

AMD Home Inspections

Allen's Cell 408-446-4663

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Site Location:

3660 Larry Ct. San Jose Ca.

Structure Type:

Single family detached home

4 bedrooms and 2 bathrooms

With attached 2 car garage

RECEIVED & READ

Client:

Ramona Esparza

SIGNATURE

DATE

Listing Agent:

Dave Clark C/O Keller Williams Realty

SIGNATURE

DATE

Inspection Date: 3-12-2021

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

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

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
Conditions: **Site drainage adequate ---** The site drainage appears to be adequate. The crawlspace was dry at the time of inspection.
Rating: Serviceable condition

Improvements: Wood perimeter fencing
Conditions: **Wood fencing adequate ---** The wood fencing is in serviceable condition. Monitor for broken or loose boards annually.
Rating: Serviceable condition

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

Sidewalks: Concrete, Entry walkway
Conditions: **Uneven surface ---** The concrete surface is cracked, settled, or has uplifted areas. Use caution at these areas and make repairs if condition worsens over time.
Rating: Monitor for changes

Driveway: Concrete
Conditions: **Minor driveway cracks ---** The inspector observed minor cracks at the driveway surface. Most all concrete flat work will develop cracks over time but only wider cracks and those that are uneven would require repair.
Rating: Serviceable condition

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

Siding: Horizontal lap wood siding, Stucco
Rating: Serviceable condition

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

Type: Vinyl
Conditions: **Bedroom window egress ---** The bedroom window egress does not meet today's code standards. The window should have access directly to the exterior of the structure and not into an adjacent room or sunroom. This is a cautionary statement.
Rating: Serviceable condition

Glazing: Double pane insulated 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: 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 the garage ---** The garage had stored personal items or built-in cabinets at the time of inspection which limited the inspector's ability to see all areas near the foundation or stem wall.
Rating: Serviceable condition

Cars: 2

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

Opener: Automatic
Conditions: **Auto reverse operable ---** The auto reverse function at the sectional garage door operated properly 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: **Fire door OK ---** The house to garage door is a self closing fire rated solid core door and operated properly at the time of inspection.

MISC:

Misc: Manufactured sun room
Conditions: **Manufactured sun room ---** Manufactured or prefab sun rooms and or solariums are not inspected.

Roof

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 ---** Roofing components are not inspected by AMD Home inspections. Consult roofing report provided by others for the condition of the roof and all components including roof drainage, gutters and downspouts.

Rating: Serviceable condition

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

Soffits: Exposed rafter tails
Rating: Serviceable condition

ROOF EQUIP.: Roof mounted items such as antennae are not inspected for function, but only as to their proper or improper connection to the roof.

Type: Solar Panel
Conditions: **Solar panels on roof surface ---** The inspector observed solar panels on the roof surface. These panels are not a part of this inspection and the areas under the panels are not inspected.

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
Rating: Serviceable condition

Down Spouts: Metal
Conditions: **Broken downspout ---** The inspector observed a broken downspout at the location noted. repair or replace as needed.
Location: at rear wall of house
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 roof overhang, Gable vents
Conditions: **Attic ventilation adequate** --- The attic ventilation appears to be adequate.

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** --- No movement was noted at the brick chimney when force was applied.
Spark arrestor noted --- The inspector observed an approved spark arrestor with rain bonnet at the chimney.
Interior of flue --- The interior of the flue was not inspected by AMD Home Inspections. Routine cleaning should be performed if fireplace is regularly used. Consult others for this service.
Rating: Serviceable condition

Skylights:

Type: Fixed Unit, Sun tunnel skylight(s)
Conditions: **Cracked pane** --- The inspector observed a small crack in the glass at the skylight in dining room.
Rating: Monitor for changes

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: Crawl Space

Materials: Concrete perimeter stem wall
Conditions: **Concrete perimeter stem wall** --- The house has a raised wood framed floor over a concrete perimeter stem wall and spread footing foundation.
No foundation cracks observed --- The inspector did not observe foundation cracks at areas that were accessible to inspection. Hairline vertical cracks may or may not be noted and are normal for perimeter stem walls.
Foundation bolts not observed --- The inspector could not see any foundation bolts at the sill plates. The method of framing may hide the bolts from view. Foundation bolts were required by code when this house was built.
Rating: Serviceable condition

FLOORS:	This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.
Joist:	Metal box beams and screw jacks
Rating:	Serviceable condition
Sub Floor:	Plywood
Rating:	Serviceable condition
INSULATION:	Floor and wall insulation is examined where visible.
Walls:	Not Observed
Conditions:	Wall insulation unknown --- The inspector could not observe the presence of wall insulation. Most exterior walls of houses built after 1968 were required by code to have insulation.
Floor:	Under floor not insulated
Conditions:	No under floor insulation --- The under floor did not have insulation installed at the joist bays at the time of inspection.
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 wall framing could not be observed at most areas because of finished wall surfaces. The structure appears to be plumb and level and has performed as intended since original construction.
Rating:	Serviceable condition

Electrical

The following opinion is based on an inspection of the visible portion 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:	Underground
MAIN PANEL:	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
Type:	Breaker
Location:	Right front corner
Amp Rating:	100
Volts:	120/240

Conditions: **Photovoltaic connection at subpanel---** The inspector observed a photovoltaic breaker at main panel. This panel is energized during daylight hours even if the PGE power is off. Use caution when working on panel and always turn the solar breaker off at panel when working on system.

