



Visual Pro Home Inspections
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Report: 0007608

Confidential Inspection Report

1032 Whittier
Grosse Pointe, MI 48230

November 25, 2011



Prepared for: Jacob M

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.



Report: 0007608 Address: 1032 Whittier

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Report: 0007608 Address: 1032 Whittier

November 26, 2011

Jacob Manteuffel

RE: 1032 Whittier
Grosse Pointe, MI 48230



Dear Manteuffel:

At your request, a visual inspection of the above referenced property was conducted on November 25, 2011. 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.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS

Rear Patio

Condition:

1. RR, Concrete with Stone work steps.



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2. RR.



3. RR.



4. RR.



5. RR.



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Screen Door has been removed

6. RR. Improper conditions viewed There should be a hard pipe installed here not flexible drainpipe.



Secure Gutter and downspout

7. RR.



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Fences & Gates:

Condition:

8. RR, Type: Wood, **Observations-** Broken/missing boards.



9. RR.



10. RR.



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Missing boards on west fence

11. RR.



Repair missing boards

EXTERIOR - FOUNDATION

Exterior Doors:

Rear Entry Door:

12. Metal, with glass. Screen door has damaged weatherstripping, RR.



Weatherstripping damaged

ROOF SYSTEM

Roof:

Roof Covering:

13. RR.



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GARAGE - CARPORT

Garage Walls & Ceilings:

Walls:

14. RR. Damage noted.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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,

Vincent E. Cameron
Visual Pro Home Inspections



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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

November 25, 2011 12:00 PM.

Inspection Time:

12:00 PM.

Client:

Jacob Manteuffel

Inspection Site:1032 Whittier
Grosse Pointe, MI 48230**People Present:**Purchaser, Purchasers
spouse, Listing agent, Selling
agent.

Building Characteristics:

Main Entry Faces:

South.

Building Style & Type:

1 family, Colonial.

Stories:

2

Space Below Grade:

Basement.

Water Source:

Public.

Sewage Disposal:

Public.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (f):

50-60.

About Rated Items:

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.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, 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.



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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 tradespeople 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.



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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:

Driveway:

OK. Concrete.

*Walks:*

OK.

Exterior Steps / Stoops:

OK.

Patio / Porch:

Slab:

OK Concrete.

*Cover / Roof:*

OK.

Rear Patio

Condition:

RR, Concrete with Stone work steps.





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RR.



Repair missing mortar

RR.



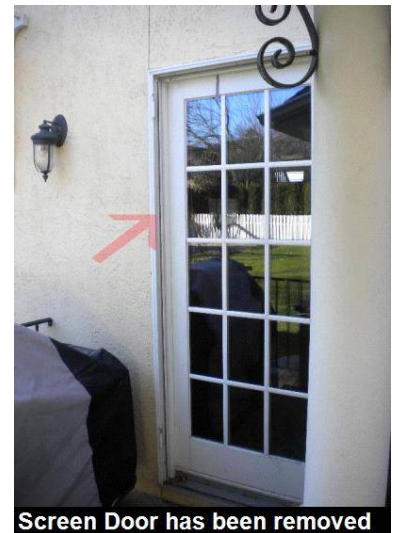
Missing mortar

RR.



Repair loose stone and mortar

RR.



Screen Door has been removed



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RR. Improper conditions viewed
There should be a hard pipe
installed here not flexible
drainpipe.



RR.



Fences & Gates:

Condition:

RR, Type: Wood, **Observations-**
Broken/missing boards.





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RR.



Loos or damaged boards

MM.



RR.



Missing boards on west fence

RR.



Repair missing boards

Grading:
Site:

OK, The building site is generally flat, Grade at foundation appears serviceable.



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Retaining Walls:

Windows Wells:

Window wells are uncovered. Make inquiry with seller about installed drainage systems.



Landscaping:

Condition:

OK.





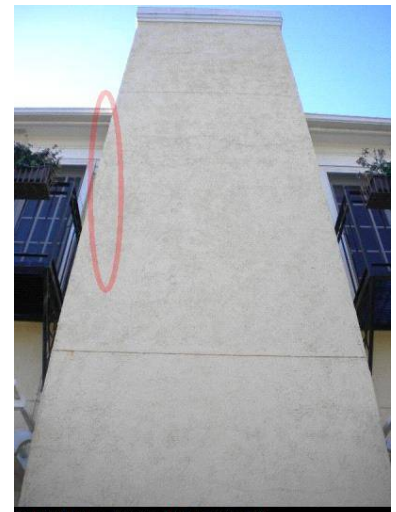
EXTERIOR - FOUNDATION

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:

Materials & Condition:

OK, Walls are constructed with Stucco. Cracks noted are typical, Small hairline cracks which are closed and without gaps can best be hidden by application of sealer prior to repainting. This can be done the next time the house needs repainting.



