defective** rating requires repair, replacement, or corrective action. A **Hazardous** rating is a potentially dangerous situation that needs immediate attention, repair, or replacement. **Maintenance required or recommended** is considered normal upkeep and used regularly within the report to denote action needed. Digital photographs may be present in report to clarify or document defects.

The inspector will often make recommendations to repair or upgrade specific items. (For instance; upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles, or add approved smoke detectors in sleeping rooms and adjacent hallways.) These recommendations are often intended to improve a system or item with newer and safer products and technologies.

All of the inspector findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. AMD Home Inspections does not provide cost estimates to repair or replace any noted deficiencies. Consult a qualified licensed contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category, for instance; the exterior contains items such as, windows, doors, siding, trim, driveways, and sidewalks etc. Check each description prior to reviewing the findings.

AMD Home Inspections is not licensed by the state of California as a pest inspector and any suspect findings (if noted at all) will be noted as such and be referred to the termite inspectors report for definitive answers and for recommended remedies. Photos of structural damage caused by water, fungi, and or wood destroying pests may or may not be included in the report.

We have made every effort to make this report as comprehensive as possible. **If you do not understand any part of this report, please do not hesitate to call our off at 408-446-4663**

PLEASE READ THIS AGREEMENT CAREFULLY.

AMD Home Inspections agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property in accordance with the **American Society of Home Inspectors (ASHI) standards**. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT; the report is nontransferable, and not intended for the use of any third party.

The written report will include the following only:

* General exterior, including roof, siding, windows, chimney, driveways, sidewalks, hard-scaping such as brick planters and retaining walls, general drainage and grading * Attached garage, (detached garages are inspected only if they are the primary parking structure) * Structural condition of foundation and frame* Electrical, plumbing, hot water heater, heating and air conditioning (Gas and water valves are not mechanically tested) (Water pressure is not tested with a gauge, although noted if less than satisfactory pressure is observed). * Appliances including; ovens, ranges, garbage disposals, trash compactors, exhaust fans, and air conditioners are only tested for functionality. The self-cleaning mode on an oven is not tested. Electronic air filters are not tested.* General interior, including ceilings, walls, floors, windows, insulation and ventilation. Cosmetic defects are not noted. **(Koi ponds or water features are not inspected) (Detached garages (other than primary parking structures), pool houses and second dwelling units will be inspected only by inspector's approval prior to inspection and fees will be adjusted accordingly). (Manufactured or prefab sun rooms and or solariums are not inspected)**

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspector's opinions. We do not review building permits or other agency records, seismic hazard zones or flood zones at any building department or other public government agencies.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. **Latent and concealed defects and deficiencies are excluded from the inspection.** We do not perform any destructive testing or dismantling of equipment, systems or exposed surfaces such as roofing, siding, stucco, trim, drywall, paneling, sub flooring, finished flooring, etc. AMD Home Inspections will be under no obligation under any circumstances for any follow-up inspection.

ENVIRONMENTAL HAZARDS including asbestos, lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material are not part of this survey/inspection.

AMD Home Inspections does not conduct specialized tests for the presence of microscopic asbestos fibers in the construction materials. Some amount of asbestos fibers may be present, and for more information, interested parties may contact the Environmental Protection Agency. EPA recommendations should be considered before purchase and or remodeling.

Auxiliary systems such as Alarm, Solar, Private Water, Private Sewer, Security, Sprinkler, Elevator, Intercom, Central Vacuum, water purification systems, soft water systems. Swimming Pools, portable Space Heaters, window mounted Air Conditioners, Appliances such as clothes washers and dryers, refrigerators, Jacuzzis, Spas, Saunas, or any system not considered a part of the major building systems are not a part of the inspection process. In addition, no inspection for household insects or rodents will be performed. **AMD Home Inspections is not licensed by the state of California as a pest inspector and any suspect findings will be noted as such and be referred to the termite inspectors report for definitive answers and for recommended remedies.**

Intermittent or concealed problems: After moving into your house you may discover a problem that was not apparent at the time of the inspection. Bear in mind that some problems can only be discovered after living in a house. They cannot be discovered during a few hours of an inspection. For example, some bathroom fixtures such as a tub or shower stall may only leak when someone is in the shower or tub, but do not leak when you just turn on the water faucet or shower head. Some roofs only leak when certain conditions exist. Some problems will only be discovered when floor coverings are removed, or when furniture is removed or when finishes such as wallpaper are removed. These problems may have existed at the time of the inspection but there were no clues to their existence. The home inspection is based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should see a future problem.

