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Report: 1000-ambrose-ave home inspection

Confidential Inspection Report

1000 Ambrose Ave

Alpharetta, GA 30022

October 6, 2020



Prepared for: Todd & Lynn Lampey

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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October 6, 2020

Mr. & Mrs. Todd & Lynn Lampey

RE: 1000 Ambrose Ave
Alpharetta, GA 30022



Dear Mr. & Mrs. Lampey:

At your request, a visual inspection of the above referenced property was conducted on October 6, 2020 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

RECOMMEND REPAIRS ITEMS

GROUNDS

Grading:

2.5 Site:

1. Grade at the foundation is negative at the right side of the home and left side of the home. Correction is recommended. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

R401.3 Drainage - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Ground was in contact with the siding on the right side of the home. Grade should be 6 inches below any wood / siding materials. Concrete should be 2 inches below any wood / siding materials. This condition may be conducive to termites and water entry into the home.

EXTERIOR - FOUNDATION

Exterior Walls:

3.2 Materials & Condition:

2. Walls are constructed with cement fiber board.

Gaps were noted between the siding boards on the right side of the home. Recommend sealing all gaps between siding boards to prevent water penetration behind the siding system.

R703.10.2 Lap siding - Fiber-cement lap siding having a maximum width of 12 inches shall comply with the requirements of ASTM C 1186, Type A, minimum Grade II. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends sealed with caulking, installed with an H-section joint cover, located over a strip of flashing or shall be designed to comply with Section R703.1. Lap siding courses may be installed with the fastener heads exposed or concealed, according to Table R703.4 or approved manufacturers installation instructions.

The brick ledge to the right of the garage door is damaged and loose. Recommend Repairs by a licensed brick mason.

3.3 Flashing & Trim:

3. The home is missing the drip edge flashing where the siding meets the brick ledge. Recommend the installation of flashing between the two materials or ceiling the top edge of the brick ledge to help prevent water penetration behind the siding system.

Exterior Windows:

3.8 Overall Condition:

4. Water damage was noted to the windows at the front left wall. Recommend repair / replacement to all damaged wood. In most cases the wood rot has only affected the brick mould and the window sill but In some cases the wood frame on the window is damaged and the window may need to be replaced.

Window screens are located in the Attic.

Chimney:

3.13 Chimney Cap:

5. There appears to be water entering the chimney chase around the flue at the chimney cap or some other penetration in the cap. This is evidenced by water staining noted in the top portion of the fire box. Recommend sealing the penetrations in the chimney cap to help prevent further water penetration and ensure a proper slope on the chimney cap.

ROOF SYSTEM

Roof:

4.4 Roof Covering Condition:

6. Patching / Repairs were noted in one or more locations on the surface of the roof. Inquiries should be made to the current homeowner as to the nature and cause of the current repairs and any warranties which may transfer to the new buyers. Monitor condition.

The shingles at the gable ends of the roof ridges are torn. Recommend repairs / replacement of the affected shingles.

Tree limbs are in contact with the roof surface and should be trimmed. Tree limbs in contact with the roof surface will damage the shingle and may cause premature failure of sections of the roof.

Gutters & Downspouts:

4.9 Type & Condition:

7. Gutters are loose and pulling away from the fascia at one or more locations around the home. Recommend securing the gutters to the fascia to promote water flow to the downspouts.

Attic & Insulation:

4.12 Structure Condition:

8. Repairs were noted to at least two trusses in the attic space around the first floor furnace. The repair on one section of the truss is loose and no longer effective. Recommend new Repairs by a licensed framing contractor.

HEATING - AIR CONDITIONING

First Floor Air Conditioning:

6.4 Air Temp Drop:

9. 12 F Cooling not adequate. The temperature drop should fall between 14 and 21 degrees. The tested unit does not fall within this range. This could be the result of loss of refrigerant or poor operation on the equipment. Recommend repairs / replacement by a licensed HVAC technician.

6.5 System Condition:

10. General condition appears serviceable

Unit is not producing an adequate air temperature drop. Recommend further evaluation and repairs by a qualified HVAC technician.

Second Floor Air Conditioning:

6.10 Air Temp Drop:

11. 11 F Cooling not adequate. The temperature drop should fall between 14 and 21 degrees. The tested unit does not fall within this range. This could be the result of loss of refrigerant or poor operation on the equipment. Recommend repairs / replacement by a licensed HVAC technician.

6.11 System Condition:

12. General condition appears serviceable

Unit is not producing an adequate air temperature drop. Recommend further evaluation and repairs by a qualified HVAC technician.

BATHROOMS

Toilet:

9.5 Second Floor Bath:

13. Toilet tank is loose at the toilet bowl. Tighten as needed. Leakage may occur at the bolts between the tank and bowl is they are loose. New gaskets may be necessary.

The tank was installed incorrectly. The tank Hardware is missing the nut and washer directly below the tank. Recommend

reinstalling the tanks buy a licensed plumbing contractor.

9.6 1/2 Bath:

14. Toilet tank is loose at the toilet bowl. Tighten as needed. Leakage may occur at the bolts between the tank and bowl if they are loose. New gaskets may be necessary.

There is a leak where the toilet tank meets the toilet bowl. Recommend Repairs by a licensed plumbing contractor.

The tank was installed incorrectly. The tank Hardware is missing the nut and washer directly below the tank. Recommend reinstalling the tanks buy a licensed plumbing contractor.

Tub/Shower Fixtures:

9.7 Master Bath:

15. The access panel to the jacuzzi motor under the tub has been sealed shut in one way or another. Access to the motor is required. Recommend making the panel accessible for servicing of the motor below the tub.

Tub/Shower And Walls:

9.9 Master Bath:

16. Tile

The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

Gaps can be seen around the perimeter of the tub and or shower. Recommend sealing around the perimeters, walls, and at floor intersections to help prevent water penetrations.

Loose tile and damaged grout noted around the shower curb below and around the shower door. This may indicate some water penetration below the tile surface. Recommend repairs to the tile in the door area by a licensed tile contractor.