Hairline Crack Typical

Flashing & Trim:

OK, Wood materials. Metal materials.



Properly installed flashings



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Utility Connections:



Power meter



Gas Service and sprinkler supply line

Exterior Doors:

Main Entry Door:

Wood, with glass. MM.



Should to be sanded, restained and sealed

Side Entry Door:

OK.



Operational



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Rear Entry Door:

Metal, with glass. Screen door has damaged weatherstripping, RR.



Exterior Windows:

Predominant Type:

Overall Condition:

Double Glazing Vinyl Andersen Casements with Screens.

Satisfactory overall, considering age. Most screens are in good condition, with holes from the dog noted in the dining room.



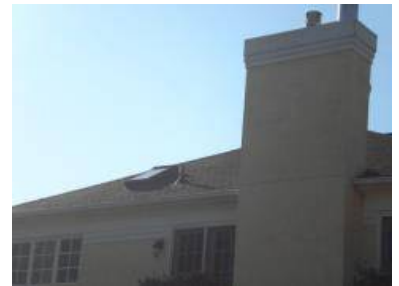
Chimney:

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.

Chimney Exterior:

OK, Chimney is constructed of stucco materials.





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Flue:

OK, 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. The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.



Chimney Cap:

OK, There is a chimney cap. The chimney cap is made of metal. Its function is to keep water from entering the stack and causing deterioration.

Height & Clearance:

OK, The chimney installation appears to meet clearance requirements.



Foundation:

Materials & Condition:

OK, Poured in place slab concrete, 8 inches or more thick. Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide. Most of the interior slab is not visible due to carpet and/or floor covering. What was seen in the mechanical room was in good condition without cracking.





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BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access:

Basement is fully accessible and finished.

Walls:

OK, Wall Materials are drywall. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Moisture:

OK, No - There were no elevated moisture levels noted on the exposed areas of the basement walls. Staining was observed: in the Laundry room ceiling from a previous pipe leak above the wash tub sink. Evidence of prior water penetration is noted- Seen at Depicted is a stained ceiling tile.



Beams/Underfloor:

OK, Underfloor support beams are Steel. Satisfactory - The main beam installed appears to be in satisfactory condition.



Floor:

OK, Carpet at finished areas. Sump pump present.



OK, Sump pump present.





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Posts/Piers & Columns:

OK, Support posts are Steel. Satisfactory - There is at least one post supporting an overhead beam. It appears to be adequately installed. No engineering analysis was completed.



Windows:

OK, There are basement level windows. The windows as installed appear to be satisfactory. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. The windows are above grade, and no leakage problems are anticipated.



Insulation & Vapor Retarders:

In Unfinished Areas:

OK.





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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.

Roof:

Style:

Hip.

Roof Access:

Walked on roof.

Roof Covering:

RR.

OK.

OK.





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OK.



Roof Covering Condition:

Appears serviceable, General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Shingles have normal weathering commensurate with their age of, 8-12 years.

Flashings:

OK, Metal, Satisfactory - The flashings appear to be in satisfactory condition.

Valleys:

OK.

Skylights:

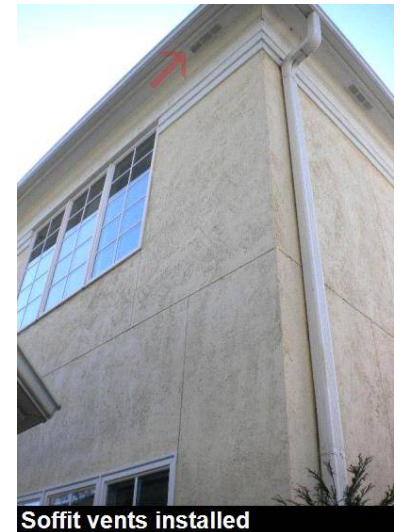
OK.



Eaves - Soffits - Fascias:

Type & Condition:

OK.



Soffit vents installed

Gutters & Downspouts:



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Type & Condition:

Gutters and downspout materials are aluminum.
Building is fully guttered.



Building is fully guttered.



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:

Access:

Attic is partial.