If the Client believes that there is an error in the inspection report, please call us immediately at 408-446-4663 we do understand the time constraints and contingencies that may be involved in this transaction. We will make every effort to get a correction letter to you immediately upon notification, as long as we agree that there is an error. AMD Home Inspections reserves the right to correct any conditions resulting from an error or omission in the report as long as we agree that there was an error. Any corrections will be performed in accordance with current local building codes.

The parties agree that AMD Home Inspections, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported or concealed defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. AMD HOME INSPECTIONS IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should AMD Home Inspections and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of AMD Home Inspections and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the Inspection and Report.

It is understood that this report is for the sole use and benefit of the client(s) listed on the front page of report. **This report is non transferable or to be used by a third party. If this report was prepared for and paid for by the seller or their agents, it is not transferable to the buyer unless requested in writing and a complete re-inspection is performed and all applicable fees are paid to AMD Home Inspections.**

The parties agree that an e-mailed or faxed copy of the report and agreement constitutes acceptance of this document as binding and is to be relied upon in lieu of the original or signed copy.

Allen M. Dugan
AMD Home Inspections

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Exterior and Site conditions

The following opinion is based on an inspection of the visible portions of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

SIDING/TRIM: Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

Siding: T-111 plywood siding, Brick Veneer, Stucco
Rating: Serviceable condition

Trim: Wood
Conditions: **Consult termite\pest report ---** Consult termite\pest report for a complete and comprehensive overview of all wood trim and components of the exterior.

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Patio: Stamped concrete, Concrete with brick borders
Rating: Serviceable condition

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Vinyl
Rating: Serviceable condition

Glazing: Double pane glass
Rating: Serviceable condition

DOORS: Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Wood and glass
Rating: Serviceable condition

Other: Door from garage to side yard, Hinged Patio, Sliding Patio
Rating: Serviceable condition

GARAGE: Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

Garage: Attached Garage
Conditions: **Stored items in garage ---** The inspector observed stored items or built in cabinets in the garage that prevented inspection of the areas around the walls and near foundation.
Rating: Serviceable condition

Cars: 2

Doors: Sectional roll-up door, Metal
Rating: Serviceable condition

Opener: Automatic
Conditions: **Auto reverse device OK** --- The auto reversing device for the garage door(s) operated correctly when an obstruction was placed below the door as it was closing. The sensitivity adjustment was set adequately at the time of inspection.
Rating: Serviceable condition

FIRE DOOR: Fire doors are inspected for their safety aspects only in this section.

Type: Wood
Conditions: **Insufficient weather-stripping** --- The weather-stripping is not sufficient at the bottom of door This reduces the thermal efficiency of the building and causes higher energy bills. Install new or replace.
Door opens out over a step --- The door opens out over a step. This could be a tripping hazard. This may or may not have been a code violation when this house was built. Use caution when using this exit door.
Needs spring hinge --- The door from the house to garage needs a spring hinge installed, or a tension adjustment to the existing spring hinge so that the door closes automatically when released. This a code required item.
Rating: Maintenance Recommended

LANDSCAPING: Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

Site: Level

Improvements: Wood fencing
Conditions: **Wood fencing OK** --- The wood perimeter fencing appeared to be stable at the time of inspection. Occasional maintenance will extend the life of the fencing. Check for any rotten posts and/or missing boards annually.
Rating: Serviceable condition

PAVED AREAS: This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

Sidewalks: Entry walkway, Concrete
Conditions: **Settlement** --- The entry sidewalk is settling and is uneven in one or more areas. Use caution at these areas and make repairs if condition worsens over time.
Rating: Monitor for changes

Driveway: Concrete with brick borders
Rating: Serviceable condition

Roofing Components

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

STYLE: The predominant roof style of the structure.

Type: Gable

COVERING: Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.

Material: Asphalt Shingle
Conditions: **Roof inspected by others** --- Consult roofing report by others for roof conditions and all roof components such as metal pipe and gas flashings, valley metal, wall to roof flashings, and rain gutters and downspouts.

OVERHANG: Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

Soffits: Exposed rafter tails
Conditions: **Possible wood rot/termites** --- The inspector observed possible areas that may have wood rot, fungus damage or termite infestation. Consult termite/pest report for more details.
Rating: Maintenance Recommended

DRAINAGE: This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

Type: Metal rain gutters
Conditions: **Overhanging branches** --- Overhanging tree branches are too close to the roof. Air circulation and sunlight help prevent deterioration of roof components. Recommend branches be trimmed back to alleviate this condition.
Leaf and other debris in gutters --- The roof surface and or gutters have leaf and tree debris. Clean roof surface and gutters seasonally to facilitate proper drainage of rain water. Leaf debris will decrease the life of roof and gutters.
Rusted through --- The downspout at the front of house is rusted through and needs to be replaced. Consult rain gutter technician for replacement of any damaged gutters or downspouts.
Location: mostly at right front corner
Rating: Maintenance Recommended