INTERIOR ROOMS

General Window Comments:

10.5 Overall General Type & Condition:

17. The majority of the front wall of the windows in the home have a broken spring / lift / slide. We recommend further evaluation and repair of all windows by a licensed window contractor as a safety concern.

Floors:

10.11 1/2 Bath:

18. Water stains were noted around the toilet on the floor. Moisture levels were noted to be high in the area which may indicate a leak at the toilet. Recommend repairs to the flooring after the leak at the toilet has been addressed.

Windows:

10.12 Entry / Foyer / Hall:

19. The thermal seal is broken on one or more of the windows in the room or hall. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen. Replacement of the window may be necessary at some point in the future.



The spring or slide that holds the window in the up position is nonfunctional or damaged in some way. It needs to be replaced or repaired for proper operation of the window.

10.13 Dining Room:

20. The spring or slide that holds the window in the up position is nonfunctional or damaged in some way. It needs to be replaced or repaired for proper operation of the window.

10.14 Laundry:

21. The spring or slide that holds the window in the up position is nonfunctional or damaged in some way. It needs to be replaced or repaired for proper operation of the window.

LAUNDRY AREA

Laundry:

11.5 Over Flow Pan

22. The overflow pan below the washing machine is missing. Recommend installing an overflow pan as a safety precaution.

GARAGE - CARPORT

Garage Door:

12.2 Material - Condition:

23. Door are constructed of wood

Water damage noted around the base of one or more of the garage door jambs. Recommend repairs or replacement to the affected material.

SPRINKLER SYSTEM

Electric Controls:

13.2 Subpanels & Timers:

24. The sprinkler control panel has been removed. All Zone wires are loose and not connected inside the sprinkler control box on the left side of the home. Recommend the installation of a control panel and testing by a licensed irrigation specialist.

MARGINAL OR MAINTENANCE ITEMS

GROUNDS

Patio / Porch:

2.3 Exterior Steps: Front Of Home

1. Steps are constructed primarily of brick.

Landscaping:*2.6 Condition:*

2. Trees are seen overhanging the homes roof. This can cause premature aging to the roof shingle and damage to the gutters over time. Recommend cutting the trees back so the limbs do not over hang the roof.

Vines are growing up the front porch steps. Recommend cutting back the vines as this can cause deterioration to the brick surface.

EXTERIOR - FOUNDATIONMain Entry Door:*3.5 Exterior Door:*

3. The door is made of Wood with glass.

The door sticks or rubs in the door jamb. Recommend adjustments to the door and / or jamb for proper operation of the door.

ROOF SYSTEMAttic & Insulation:*4.14 Insulation:*

4. The insulation in the attic is comprised of Blown in fiberglass.

Loose and missing insulation batts were noted at one or more of the attic knee walls in the garage attic space. Recommend securing / replacing the missing batts for improved efficiencies in the attic.

ELECTRICAL SYSTEMSwitches & Fixtures:*5.9 Kitchen Interiors:*

5. The ceiling light installed in this room did not function using the wall switch. The inspector did not determine if the switch is bad or if the light bulb is bad. Recommend replacing the light bulbs to test the fixture for proper operation. If bulb replacement does not correct the problem there may be an issue with the wiring / switch / fixture.

Exterior Lighting*5.20 Exterior Walls:*

6. The exterior light fixtures are not caulked / sealed to the home allowing water to run behind the fixture and siding. Recommend caulking around the light fixtures to prevent water penetration.

Attic Wiring:*5.21 Attic & Insulation:*

7. One or more outlet covers in the attic are damaged or missing. Recommend replacing the covers as a safety concern.

HEATING - AIR CONDITIONING

First Floor Air Conditioning:

6.6 Condensate Line:

8. The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

Second Floor Air Conditioning:

6.12 Condensate Line:

9. The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

Fireplaces / Solid Fuel Heating:

6.33 Family Room:

10. The fireplace is a factory made prefabricated metal installation.

Fuel Type: The fireplace is designed to burn wood but has a gas log set installed.

Water staining was noted at the top of the firebox around the flue. This may be an indication of water leakage around the flue and chimney cap. Recommend a licensed chimney specialist further evaluate and make any repairs necessary to the chimney cap to help prevent future water penetration.

PLUMBING SYSTEM

Supply Lines:

7.6 Condition:

11. The majority of the exposed pipe in the garage is not insulated. Recommend insulating the pipes to help prevent freezing.

Hose Bibs / Hookups:

7.9 General:

12. There is at least one hose bib missing the vacuum break (backflow device).

KITCHEN - APPLIANCES

Sink & Appliances:

8.4 Kitchen Sink Cabinet / Countertop:

13. View was blocked by stored items.

Water damage was noted to the cabinet floor below the sink. This is from a previous or ongoing water leak below the sink. Recommend repairs to the cabinet after the source of the moisture has been corrected if there is an active water issue.

8.5 Garbage Disposal:

14. The conduit on the wiring is disconnected or damaged at the base of the garbage disposal. This condition could cut through the exposed wiring. Recommend a certified electrician re-attach the conduit correctly to the disposal.

BATHROOMS

Sink & Cabinetry:

9.2 Second Floor Bath:

15. Loose hardware was noted on one or more of the doors and / or drawers in the room. Hardware noted may include hinges, knobs, pulls, slides, among other things. Recommend all hardware be properly secured and ensure proper operation of the hardware once secured.

INTERIOR ROOMS

Smoke / Fire Detector:

10.7 General:

16. All required smoke detectors were present at the time of the inspection and noted. Due to lack of accessibility the smoke detectors were not tested for operation.

Recommendation: Consider updating all smoke detectors which are older than 10 years old. **The typical life span of a smoke detector is 10 years.** Failure may occur when a smoke detector is beyond it's design life.

Doors:

10.15 Front Left Bedroom:

17. Doors rub or stick in the jamb due to slight settlement around the area or loose hardware. Recommend adjusting the door / jamb for proper operation.

GARAGE - CARPORT

Garage Door:

12.4 Service Doors:

18. There is no support installed below the door threshold. Recommend installing pressure treated blocking below the threshold and caulking between the blocking and threshold for proper support and seal of the door to help prevent future water penetration.