Access.





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Structure:

OK, 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. The rafters or truss system appears to be in satisfactory condition.

Insulation:

OK.



Depth & R-factor:

15 inches, R-38.

Ventilation Provisions:

OK Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed. There are soffit vents installed.



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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:

Type & Condition:

OK, Underground, 110/220 Volt,
Circuit breakers, Appears
serviceable.



Electric service

Grounding Equipment:

OK, Grounding provided by connection to metallic water pipe.

Electrical Distribution Panels:

Main Panel Location:

OK, Basement.



Main Circuit Rating:

150 amps.

Service Disconnect Switch:

Located at the top of main panel.

Subpanels:

OK, Subpanels are located at the air conditioner. Subpanels are described in more detail below.



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Subpanels- Air Conditioner:

Appears serviceable.



Conductors:

Entrance Cables:

OK, Copper.



Branch Wiring:

OK, Copper, Appears serviceable.

Switches & Fixtures:

Other Bath:

Cover needs to be installed over tub location.





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Dining Room:

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.



Bedroom #3:

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

Exterior Walls:

Tested and operating properly.



Basement:

A representative sampling of outlets was tested. As a whole, outlets in the basement are in serviceable condition.



Kitchen Interior:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.



Proper reading on GFI Plugs

Master Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



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Hall Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



Bath Between Bedrooms:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



Other Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



Living Room:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

Dining Room:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.



Master Bedroom:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

Bedroom #2:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.





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Bedroom #3:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

Other Room:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.



Laundry:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



Garage Walls & Ceilings:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Attic Wiring:

Attic & Insulation:

OK.

Ceiling Fans:

Bedroom #2:

There is a ceiling fan installed in this room. It appears to be functional.



Bedroom #3:

There is a ceiling fan installed in this room. It appears to be functional.



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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.

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. 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.

Heating Equipment:

Type & Location:

Forced Air. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. Location-Basement.



Fuel Source:

Natural Gas.

Capacity / Approx. Age:

High efficiency furnace.

General Operation & Cabinet:

OK, Unit was operational at the time of inspection.

Burners / Heat Exchangers:

OK, Burner Flame(s) appear typical.





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Pump / Blower Fan:

OK, General condition appears serviceable.

Combustion Air:

OK.

Flues, Vents, Plenum:

OK, The flue pipe is metal.
General condition appears serviceable.



Air Filters:

OK, Matt type cut to fit. Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

Normal Controls:

OK, Thermostat is located in the Foyer area and in the master bedroom. General condition appears serviceable, There is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.



Fireplaces / Solid Fuel Heating:

Living Room:

OK, Prefabricated metal, Wood -
The fireplace is designed to burn wood.





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Master Bedroom:

OK, Prefabricated metal, Gas - The fireplace is designed to use gas fuel only. Fireplace starter has a remote control. Obtain it from sellers on closing.



Air Conditioning:

Primary Type:

Central, Split System-



Fuel Source:

220 Volt, Electrical disconnect present.

Capacity / Approx. Age:
3.5 Tons.

System Condition:

OK, General condition appears serviceable.



OK. General condition appears serviceable, Unit is a more recently installed.



Condensate Line:

OK, General condition appears serviceable.

Normal Controls:

OK, General condition appears serviceable.

Ductwork / Distribution:



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Ducts / Air Supply:

OK, General condition appears serviceable.



Kitchen Interior:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Living Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.



Dining Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.



Master Bedroom:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.

Bedroom #2:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.

Bedroom #3:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.

Other Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.



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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 pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. 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.

Main Line:

Shut Off:

Water meter is located in the basement.



Meter and main shut off valve

Material:

Copper. Diameter of the main line is 1 inch.

Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Supply Lines:

Material:

Supply lines are copper.

Waste Lines:

Material & Condition:

Plastic.

Hose Bibs / Hookups:

**Report:** 0007608 **Address:** 1032 Whittier**General:**

OK, Sample operated, appeared serviceable.



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 just above floor elevation. 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:**Power Source:**

Gas.

Capacity:

This home has 2 - 40 gallon water heaters installed in series.

Condition:

OK, Unit is located in the basement, A water shutoff valve is installed, but not tested. Flue vent intact.

Water Heater #2:**Power Source:**

Gas.

Capacity:

40 Gallons.

Condition:

OK, Unit is located in the basement, A water shutoff valve is installed, but not tested. Flue vent intact.

Fuel System:**Meter / Tank:**

OK, Meter is located at the exterior, at the side of the house, System appears serviceable.