Rating: Serviceable condition

SUB PANEL: Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

Type: Breaker
Rating: Serviceable condition

Location: Garage

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: Grounded romex wiring
Rating: Serviceable condition

Material: Copper
Rating: Serviceable condition

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.

Fixtures: Interior wall fixtures
Rating: Serviceable condition

Switches: General light switches
Conditions: **General light switches ---** The general light switches operated properly at the time of inspection. Ceiling fan remote controls or other types of smart or Bluetooth adapted switching is not inspected.
Rating: Serviceable condition

GFI:
Conditions: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
Location: Bathrooms, kitchen
Recommend adding GFI receptacle at this location --- The inspector recommends adding a ground fault circuit interrupting receptacle as an upgrade to the property.
Location: 1 at kitchen to the right side of sink

Detector: Interior smoke and carbon monoxide detectors
Conditions: **Carbon monoxide detector requirement ---** Working carbon monoxide detectors are required at the sale of any home. One carbon monoxide detector is required at each level and at hallways that have adjoining bedrooms. A functional carbon monoxide detector was observed at hallways.
Smoke detector requirement --- Working smoke detectors are required at the sale of any home at each level and inside all sleeping rooms and adjacent hallways. Functional smoke detector(s) were observed at hallway and sleeping (rooms).
Receptacles: Interior wall receptacles
Conditions: **Wall receptacles OK ---** The inspector tested a representative number of wall receptacles and observed correct polarity (unless otherwise noted). Child proof covers are not removed and receptacles behind furniture are tested.
Rating: Serviceable condition

EXTERIOR COMPONENTS:

Exterior components add convenience but have additional hazards because of the presence of water.
Fixtures: Exterior wall light fixtures
Receptacles: Exterior wall receptacles
Conditions: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
Location: Exterior
Loose receptacle --- Receptacle was observed to be loose. The receptacle should be properly re-attached in order to prevent a shock hazard.
Location: 1 at sun room
Rating: Maintenance Recommended

Plumbing

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

Water Type: City water

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: Exterior wall/front yard
Conditions: **Main water shutoff valve ---** The location of the main water shutoff valve may be noted although the valve is not turned on or off by the inspector because older valves may break or may not turn back on completely. Consult plumber for valve test if desired.

Conditions: **Dead hose bib ---** The inspector observed one or more hose bibs at the exterior that are non operational. This was more than likely abandoned when the house was re-piped.
Drip at pressure regulator --- The inspector observed a dripping at the pressure regulating valve. Consult plumber for repairs.
Rating: Maintenance Recommended

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

Piping Mat: Copper
Conditions: **Copper re-pipe noted ---** The inspector observed that the galvanized water piping has been partially or totally replaced with copper piping. It is unknown to the inspector if all of the piping inside walls has been replaced.
Rating: Serviceable condition
Flow: Adequate

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

Piping Material: ABS waste lines
Rating: Serviceable condition
Flow: Adequate

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

Size: 40
Conditions: **Water heater strapping ---** The inspector observed that the water heater is properly strapped. The temperature and pressure relief valve and exit pipe are also properly installed.
Rating: Serviceable condition
Type: Tank type water heater
Rating: Serviceable condition
Equipment: PGE gas meter
Conditions: **Gas meter ---** If you ever smell the presence of natural gas, turn off the gas meter and contact PGE for a complete safety inspection. This is a free service provided by the utility company.
Location: right front corner
Rating: Serviceable condition

Heating

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

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 with AC
Conditions:	Annual inspection recommended --- The gas fired heater(s) should have an annual inspection for cleaning as well as a full safety inspection. AMD Home Inspections does not remove covers to inspect interior parts of heater or inspect heat exchangers. Fired ok --- The inspector activated the thermostat for the forced air unit(s) and (they) operated properly at the time of inspection. The heat to each room appeared to be adequate unless noted elsewhere.
Rating:	Serviceable condition
Duct:	Metal
Conditions:	Distribution at crawlspace --- Duct(s) broken loose --- The inspector observed one or more sections of the heat ducting that are broken loose. Consult HVAC contractor for corrections. Location: 1 at first bedroom to right Possible asbestos --- The inspector observed heat ducting, plenum, or register boots that have insulating wrap that may contain amounts of asbestos. The only way to determine accurately if this wrap contains asbestos is by having it tested by a certified testing lab. Ductwork damaged --- The inspector noted one or more sections of the metal ducts that are crushed and the insulation is damaged. Consult HVAC contractor for corrections.
Rating:	Maintenance Recommended
Filters:	Pull out filter at plenum
Conditions:	Maintain filters regularly --- The filters for the forced air unit should be maintained per the manufacturer's recommended schedule. A dirty filter can cause undue wear on the system and higher utility bills.
Rating:	Serviceable condition
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:	Dining Room