ADDITIONAL INFORMATION / SAFETY ISSUES

EXTERIOR - FOUNDATION

Chimney:

3.11 Flue:

1. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Foundation:

3.15 Materials & Condition:

2. Poured in place slab concrete, 8 inches or more thick. The exterior view of the foundation is limited to the portions

visible above grade.

ROOF SYSTEM

Roof:

4.3 Roof Covering:

3. Composition shingles, Architectural heavy duty design.

The typical life span of a heavy duty architectural tab shingle is 30 or more years.

Flashings:

4.5

4. Repairs were noted around plumbing boots and roof flashing. This would indicate previous leaks. Repairs of this nature are temporary in nature. Dry at the time of the inspection. Monitor condition.

Attic & Insulation:

4.13 Moisture:

5. Dry water staining was noted on the framing. This appears to be from a previous leak on the roof.

Water stains above the master bedroom closet correspond with the repairs and staining on the ceiling of the same closet. All areas were tested with a moisture meter and showed no moisture at the time of the inspection. Recommend inquiring with the current homeowners as to the nature of any previous repairs and any warranty that may transfer to the new owners.

HEATING - AIR CONDITIONING

First Floor Air Conditioning:

6.3 Capacity / Approx. Age:

6. 2.5 Tons, Max Fuse: 30 amps, Brand: Lennox brand

Manufacture Date: 2012

Typical life span of an electric AC compressor is approximately 15 years.

Second Floor Air Conditioning:

6.9 Capacity / Approx. Age:

7. 3.0 Tons, Max Fuse: 35 amps, Brand: Lennox brand

Manufacture Date: 2012

Typical life span of an electric AC compressor is approximately 15 years.

First Floor Heating Equipment:

6.15 Capacity / Approx. Age:

8. Mid efficiency furnace, Brand: Rheem brand.

Manufacture Date- 2001.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general

maintenance and service checkups going forward to extend the life of the existing heating system.

Second Floor Heating Equipment:

6.25 Capacity / Approx. Age:

9. Mid efficiency furnace, Brand: Rheem brand.

Manufacture Date- 2001.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general maintenance and service checkups going forward to extend the life of the existing heating system.

PLUMBING SYSTEM

Water Heater: 1

7.11 Capacity:

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

Manufactured In: 2012

The average life span of a tankless water heater is 20 years. Tankless water heaters require regular maintenance. Check with your owners manual for suggested maintenance and intervals.

INTERIOR ROOMS

Ceilings:

10.8 Master Bath:

11. Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

10.9 Master Bedroom:

12. Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

10.10 Front Left Bedroom:

13. Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Mike Scheiderich



Report: 1000-ambrose-ave home inspection **Address:** 1000 Ambrose Ave

Total Home Consultants, Inc.



GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:

October 6, 2020 1:30 PM.

1.2 Inspection Time:

1:30 PM.

1.3 Client:

Mr. & Mrs. Todd & Lynn
Lampey.

1.4 Inspection Site:

1000 Ambrose Ave
Alpharetta, GA 30022

1.5 People Present:

Homeowner, Buyers Agent.

Building Characteristics:

1.6 Estimated Age:

2002.

1.7 Building Style:

single family.

1.8 Stories:

2

1.9 Space Below Grade:

Slab.

1.10 Water Source:

Public.

1.11 Sewage Disposal:

Public.

OK MM RR IS

Climatic Conditions:

1.13 Weather:

Clear.

1.14 Soil Conditions:

Dry.

1.15 Outside Temperature

(f):
70-80.

About Rated Items:

1.16

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

IS = "Information or Safety" Although not defective, this category includes information about all components in the home including age and statistics to allow for anticipation of replacement in the future. All safety concerns may be listed here as well.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was

performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

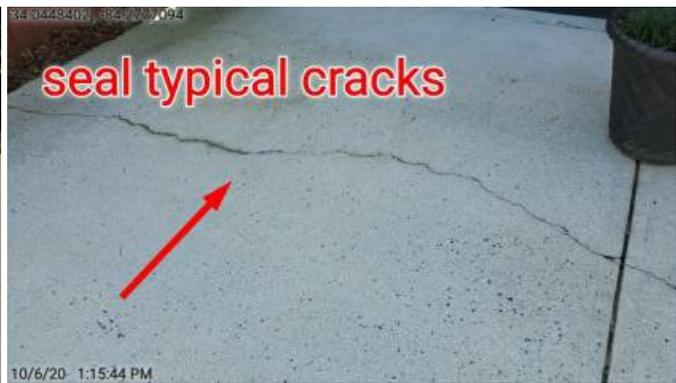
GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

2.1 Driveway: OK MM RR IS
 The driveway is constructed of: Concrete

Cracks noted are typical. Typical cracks include normal shrinkage of the concrete. Recommend applying a sealant or seal all cracks to prolong service life of the driveway.



2.2 Back Patio Slab: The patio slabs are comprised of Brick.



Patio / Porch:

2.3 Exterior Steps: Front Of Home OK MM RR IS Steps are constructed primarily of brick.



2.4 Front Porch / Stoop Structure: The front porch / stoop is constructed of brick.
Type: Stoop, Open design



Grading:

2.5 Site: Grade at the foundation is negative at the right side of the home and left side of the home. Correction is recommended. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

R401.3 Drainage - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Ground was in contact with the siding on the right side of the home. Grade should be 6 inches below any wood / siding materials. Concrete should be 2 inches below any wood / siding materials. This condition may be conducive to termites and water entry into the home.



Landscaping:

2.6 Condition:

OK MM RR IS

Trees are seen overhanging the homes roof. This can cause premature aging to the roof shingle and damage to the gutters over time. Recommend cutting the trees back so the limbs do not over hang the roof.

Vines are growing up the front porch steps. Recommend cutting back the vines as this can cause deterioration to the brick surface.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

3.1 Exterior Elevations: Exterior elevation photos at the time of the inspection.



3.2 Materials & Condition:

OK MM RR IS

Walls are constructed with cement fiber board.

Gaps were noted between the siding boards on the right side of the home. Recommend sealing all gaps between siding boards to prevent water penetration behind the siding system.