VENTILATION: The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

Type: Freeze vents at rafter tails, Eyebrow vent(s)
Conditions: **Attic ventilation adequate** --- The attic ventilation appears to be adequate. Proper ventilation is important to minimize moisture build up in the cold months and helps to cool the attic in the warmer weather.
Rating: Serviceable condition

FLUES/VENTS: Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

Chimney: Brick
Conditions: **No movement noted** --- The inspector did not detect any movement of the chimney stack(s) above the roof level when force was exerted in all directions.
Spark arrestor observed --- An approved style spark arrestor with rain cap was observed at the chimney.

Foundation and Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Slab

Materials: Concrete slab on grade

Conditions: **Slab on grade foundation ---** The concrete slab on grade foundation is not visible to the inspector because of finished flooring or other components that may conceal it from view. No evidence of settling or cracks could be seen at interior of structure.

Rating: Serviceable condition

INSULATION: Floor and wall insulation is examined where visible.

Walls: Not Observed

Conditions: **Wall insulation unknown ---** The inspector could not determine if the exterior walls are insulated. Structures built later than 1970 more than likely have wall insulation as it was required by code in most counties in California.

WALLS: This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

Exterior: Conventional wood framing

Conditions: **Exterior and interior walls ---** The majority of the wall framing members are not visible and their condition cannot be verified. Where any wall framing was observed, the elements appear to be functioning as intended and in serviceable condition.

Rating: Serviceable condition

Electrical System

The following opinion is based on an inspection of the visible portions of the electrical system. If any conditions are listed, a qualified electrician should correct them.

SERVICE: Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

Type: Overhead

MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Type: Breaker

Rating: Serviceable condition

Location: Right front corner

Amp Rating: 100

Volts: 120/240

BRANCH WIRING: The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

Type: Ungrounded Romex wiring
Conditions: **Ungrounded Romex wiring** --- The branch wiring is ungrounded Romex wiring. Most all of the interior receptacles are ungrounded even though there are 3 prong receptacles. This house predates the code requiring all wiring to be grounded.

Material: Copper

INTERIOR COMPONENTS:

The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

Receptacles: Electric wall outlets
Conditions: **Ungrounded Romex wiring** --- The branch wiring is ungrounded Romex wiring. Most all of the interior receptacles are ungrounded even though there are 3 prong receptacles. This house predates the code requiring all wiring to be grounded.

Rating: Serviceable condition

Fixtures: Surface mounted light fixtures

Rating: Serviceable condition

Switches: General lighting switches
Conditions: **General lighting switches** --- The inspector randomly checks the lighting switches that are visible at the time of inspection. Some switches may control a plug for lamp lighting. Ceiling fans are not tested and may have a switch, pull cord, or a remote control unit.

Rating: Serviceable condition

GFI: Interior GFCI receptacles
Conditions: **GFCI broken** --- The Ground Fault Circuit Interrupter at the location noted is broken or will not trip when testor is activated. GFCI receptacles will not trip if ungrounded or if polarity is reversed. Consult electrician for corrections.

Location: mater bathroom right side of vanity

Minimal receptacles --- Minimal receptacle outlets were observed. This is not uncommon for a house of this age. Additional outlets may need to be installed in the building, depending upon your electrical needs.

Location: at kitchen

Recommend adding GFCIs --- The inspector recommends that a ground fault circuit interrupting receptacle be installed at this location to minimize the risk of possible shock hazard.

Location: Kitchen

Open ground at GFCI --- The inspector observed an open ground at one or more GFCI receptacles. There is no ground fault protection if there is no ground wire present. Consult electrician to check all of the kitchen outlets for proper grounding.

Location: hall bathroom

Rating: Maintenance Recommended

Detector:

Conditions: **CO detector requirement** --- As of 1-1-2011 every one and two family home, co-op or condo constructed or offered for sale requires a functioning carbon monoxide detector. CO detectors are required at each unit and at each level and in the hallways adjacent to sleeping rooms.
Smoke detector requirement --- Smoke detectors are required at each unit and at each level and in the hallways adjacent to sleeping rooms. Each sleeping room is required to have a working smoke detector as well.

EXTERIOR COMPONENTS:

Exterior components add convenience but have additional hazards because of the presence of water.

Receptacles:

Conditions: **Waterproof cover plate broken** --- The waterproof cover at the exterior outlet is broken and needs replacement. Consult electrician for this work.