**Sump Pump:****Basement:**

OK, System appears serviceable.

OK. The pump appears functional.



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



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Hose Bibs / Hookups/Sink Faucets:

Laundry:

OK. 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.



Waste Lines/Sink Drains:

Laundry:

General condition appears serviceable.



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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.

Kitchen Sink:

Sink:

OK. Porcelain, General condition appears serviceable.



Sink Fixture:

OK, General condition appears serviceable, Hand sprayer is serviceable.

Sink Cabinet:

OK, General condition appears serviceable.

Range/ Cooktop / Oven:

Type & Condition:

OK. Gas, with electric ignition. Separate cook top, Built-in unit with grill/fan, Appears serviceable.



All burners tested and working properly

Ventilation:

Type & Condition:

OK, External, Fan/Hood operational.



Tested lights and fan system are working



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Refrigerator:

Type & Condition:

OK, Electric, General condition appears serviceable.



Dishwasher:

Condition:

OK, General condition appears serviceable.



Garbage Disposal:

Condition:

OK, General condition appears serviceable, Wiring appears serviceable.

Other Built-ins:

Ice Maker:

OK, General condition appears serviceable.





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Kitchen Interior:

Counters & Cabinets:

OK, Counters are granite.





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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:

Master Bath:

OK, The following problems were noted at the sink:



Hall Bath:

OK.



Bath Between Bedrooms:

OK.



OK.

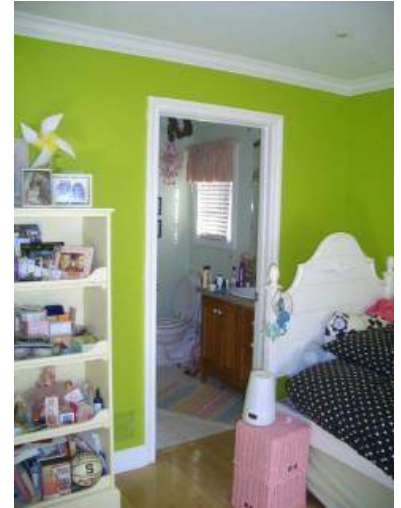




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Other Bath:

OK.



Toilet:

Master Bath:

OK.



Hall Bath:

OK.





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Bath Between Bedrooms:

OK.



Other Bath:

OK.



Tub/Shower Fixtures:

Master Bath:

OK.





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Bath Between Bedrooms:

OK.



Other Bath:

OK.



Tub/Shower And Walls:

Master Bath:

OK Ceramic Tile. Shower walls appear serviceable.

Bath Between Bedrooms:

OK. Ceramic Tile. Shower walls appear serviceable.



Bath Ventilation:

Master Bath:

OK.

Hall Bath:

OK, Exhaust Fan is working properly.





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Bath Between Bedrooms:

OK.





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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.

General Comments:

Furniture, decorator or stored items restrict viewing at some wall and floor areas.
Carpeting throughout the house is fair - normal wear and tear.

Doors:

<i>Overall Interior Door Condition:</i>	OK, General condition appears serviceable.
<i>Master Bath:</i>	Hardware operational.
<i>Hall Bath:</i>	Hardware operational.
<i>Bath Between Bedrooms:</i>	Hardware operational.
<i>Other Bath:</i>	Hardware operational.
<i>Entry / Foyer / Hall:</i>	General condition appears serviceable, Hardware operational.
<i>Master Bedroom:</i>	General condition appears serviceable, Hardware operational.





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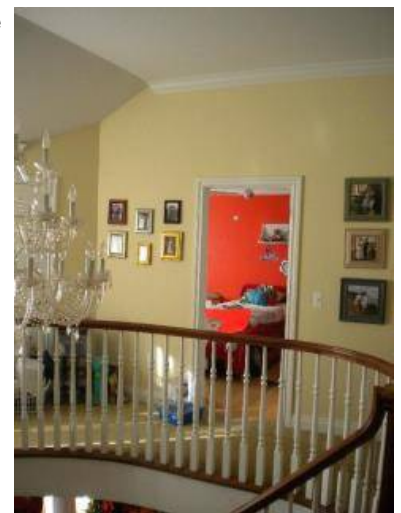
Bedroom #2:

General condition appears serviceable, Hardware operational.