R703.10.2 Lap siding - Fiber-cement lap siding having a



maximum width of 12 inches shall comply with the requirements of ASTM C 1186, Type A, minimum Grade II. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends sealed with caulking, installed with an H-section joint cover, located over a strip of flashing or shall be designed to comply with Section R703.1. Lap siding courses may be installed with the fastener heads exposed or concealed, according to Table R703.4 or approved manufacturers installation instructions.

The brick ledge to the right of the garage door is damaged and loose. Recommend Repairs by a licensed brick mason.



3.3 Flashing & Trim:

- OK
- MM
- RR
- IS

The home is missing the drip edge flashing where the siding meets the brick ledge. Recommend the installation of flashing between the two materials or ceiling the top edge of the brick ledge to help prevent water penetration behind the siding system.



3.4 Utility Connections:

-
-
-
-

Wiring Other than Power- Underground.

Main Entry Door:

3.5 Exterior Door:

-
-
-
-

The door is made of Wood with glass.

The door sticks or rubs in the door jamb. Recommend adjustments to the door and / or jamb for proper operation of the door.



Rear Entry Door:

3.6 Exterior Door:

OK MM RR IS

The door is made of Metal with glass.



Exterior Windows:

3.7 Predominant Type:

Wood Frames, Double Hung, Double Pane Insulated.

3.8 Overall Condition:

Water damage was noted to the windows at the front left wall. Recommend repair / replacement to all damaged wood. In most cases the wood rot has only affected the brick mould and the window sill but In some cases the wood frame on the window is damaged and the window may need to be replaced.

Window screens are located in the Attic.



Chimney:

3.9 Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

3.10 Chimney Exterior:

OK MM RR IS

Chimney is constructed of Cement fiber board siding materials.



3.11 Flue:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

3.12 Flashing:



3.13 Chimney Cap:

- OK MM RR IS

There appears to be water entering the chimney chase around the flue at the chimney cap or some other penetration in the cap. This is evidenced by water staining noted in the top portion of the fire box. Recommend sealing the penetrations in the chimney cap to help prevent further water penetration and ensure a proper slope on the chimney cap.



3.14 Height & Clearance:

-

The chimney installation appears to meet clearance requirements.

Foundation:

3.15 Materials & Condition:

-

Poured in place slab concrete, 8 inches or more thick. The exterior view of the foundation is limited to the portions visible above grade.

ROOF SYSTEM

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

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

The presence of Pests and Termites in the attic space are not part of a general home inspection. We recommend employing the services of a licensed pest control company to further investigate for pest and termites before closing on your home.

Roof:

- 4.1 Style: Gable.
- 4.2 Roof Access: Drone Access.
- 4.3 Roof Covering: OK MM RR IS
 Composition shingles, Architectural heavy duty design.

The typical life span of a heavy duty architectural tab shingle is 30 or more years.





4.4 Roof Covering Condition:

OK MM RR IS

Patching / Repairs were noted in one or more locations on the surface of the roof. Inquiries should be made to the current homeowner as to the nature and cause of the current repairs and any warranties which may transfer to the new buyers. Monitor condition.

The shingles at the gable ends of the roof ridges are torn. Recommend repairs / replacement of the affected shingles.

Tree limbs are in contact with the roof surface and should be trimmed. Tree limbs in contact with the roof surface will damage the shingle and may cause premature failure of sections of the roof.



Flashings:

4.5

OK	MM	RR	IS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Repairs were noted around plumbing boots and roof flashing. This would indicate previous leaks. Repairs of this nature are temporary in nature. Dry at the time of the inspection. Monitor condition.



4.6

OK MM RR IS





Valleys:

4.7	OK <input checked="" type="checkbox"/> MM <input type="checkbox"/> RR <input type="checkbox"/> IS <input type="checkbox"/>	Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.
-----	--	--

Eaves - Soffits - Fascias:

4.8 Type & Condition:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Satisfactory - The soffits appear to be in satisfactory condition.
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Gutters & Downspouts:

4.9 Type & Condition:	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Gutters are loose and pulling away from the fascia at one or more locations around the home. Recommend securing the gutters to the fascia to promote water flow to the downspouts.
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In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical

conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

4.10 Access: OK MM RR IS Attic is full size

4.11 Structure Description: A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

SHEATHING: The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.



4.12 Structure Condition: Repairs were noted to at least two trusses in the attic space around the first floor furnace. The repair on one section of the truss is loose and no longer effective. Recommend new Repairs by a licensed framing contractor.



4.13 Moisture: Dry water staining was noted on the framing. This appears to be from a previous leak on the roof.

Water stains above the master bedroom closet correspond with the repairs and staining on the ceiling of the same closet. All areas were tested with a moisture meter and showed no moisture at the time of the inspection. Recommend inquiring with the current homeowners as to the nature of any previous repairs and

any warranty that may transfer to the new owners.



4.14 Insulation: OK MM RR IS

The insulation in the attic is comprised of Blown in fiberglass.

Loose and missing insulation batts were noted at one or more of the attic knee walls in the garage attic space. Recommend securing / replacing the missing batts for improved efficiencies in the attic.



4.15 Depth & R-factor: 12 Inches R-30





Report: 1000-ambrose-ave home inspection **Address:** 1000 Ambrose Ave

4.16 Bath Vents:

OK MM RR IS

Roof Ventilation Provisions:

4.17

The ventilation on the roof was comprised of ridge vents, soffit vents, and power vents.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	IS	
5.1 Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground 120 / 240 Circuit breakers Appears serviceable



5.2 Grounding Equipment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounding provided by ground rod in the ground.
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Electrical Distribution Panels:

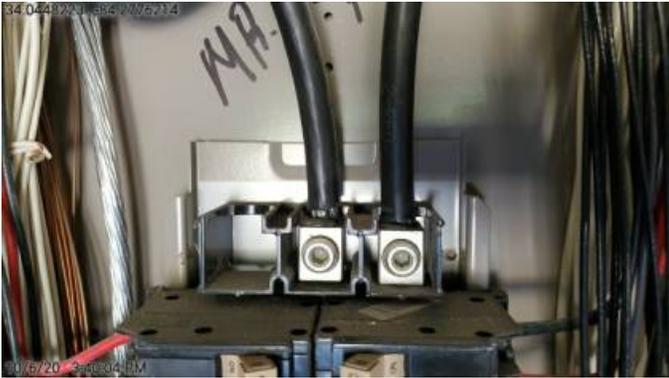
5.3 Main Panel Location: OK MM RR IS
 Garage