Location: patio

Recommend adding GFCIs --- The inspector recommends that a ground fault circuit interrupting receptacle be installed at this location to minimize the risk of possible shock hazard.

Location: patio

Rating: Maintenance Recommended

Fixtures:

Rating: Exterior wall mounted light fixtures
Serviceable condition

Plumbing System

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

WASTE/WATER: This section describes the type of water supply and waste system for the structure.

Waste Type: City sewer system

Water Type: City water system

MAIN SUPPLY: This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.

Shutoff: Front yard, Exterior wall

Rating: Serviceable condition

SUPPLY PIPING: This is the potable water used for drinking and cooking needs.

Piping Mat: Copper

Rating: Serviceable condition

Flow: Adequate

WASTE PIPING: This is the waste disposed of from toilets, sinks and other plumbing fixtures.

Piping Material: Cast Iron
Rating: Serviceable condition

Flow: Adequate

HOT WATER: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

Type: Natural gas tank type

Size: 40 US gallons
Conditions: **Water heater components OK** --- The inspector observed the water heater and determined that all of the required components are present such as, approved earthquake strapping, gas valve, and pressure relief valve.
Rating: Serviceable condition

Equipment: PGE gas meter
Conditions: **PGE gas meter** --- If you ever smell the odor of gas, immediately shut off gas valve and contact the utility company. PGE will come out free of charge to inspect for leaks or problems with the gas appliances in the home. Keep a wrench close to meter to turn off gas.
Location: right front corner
Rating: Serviceable condition

Heating System

The heating system is one of the most important systems in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heating technician should correct them.

Equipment: PGE gas meter
Conditions: **PGE gas meter** --- If you ever smell the odor of gas, immediately shut off gas valve and contact the utility company. PGE will come out free of charge to inspect for leaks or problems with the gas appliances in the home. Keep a wrench close to meter to turn off gas.
Location: right front corner
Rating: Serviceable condition

WARM AIR: Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Furnace: Forced air without A.C.

Duct: Metal
Conditions: **Possible asbestos** --- Insulation on the heat ducts, register boots, or heat plenum was observed which may contain amounts of asbestos. This was commonly used prior to 1980 for pipe insulation. For more information on asbestos, go to the EPA website.
Ducts broken loose --- The ducts at in the attic are broken loose at one or more connections. Consult heating technician for re-inspection and repairs.
Rating: Maintenance Recommended

Filters: Inside of air handler
Conditions: **Maintain filters regularly** --- The heating and cooling appliances air filters should be inspected and cleaned or replaced according to the manufacturer's recommended interval. A clean filter will save on energy costs and increase the life of the appliance.

FUEL: This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Natural Gas

Fuel Valve: At furnace

THERMOSTAT: This section reports the type and condition of the thermostat for the primary heating system of the structure.

Type: Programmable

Location: Living Room

Zones: 1

FIREPLACE: This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Wood burning masonry fireplace
Conditions: **Damper noted** --- The damper inside of fireplace was functional at the time of inspection. **Fire hearth noted** --- A fireproof hearth was noted on the floor in front of the fireplace. The interior of the flue for this fireplace was not observed. Consult Chimney Company for inspection of damper and cleaning of flue liners when needed.

Air Conditioning System

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified cooling technician should correct them.

UNIT TYPE: Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Type: Central

Conditions: **Equipment disconnect loose** --- The equipment service disconnect is separating from the surface of wall. Consult electrician for corrections. (left side yard)

Rating: Maintenance Recommended

Comments: **The air conditioning has been disconnected and is no longer in use.**

Kitchen

If any conditions are listed in this section, a qualified contractor should correct them.

EXHAUST FAN:	This section describes the type and function of the kitchen exhaust in use.
Type:	Above Range
Conditions:	Appliance functional --- The appliance was functional at the time of inspection.
Rating:	Serviceable condition
FLOORING:	The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.
Type:	Ceramic tile
Rating:	Serviceable condition
CABINETS:	The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.
Material:	Wood
Conditions:	Wood cabinets OK --- The wood cabinetry appeared to be in serviceable condition at the time of inspection. Minor defects may or may not be noted unless they affect the proper function of cabinets.
Rating:	Serviceable condition
COUNTERTOP:	Overall condition and type of countertop(s) are noted in this section.
Material:	Slab granite
Rating:	Serviceable condition
APPLIANCES:	Appliances are covered in this section with respects to functionality only.
Range:	Electric range and oven
Conditions:	Appliance functional --- The appliance was functional at the time of inspection.
Rating:	Serviceable condition
Refrigerator:	Single Door
Conditions:	Refrigerator functional --- The appliance was functional at the time of inspection. Ice makers and water through the door functions are not inspected. Refrigerators are not considered permanently installed appliances and may or may not stay with the property when sold.
Rating:	Serviceable condition
Dishwasher:	Built-in
Conditions:	Appliance functional --- The appliance was functional at the time of inspection. Air gap observed --- An approved air gap device for the dishwasher drain was observed at the sink edge. This device is designed to prevent gray water from back flowing into dishwasher if the sink is plugged up.
Rating:	Serviceable condition