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: **Gas valve not seen ---** The gas valve for the fireplace was not observed, even though there is a ceramic log set in fireplace. Consult plumber for re-inspection.
Ceramic log set --- The inspector observed a ceramic log set at the fire box. Follow all safety procedures when using log set. The damper should be in the locked open position at all times when log set is in use.
Rating: Maintenance Recommended

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified 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: **AC ok ---** Turned down thermostat, system started and was functional.
Rating: Serviceable condition

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: Fan and microwave combination, 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: Pergo or composite floor
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 overall condition of the kitchen cabinets is good. Cosmetic defects are not noted unless they affect the proper function of cabinetry.
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: Gas range and oven
Conditions: **Appliance functional ---** The appliance was functional at the time of inspection.
Rating: Serviceable condition

Refrigerator: Double Door
Conditions: **Refrigerator functional ---** The refrigerator was functional at the time of inspection.
Through the door water and ice features are not inspected. Refrigerators are typically not permanently installed appliances unless they are a built-in (Sub-Zero) type unit.
Rating: Serviceable condition

Dishwasher: Built-in
Conditions: **Appliance functional ---** The appliance was functional at the time of inspection.
Air gap noted --- An approved air gap was observed for the dishwasher.
Rating: Serviceable condition

Microwave: Built-in, Above Range
Conditions: **Appliance functional ---** The appliance was functional at the time of inspection.
Rating: Serviceable condition

Disposal: Garbage disposer
Conditions: **Appliance functional ---** The appliance was functional at the time of inspection.
Rating: Serviceable condition

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

Sink: Double bowl sink, Stainless steel
Rating: Serviceable condition

LAUNDRY: Laundry items are inspected if present.

Washer: Not Observed

Dryer: Not Observed

COMMENTS: The inspector could not see washer and dryer hookups even though a washer and dryer were observed in the elevated platform in garage.

Bathrooms

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

BATH 1: Hall bathroom

Tub/Shower:	Tempered glass enclosure, Shower and tub combo, Ceramic tile surrounds
Rating:	Serviceable condition
Fixtures:	Single bowl sink, Stone slab with porcelain sink, Vanity
Rating:	Serviceable condition
Ventilation:	Window, Fan
Conditions:	Bathroom ventilation adequate --- The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.
Rating:	Serviceable condition
Toilet:	Water tank type
Rating:	Serviceable condition
Floor:	Ceramic tile
Rating:	Serviceable condition

BATH 2: Master bathroom

Tub/Shower:	Tempered glass enclosure, Ceramic tile surrounds, Shower
Rating:	Serviceable condition
Fixtures:	Stone slab with porcelain sink, Vanity, Single bowl sink
Rating:	Serviceable condition
Ventilation:	Fan, Window
Conditions:	Bathroom ventilation adequate --- The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.
Rating:	Serviceable condition
Toilet:	Water tank type
Rating:	Serviceable condition
Floor:	Ceramic tile
Rating:	Serviceable condition

Interior

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:	Ceramic tile, Pergo or composite floor
Conditions:	Overall condition --- The overall condition of the finished flooring was acceptable at the time of inspection. Cosmetic defects are not noted unless it is a tripping hazard.
Rating:	Serviceable condition
WALLS:	The type, material and integrity of the interior walls are reported on a representative basis only.
Type:	Drywall
Rating:	Serviceable condition
CEILINGS:	The type, material and integrity of the ceilings are reported on a representative basis only.
Type:	Drywall
Conditions:	Minor drywall cracks observed --- The inspector observed minor drywall settlement cracks. Minor cracking can be repaired but may return in the future.
Rating:	Monitor for changes
DOORS:	The interior doors are reported on a representative basis.
Type:	Wood
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
Hardware:	Door and cabinet 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 adequate --- The attic framing which may consist of engineered roof trusses and or conventionally framed lumber appeared to be in good condition and have performed as intended since original construction.
Rating:	Serviceable condition
Sheathing:	Foil backed OSB plywood, Wood Boards
Conditions:	Insulation Type: Fiberglass No catwalks installed --- The attic space does not have catwalks installed. The inspector observed the attic from the access point only.