5.4 Main Circuit Rating And Service Disconnect: Main Circuit Sizing: 200 amps.
 Located at the exterior of building.



5.5 Entrance Cable Size: 4/0 Aluminum
 Anti-oxidant paste has been applied.



5.6 Main Panel Observations: OK MM RR IS Circuit and wire sizing correct so far as visible.



Conductors:

5.7 Entrance Cables: Aluminum- OK.

5.8 Branch Wiring: Copper

Switches & Fixtures:

5.9 Kitchen Interiors: The ceiling light installed in this room did not function using the wall switch. The inspector did not determine if the switch is bad or if the light bulb is bad. Recommend replacing the light bulbs to test the fixture for proper operation. If bulb replacement does not correct the problem there may be an issue with the wiring / switch / fixture.



	OK	MM	RR	IS
5.10 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.11 Second Floor Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.12 1/2 Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.13 Laundry:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electrical Outlets:

5.14 Exterior Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.15 Kitchen Interiors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.16 Master Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.17 Second Floor Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.18 1/2 Bath:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.19 Laundry:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Lighting

5.20 Exterior Walls:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The exterior light fixtures are not caulked / sealed to the home allowing water to run behind the fixture and siding. Recommend caulking around the light fixtures to prevent water penetration.



Attic Wiring:

5.21 Attic & Insulation:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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One or more outlet covers in the attic are damaged or missing. Recommend replacing the covers as a safety concern.



HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. The inspector does not test the heating and air conditioning equipment for unit efficiency. Different types, styles, brands, and age equipment will all vary in how efficient the system will run and costly the monthly equipment utility bills are. **This is beyond the scope of this inspection.** Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Total duct air flow volumes are not calculated to determine optimal sizing of the unit tonnage to duct ratios. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

As of January 1st, 2020, R-22 refrigerant will have been phased out of production. This means repairing and maintaining an older R-22 system will be more costly as the R-22 refrigerant will become scarce and hard to come by. The only R-22 refrigerant available will be re-use / recycled refrigerant owned by HVAC companies. This should be taken into consideration when purchasing a home with an older air conditioning unit installed.

All HVAC systems build up a level of debris which may contain some level of mold like material in the air handler, evaporator coil cabinet, and / or ducts. This is not part of a standard home inspection. We recommend ALL HVAC systems be serviced and cleaned on a regular basis. Servicing may also include duct cleaning.

First Floor Air Conditioning:

6.1 Primary Type:

Electric Split Central System.

6.2 Fuel Source:

OK MM RR IS

240 Volt, Electrical disconnect present.



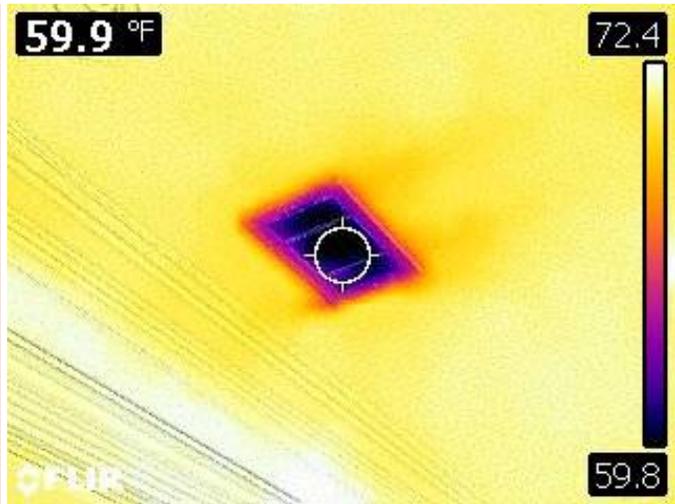
6.3 Capacity / Approx. Age: OK MM RR IS
 2.5 Tons, Max Fuse: 30 amps, Brand: Lennox brand

Manufacture Date: 2012

Typical life span of an electric AC compressor is approximately 15 years.



6.4 Air Temp Drop: 12 F Cooling not adequate. The temperature drop should fall between 14 and 21 degrees. The tested unit does not fall within this range. This could be the result of loss of refrigerant or poor operation on the equipment. Recommend repairs / replacement by a licensed HVAC technician.



6.5 System Condition:

- OK MM RR IS

General condition appears serviceable

Unit is not producing an adequate air temperature drop. Recommend further evaluation and repairs by a qualified HVAC technician.



6.6 Condensate Line:

-

The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.



Second Floor Air Conditioning:

6.7 Primary Type: Electric Split Central System.

6.8 Fuel Source: OK MM RR IS 240 Volt, Electrical disconnect present.

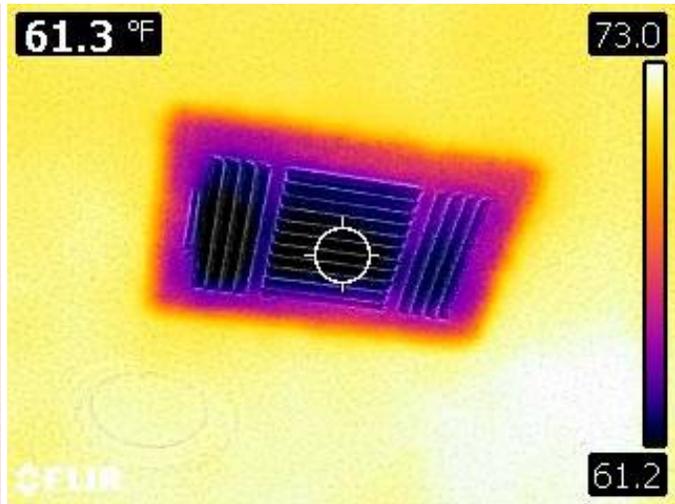
6.9 Capacity / Approx. Age: 3.0 Tons, Max Fuse: 35 amps, Brand: Lennox brand

Manufacture Date: 2012

Typical life span of an electric AC compressor is approximately 15 years.