Disposal: Garbage disposer
Conditions: **Cord connector missing** --- The cord connector that secures the electrical wiring to the housing is missing or loose. Repair or replace as needed.
Appliance non functional --- The appliance was non functional at the time of inspection. Consult appliance technician for repairs or replacement.
Rating: Maintenance Recommended

FIXTURES: The type and condition of the kitchen fixtures is reported in this section.

Sink: Porcelain, Double bowl sink
Rating: Serviceable condition

LAUNDRY: Laundry items are inspected if present.

Washer: Hookups only, Electric
Rating: Serviceable condition

Dryer: Hookups only, Electric
Conditions: **Vent to outside OK** --- The dryer vents properly to the exterior of the structure in an approved manner. Clean the lint from piping occasionally to prevent buildup; this is especially important for vertical venting.
Rating: Serviceable condition

Sink: Single bowl sink
Rating: Serviceable condition

Bathroom(s)

If any conditions are listed, a qualified contractor should correct them.

BATH 1: **Hall bathroom**

Tub/Shower: Shower curtain, Ceramic tile surrounds, Shower/Tub
Rating: Serviceable condition

Fixtures: Stone slab, Porcelain sink, Double sink, Vanity
Rating: Serviceable condition

Ventilation: Window
Conditions: **Bathroom ventilation adequate** --- The bathroom ventilation was adequate and may consist of a ceiling fan or operable window or skylight.
Rating: Serviceable condition

Toilet: Water tank type
Rating: Serviceable condition

Floor: Ceramic tile
Rating: Serviceable condition

BATH 2: Master bathroom

Tub/Shower: Stone tiles, Ceramic tile surrounds, Shower, Tempered glass enclosure
Conditions: **Shower pan leaks ---** The inspector saw indications that the pan under the shower is leaking. Consult qualified contractor to re-inspect and give repair or replacement estimates.
Rating: Maintenance Recommended

Fixtures: Porcelain sink, Stone slab, Single bowl sink, Vanity
Conditions: **Stopper not working ---** Stopper was not functioning properly and should be repaired.
Rating: Maintenance Recommended

Ventilation: Window
Conditions: **Bathroom ventilation adequate ---** The bathroom ventilation was adequate and may consist of a ceiling fan or operable window or skylight.
Rating: Serviceable condition

Toilet: Water tank type
Rating: Serviceable condition

Floor: Stone tiles
Rating: Serviceable condition

Interior Finishes

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

FLOORS: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Type: Pergo or composite floor, Stone tiles, Ceramic tile, Carpet
Conditions: **Overall condition OK ---** The overall condition of the finished flooring is in serviceable condition unless stated otherwise at a specific area of the report. Minor cosmetic damage is not normally commented on unless it a tripping hazard.
Rating: Serviceable condition

WALLS: The type, material and integrity of the interior walls are reported on a representative basis only.

Type: Painted drywall
Rating: Serviceable condition

CEILINGS: The type, material and integrity of the ceilings are reported on a representative basis only.

Type: Drywall with popcorn texture, Painted drywall, Beams and decking
Conditions: **Acoustic popcorn texture ---** The ceiling has acoustic popcorn texture. This product may contain amounts of asbestos fillers, especially if installed prior to 1978. AMD does not test for asbestos. Only lab testing can confirm the presence of asbestos.
Rating: Serviceable condition

DOORS: The interior doors are reported on a representative basis.

Type: Molded masonite
Rating: Serviceable condition

TRIM/HARDWARE: Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

Trim: Painted wood
Rating: Serviceable condition

Hardware: Cabinet hardware, Door hardware
Rating: Serviceable condition

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

Roof Framing: Rafters
Conditions: **Attic framing looks good ---** The attic framing which may consist of rafters, trusses, beams, ridge board, hips, ceiling joists, etc. looked good at areas observed at the time of inspection.
Exposed wire splices --- The inspector observed several exposed wire splices made outside of an approved junction box. Consult electrician for corrections.
Rating: Maintenance Recommended

Sheathing: Plywood
Rating: Serviceable condition

Insulation Type: Cellulose
Conditions: **No cat walks ---** The attic was inspected from the attic access only as there was blown in insulation and no catwalks installed.