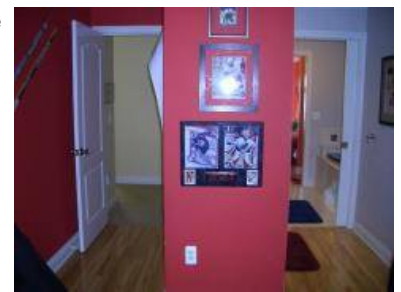
Bedroom #3:

General condition appears serviceable, Hardware operational.



Other Room:

General condition appears serviceable, Hardware operational.



Laundry:

General condition appears serviceable, Hardware operational.

Windows:

General Type & Condition:

OK, Casement, A representative sampling was taken. Windows as a grouping are generally operational.

Kitchen Interior:

General condition appears serviceable.



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Other Bath:

Entry / Foyer / Hall:

Living Room:

Dining Room:

Master Bedroom:

General condition appears serviceable.

General condition appears serviceable.

The screen for this window needs repair.

General condition appears serviceable.

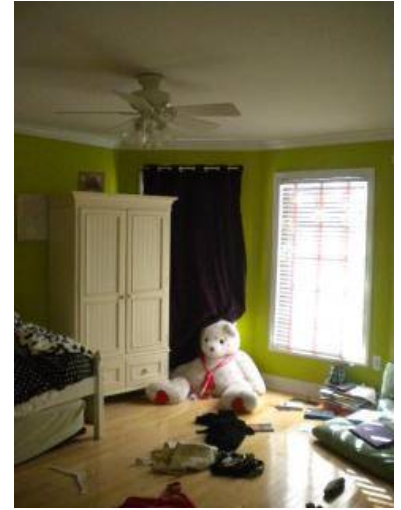




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Bedroom #2:

General condition appears serviceable.



Bedroom #3:

General condition appears serviceable.



Other Room:

General condition appears serviceable.



Walls:

General Material & Condition:

OK, Drywall, General condition appears serviceable.

Kitchen Interior:

General condition appears serviceable.

Entry / Foyer / Hall:

General condition appears serviceable.

Living Room:

General condition appears serviceable.

Dining Room:

General condition appears serviceable.



Master Bedroom:

General condition appears serviceable.



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Bedroom #2: General condition appears serviceable.
Bedroom #3: General condition appears serviceable.
Other Room: General condition appears serviceable.
Laundry: General condition appears serviceable.

Ceilings:

General Type & Condition: OK, Drywall, General condition appears serviceable.
Kitchen Interior: General condition appears serviceable.
Entry / Foyer / Hall: General condition appears serviceable.
Living Room: General condition appears serviceable.
Dining Room: General condition appears serviceable.

Master Bedroom: General condition appears serviceable.



Bedroom #2: General condition appears serviceable.
Bedroom #3: General condition appears serviceable.
Other Room: General condition appears serviceable.
Laundry: General condition appears serviceable, Previous Leak - There are signs (stains or repair) of a previous water leak in the ceiling in this room. It does not appear to be an active leak.

Floors:

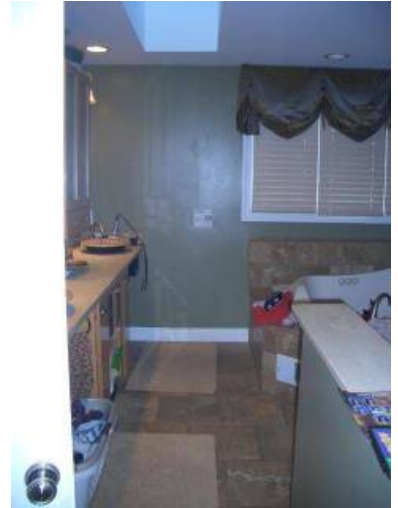
General: OK, The floor covering material is primarily carpet. hardwood. General condition appears serviceable, clay tile.
Kitchen Interior: General condition appears serviceable, The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.



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Master Bath:

The floor covering material is Clay tile. Good - The floor covering is newer, and it should provide years of service.



Hall Bath:

The floor covering material is Clay tile Good - The floor covering is newer, and it should provide years of service.



Bath Between Bedrooms:

The floor covering material is Glazed ceramic tile Good - The floor covering is newer, and it should provide years of service.



Access panel for tub

Entry / Foyer / Hall:

The floor covering material is hardwood. carpet. Good - The floor covering is newer, and it should provide years of service.



Buckle in wood floor near fireplace



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Living Room:

The floor covering material is hardwood. Fair - Material is worn, with some age.



Floor is buckled

The floor in this room is in need of some attention or repair. Movement was noted in the floor. Determination of the cause and repairs are needed are uncertain.