6.10 Air Temp Drop: 11 F Cooling not adequate. The temperature drop should fall between 14 and 21 degrees. The tested unit does not fall within this range. This could be the result of loss of refrigerant or poor operation on the equipment. Recommend repairs / replacement by a licensed HVAC technician.



6.11 System Condition:

- OK MM RR IS

General condition appears serviceable

Unit is not producing an adequate air temperature drop. Recommend further evaluation and repairs by a qualified HVAC technician.



6.12 Condensate Line:

-

The condensation line terminates behind the AC unit and / or directly next to the foundation. This may cause erosion in the area and affect the foundation over time as well as cause the AC unit to lean. Recommend extending the condensation line a minimum of 4 - 6 feet from the foundation to prevent further erosion / damage.

First Floor Heating Equipment:

6.13 Type & Location:

The furnace is a forced air system. The furnace is a mid efficiency type with an induction fan installed in the vent pipe to push the burnt flue gases up and out the flue.

The heating system is located in the Attic.



6.14 Fuel Source: OK MM RR IS The heat fuel source is natural gas.

6.15 Capacity / Approx. Age: OK MM RR IS Mid efficiency furnace, Brand: Rheem brand.

Manufacture Date- 2001.

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years. The heating system is approaching the design life. The system is more likely to fail the nearer it approaches design life. Recommend general maintenance and service checkups going forward to extend the life of the existing heating system.



6.16 General Operation & Cabinet: OK MM RR IS Unit was operational at the time of inspection.
General condition appears serviceable



6.17 Burners / Heat Exchangers: OK MM RR IS Burner Flame(s) appear typical

The heat exchanger is part of a closed system. Visual inspection of the heat exchanger would require the disassembly of the unit. This is beyond the scope of the visual inspection. Not visually inspected.



6.18 Pump / Blower Fan: General condition appears serviceable

6.19 Combustion Air:

6.20 Flues, Vents, Plenum: The flue pipe is metal

6.21 Air Filters: Filter size: 16 x 25 x 1

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

6.22 Normal Controls:

Thermostat is located in the family Room. The thermostat was set to the following settings at the time of the inspection and will be reset to these settings upon completion of the inspection.

The thermostat was set to Cool at the beginning of the inspection.

6.28 Pump / Blower Fan: OK MM RR IS
 General condition appears serviceable



6.29 Combustion Air:
 6.30 Flues, Vents, Plenum: The flue pipe is metal

6.31 Air Filters: Filter size: 16 x 25 x 1

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



6.32 Normal Controls: Thermostat is located in the master Bedroom. The thermostat was set to the following settings at the time of the inspection and will be reset to these settings upon completion of the inspection.

The thermostat was set to Cool at the beginning of the inspection.

Cool was set to: 77 Degrees

General condition appears serviceable



Fireplaces / Solid Fuel Heating:

6.33 Family Room:

OK MM RR IS

The fireplace is a factory made prefabricated metal installation.

Fuel Type: The fireplace is designed to burn wood but has a gas log set installed.

Water staining was noted at the top of the firebox around the flue. This may be an indication of water leakage around the flue and chimney cap. Recommend a licensed chimney specialist further evaluate and make any repairs necessary to the chimney cap to help prevent future water penetration.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes condition is usually directly related to their age. Older ones are subject to damage through decay and root movement. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Septic Tanks are not Inspected by a home inspector. Private waste systems are not included in this inspection. The only accurate way to inspect the septic tank is to dig up the access port and line entry and exit points. If the home has a septic tank we recommend a licensed septic tank company inspect the septic tank for general condition before closing.

Total Home Consultants recommends all older drain system have a sewer scope inspection performed to fully understand the condition of the interior of the drain lines as this is the only way to determine the true condition of the drainage from the home to the sewer / septic systems.

Main Line:

7.1 Shut Off: OK MM RR IS
 Water meter is located in the back yard.

Main shutoff valve is located in the garage



7.2 Material: The point where the water service line enters the home is not

visible. The material and condition of the buried service line was not identified or evaluated.

7.3 Pressure Regulator: OK MM RR IS

There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.



7.4 Pressure Relief

There is an expansion tank correctly installed on the plumbing system.



Supply Lines:

7.5 Material:

Supply lines are copper.

7.6 Condition:

The majority of the exposed pipe in the garage is not insulated. Recommend insulating the pipes to help prevent freezing.



Waste Lines:

- | | OK | MM | RR | IS | |
|---------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 7.7 Material & Condition: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plastic - PVC - Lines are not fully visible. |
| 7.8 Laundry: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The drain line and trap was not visible due to the interior wall finish. |

Hose Bibs / Hookups:

- | | | | | | |
|--------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 7.9 General: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There is at least one hose bib missing the vacuum break (backflow device). |
|--------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating outside of the home at a safe location. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater: 1



7.11 Capacity: OK MM RR IS

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

Manufactured In: 2012

The average life span of a tankless water heater is 20 years. Tankless water heaters require regular maintenance. Check with your owners manual for suggested maintenance and intervals.



7.12 Condition:

Unit is located in the garage.

Appears serviceable. Recommend servicing and regular maintenance of the water heater at regular intervals to ensure proper operation of the unit going forward.



7.13 Water Heater Flue:

OK MM RR IS

7.14 Tpr

Pressure relief valve noted, not tested



Fuel System:

7.15 Meter / Tank:

Meter is located at the exterior of the home, at the side of the house.

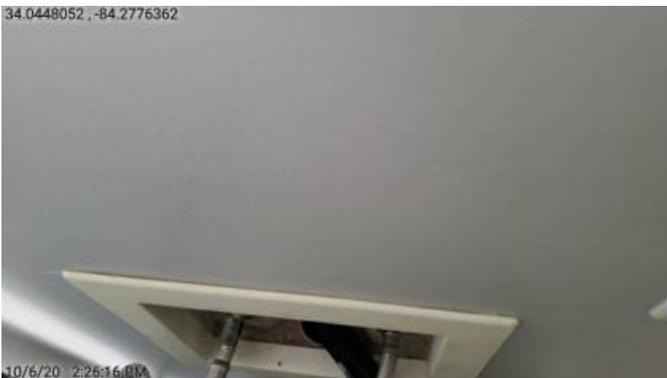


See Bathrooms section of report for information about plumbing and fixtures in those areas.

Hose Bibs / Hookups/Sink Faucets:

	OK	MM	RR	IS	
7.16 Laundry:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing supply faucets appear serviceable

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Sink & Appliances:

	OK	MM	RR	IS	
8.1 Kitchen Sink:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stainless Steel



8.2 Kitchen Sink Fixture & Lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable
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8.3 Kitchen Sink Drain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable.
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8.4 Kitchen Sink Cabinet /
Countertop:

OK MM RR IS

View was blocked by stored items.

Water damage was noted to the cabinet floor below the sink. This is from a previous or ongoing water leak below the sink. Recommend repairs to the cabinet after the source of the moisture has been corrected if there is an active water issue.



8.5 Garbage Disposal:

The conduit on the wiring is disconnected or damaged at the base of the garbage disposal. This condition could cut through the exposed wiring. Recommend a certified electrician re-attach the conduit correctly to the disposal.



8.6 Ventilation: OK MM RR IS Internal type ventilation



8.7 Range / Cooktop / Oven Gas, with electric ignition. Electric, Combination.



8.8 Refrigerator: General condition appears serviceable

The refrigerator temperature was: 41
The freezer temperature was: 04





8.9 Dishwasher: OK MM RR IS General condition appears serviceable.



8.10 Microwave: General condition appears serviceable



8.11 Counters & Cabinets: Counters are granite with serviceable appearance.

8.12 The following photos represent the general condition and placement of furniture at the time of the home inspection.



Report: 1000-ambrose-ave home inspection **Address:** 1000 Ambrose Ave



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

9.1 Master Bath:	OK	MM	RR	IS
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



9.2 Second Floor Bath:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Loose hardware was noted on one or more of the doors and / or drawers in the room. Hardware noted may include hinges, knobs, pulls, slides, among other things. Recommend all hardware be properly secured and ensure proper operation of the hardware once secured.



9.3 1/2 Bath:

OK MM RR IS



Toilet:

9.4 Master Bath:



9.5 Second Floor Bath:

OK MM RR IS

Toilet tank is loose at the toilet bowl. Tighten as needed. Leakage may occur at the bolts between the tank and bowl if they are loose. New gaskets may be necessary.

The tank was installed incorrectly. The tank Hardware is missing the nut and washer directly below the tank. Recommend reinstalling the tanks by a licensed plumbing contractor.



9.6 1/2 Bath:

Toilet tank is loose at the toilet bowl. Tighten as needed. Leakage may occur at the bolts between the tank and bowl if they are loose. New gaskets may be necessary.

There is a leak where the toilet tank meets the toilet bowl. Recommend Repairs by a licensed plumbing contractor.

The tank was installed incorrectly. The tank Hardware is missing the nut and washer directly below the tank. Recommend reinstalling the tanks by a licensed plumbing contractor.



Tub/Shower Fixtures:

9.7 Master Bath:

OK MM RR IS

The access panel to the jacuzzi motor under the tub has been sealed shut in one way or another. Access to the motor is required. Recommend making the panel accessible for servicing of the motor below the tub.



9.8 Second Floor Bath:



Tub/Shower And Walls:

9.9 Master Bath: OK MM RR IS
 Tile

The grout in the corners of the shower is deteriorating. Recommend repairs / re-grouting to the corner.

Gaps can be seen around the perimeter of the tub and or shower. Recommend sealing around the perimeters, walls, and at floor intersections to help prevent water penetrations.

Loose tile and damaged grout noted around the shower curb below and around the shower door. This may indicate some water penetration below the tile surface. Recommend repairs to the tile in the door area by a licensed tile contractor.



9.10 Second Floor Bath: OK MM RR IS
 Tile



Bath Ventilation:

9.11 Master Bath:
 9.12 Second Floor Bath:
 9.13 1/2 Bath:

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Dining Room:

10.1 Room Condition Photos:

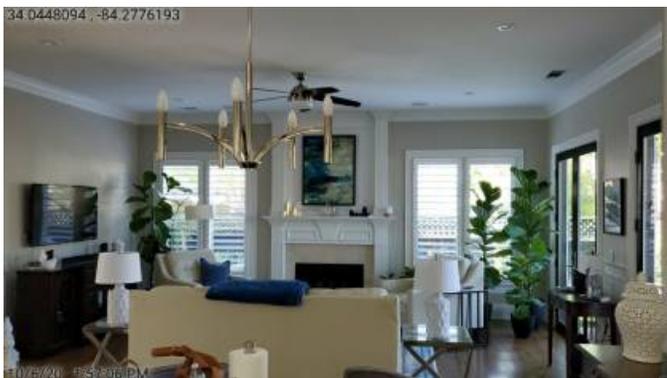
The following photos represent the general condition and placement of furniture at the time of the home inspection.



Family Room:

10.2 Room Condition Photos:

The following photos represent the general condition and placement of furniture at the time of the home inspection.



Master Bedroom:

10.3 Room Condition Photos:

The following photos represent the general condition and placement of furniture at the time of the home inspection.



Front Left Bedroom:

10.4 Room Condition Photos:

The following photos represent the general condition and placement of furniture at the time of the home inspection.



General Window Comments:

10.5 Overall General Type & Condition:

OK MM RR IS

The majority of the front wall of the windows in the home have a broken spring / lift / slide. We recommend further evaluation and repair of all windows by a licensed window contractor as a safety concern.

Stairs & Handrails:

10.6 Condition:

Smoke / Fire Detector:

10.7 General:

All required smoke detectors were present at the time of the inspection and noted. Due to lack of accessibility the smoke detectors were not tested for operation.

Recommendation: Consider updating all smoke detectors which are older than 10 years old. **The typical life span of a smoke detector is 10 years.** Failure may occur when a smoke detector is beyond it's design life.