Buckle is in front of fireplace

Fair - Material is worn, with some age. Scratches can be sanded and refinished.



Scratches are noted at kitchen steps

Dining Room:

General condition appears serviceable, The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.



Master Bedroom:

General condition appears serviceable, The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

Bedroom #2:

General condition appears serviceable, The floor covering material is Good - The floor covering is newer, and it should provide years of service.



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Bedroom #3:

The floor covering material is General condition appears serviceable hardwood. Good - The floor covering is newer, and it should provide years of service.



Other Room:

General condition appears serviceable, The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

Laundry:

General condition appears serviceable, The floor covering material is glazed ceramic tile. Good - The floor covering is newer, and it should provide years of service.

Closets:

General:

OK, General condition appears serviceable.

Kitchen Interior:

General condition appears serviceable, The closet is lighted.



Master Bath:

The closet is lighted.





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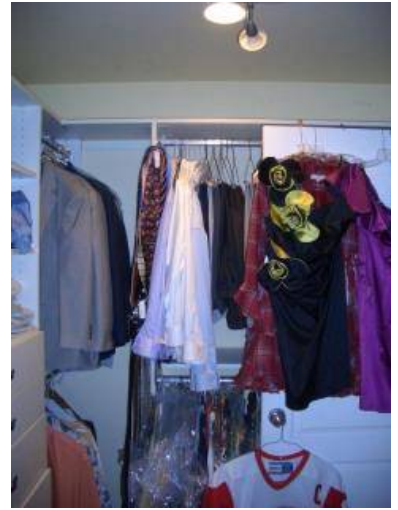
Entry / Foyer / Hall:

General condition appears serviceable.



Master Bedroom:

General condition appears serviceable. The closet is lighted.



Bedroom #2:

General condition appears serviceable. The closet is lighted.





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Bedroom #3:

General condition appears serviceable, The closet is lighted.



Other Room:

General condition appears serviceable.



Stairs & Handrails:

Condition:

OK. Interior stairs serviceable,
Stair handrail serviceable.



Smoke / Fire Detector:

General:

OK, Smoke alarm(s) responded to test button operation.



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Master Bedroom:

There is a functional smoke detector installed in this room.



Bedroom #3:

Make sure back up batteries are installed.

Other Room:

There is a functional smoke detector installed in this room.

Phone / Computer Access Or Jack:

Kitchen Interior:

There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.





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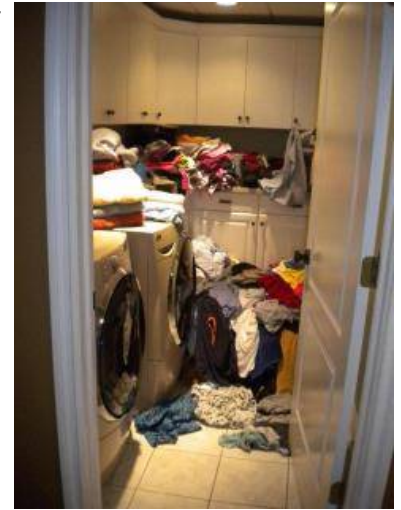
LAUNDRY AREA

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. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Laundry is located at the basement on the Dryer venting is provided.



Fuel System:

OK. Gas service pipe is provided.



Clothes Washer:

OK, Appears serviceable, Appears less than 5 years old.

Clothes Dryer:

OK, Gas model, Appears serviceable.

Dryer Vent:

A dryer vent is provided, Piping appears in good visual condition.



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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:

The house has a two car garage that is attached.

Roof:

Condition:

OK, Same as house, See house roof report.

Ceilings:

Condition:

OK, General condition appears serviceable.

**Garage Door:**

Material - Condition:

OK. Metal.



Automatic Opener:

OK, operational, Automatic reverse feature is operational.



Service Doors:

OK, General condition appears serviceable.

Windows:

Condition:

OK, General condition appears serviceable.

Garage Walls & Ceilings:



Report: 0007608 Address: 1032 Whittier

Walls:

OK. General condition appears serviceable.



RR. Damage noted.



drywall damaged on East wall

Ceilings:

Drywall, General condition appears serviceable.

Garage Fire Rated Materials:

Walls- The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. **Doors-** There is a fire rated door separating the garage from the living areas of the house. **Ceilings-** There appears to be a fire rated separation between the garage ceiling and the living areas above.

Floor:

Condition:

OK, General condition appears serviceable, Typical cracks noted.