Ceilings:

10.8 Master Bath: OK MM RR IS

Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.



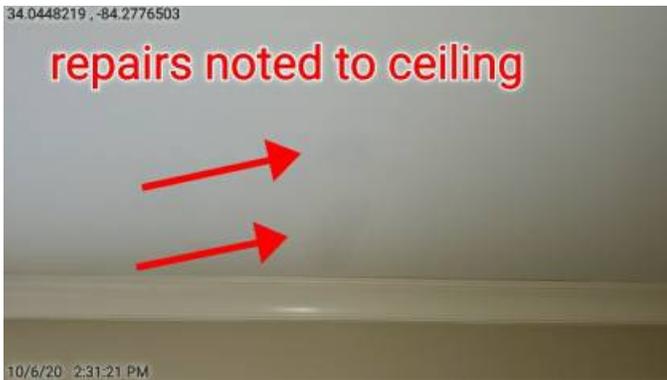
10.9 Master Bedroom:

Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.



10.10 Front Left Bedroom:

Repairs noted to the ceiling in this room. Recommend inquiring with the current homeowners as to the nature of the repairs and monitor condition.



Floors:

10.11 1/2 Bath:

- OK MM RR IS

Water stains were noted around the toilet on the floor. Moisture levels were noted to be high in the area which may indicate a leak at the toilet. Recommend repairs to the flooring after the leak at the toilet has been addressed.



Windows:

10.12 Entry / Foyer / Hall:

-

The thermal seal is broken on one or more of the windows in the room or hall. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen. Replacement of the window may be necessary at some point in the future.

The spring or slide that holds the window in the up position is nonfunctional or damaged in some way. It needs to be replaced or repaired for proper operation of the window.



10.13 Dining Room:

OK MM RR IS

The spring or slide that holds the window in the up position is nonfunctional or damaged in some way. It needs to be replaced or repaired for proper operation of the window.



10.14 Laundry:

The spring or slide that holds the window in the up position is nonfunctional or damaged in some way. It needs to be replaced or repaired for proper operation of the window.



Doors:

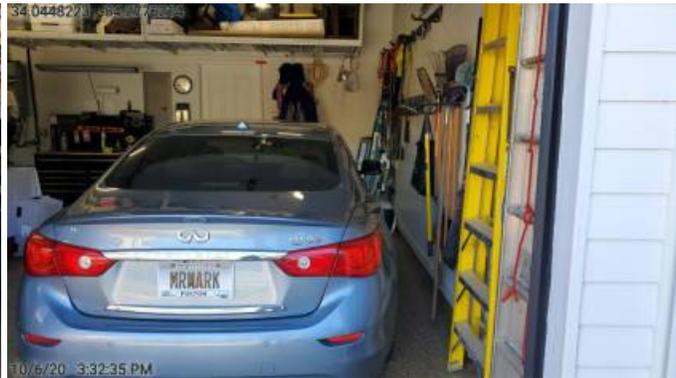
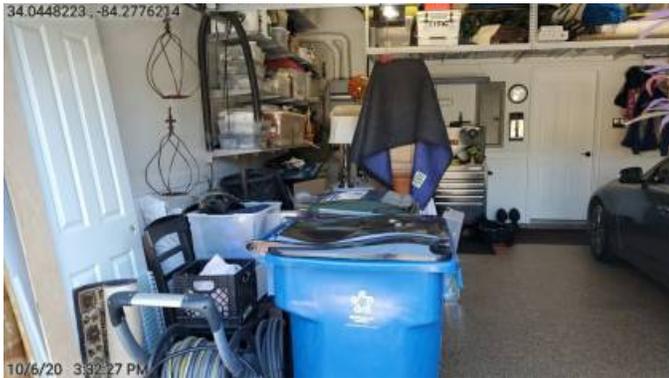
10.15 Front Left Bedroom: OK MM RR IS

Doors rub or stick in the jamb due to slight settlement around the area or loose hardware. Recommend adjusting the door / jamb for proper operation.



Walls:

10.16 Garage Walls, Floors, & Limited visibility due to storage along the walls.
 Ceilings:



LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Vents that are run inside of wall, floor, and ceiling cavities are not visible to the inspector and cannot be verified for proper material use. Interior of dryer vents are not readily visible. See Plumbing and Electrical pages for more details about those types of system components.

Total Home Consultants recommends that you clean out your dryer vents before connecting your dryer and every year after as a safety precaution!

Laundry:

11.1 Location: Laundry is located in / at the laundry room on the 2nd floor.

11.2 Fuel System: OK MM RR IS

11.3 Clothes Washer: Washer was not operated at the time of inspection. The washing machine is considered a homeowner appliance and is not a part of a general home inspection.

11.4 Clothes Dryer: Dryer was not operated at the time of inspection. The dryer is considered a homeowner appliance and is not a part of a general home inspection.

11.5 Over Flow Pan The overflow pan below the washing machine is missing. Recommend installing an overflow pan as a safety precaution.



11.6 Dryer Vent: A dryer vent is provided to the exterior of the home.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

12.1 The house has a two car garage that is attached.

Garage Door:

12.2 *Material - Condition:* OK MM RR IS
 Door are constructed of wood

Water damage noted around the base of one or more of the garage door jambs. Recommend repairs or replacement to the affected material.



12.3 *Automatic Opener:* The automatic door opener was operational at the time of the inspection.



12.4 *Service Doors:* There is no support installed below the door threshold. Recommend installing pressure treated blocking below the



Report: 1000-ambrose-ave home inspection Address: 1000 Ambrose Ave

threshold and caulking between the blocking and threshold for proper support and seal of the door to help prevent future water penetration.



Garage Walls, Floors, & Ceilings:

12.5 Slab Condition: OK MM RR IS General condition appears serviceable

Floor is not fully visible due to a covering or stored items in the garage.



SPRINKLER SYSTEM

Water Source:

13.1

Municipal supply.

Electric Controls:

13.2 Subpanels & Timers:

OK MM RR IS

The sprinkler control panel has been removed. All Zone wires are loose and not connected inside the sprinkler control box on the left side of the home. Recommend the installation of a control panel and testing by a licensed irrigation specialist.

