
PROPERTY INSPECTION REPORT

LOCATION: 123 Sample Street
San Diego, CA

PREPARED FOR: Mr. and Mrs. Homebuyer



Job number 0101021

January 2, 2001

PREPARED BY:

Al Virtue
Virtue Inspections & Consulting, Inc.
General Contractors License 470897
Certified Member CREIA, ASHI
Certified Building Inspector, ICBO No. 68173
(619) 229-0555

INTRODUCTION

This inspection is a visible examination of the items on this report, as they exist on the day of inspection. The inspection is limited to visual accessible areas and was performed in compliance with the Standards of Practice of the California Real Estate Inspection Association. A copy of this standard is provided in my clients report binder. Refer to your inspection contract for items outside the scope of this inspection.

If anyone moving into this structure has any respiratory or other health concerns, we recommend environmental testing. This company is not qualified to determine environmental conditions.

This inspection and report are performed for the sole, confidential and exclusive use and possession of my client.

Virtue Inspection's service does not end after the date of physical inspection of the property as we are always available for any questions, concerns, or advice regarding conditions disclosed within the written report before and after the transfer of title. During your final walk through, before close of escrow, if you discover any previously undetected condition, please call us and we will review your concerns.

It is recommended that all pages of this narrative written report and contract be thoroughly reviewed in their entirety including terminology, intent, limitations, and exclusions.

This report is intended to give the client an overview of the general condition of the property. It is a good idea to use it in conjunction with your Real Estate Purchase Contract and Real Estate Disclosure Statement provided by the seller. Please let us know if there are any discrepancies.

Items followed by these phrases designate the following:

(R) An item that warrants attention or repair.

(C) Needs attention or repair. Refer to a qualified contractor or specialty technician dealing with that specific component or system for analysis.

(P) There are signs of pest/wood damage. By law, only licensed pest control operators may inspect for or report on infestation. Refer to a pest control contractor.

(S) Recommend improvements to enhance safety or improve function. Present condition may have been acceptable at time of installation but does not meet the latest building or safety standard. Refer to a qualified person who deals with the specific component or system.

NOTE: When evaluation, repairs, replacements, and corrections are recommended, these items should be addressed before the close of escrow.

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(C) Needs Attention **(R)** Warrents Attention **(S)** Improvement **(P)** Pest Control

INSPECTION LOCATION:

123 Sample Street
San Diego, CA

CLIENT:

Mr. and Mrs. Homebuyer

DATE & TIME OF INSPECTION:

January 2, 2001. The inspection started at approximately 9:00 AM and concluded at 12:00 PM.

WEATHER:

The weather conditions were dry. The approximate temperature was 60 to 70 degrees.

HOUSE FURNISHED:

The house was furnished. Access to some building components was blocked. Inspector does not move furniture or other personal belongings.

PEOPLE PRESENT:

The clients were present during the inspection.

BUILDING DESCRIPTIONS:

The reported date of original construction was 1940. The building was a single family home. The home was one story.

ADDITIONS / ALTERATIONS:

There are additions/alterations to the property; we recommend checking with local building department for permit information.

GROUNDS

NOTE: This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping.

GRADING:

The building was located on a hillside slope. Grading at the site foundation appeared to slope away from the structure. The inspector did not view property under heavy rain conditions. Verify drainage information with the owner. See RAISED FOUNDATION section for further information.

GUTTERS & DOWNSPOUTS:

Gutters and downspouts were not installed. We recommend installing gutters and downspouts to help with site drainage. **(S)**

NOTE: Proper drainage of water away from any structure is essential to maintaining its stability. Poor exterior grading is often the cause of foundation settlement, cracks and failure. The soil should be pitched away from the foundation and the yard should be graded

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to prevent neighboring areas draining toward the structure. Excessive irrigation and rain water should drain toward the street or approved storm drain. Water should not be diverted onto neighboring property.

LANDSCAPE:

The landscape was in need of maintenance: Plants and vegetation that are too close to the structure can cause moisture damage, rot and foundation problems; they should be at least two feet from the structure. **(R)**

FENCES:

The primary fences were made of wood. Wood fences need repair. **(R)** Posts were loose/damaged.

DRIVEWAY(S):

The main driveway was made of concrete. The driveway appeared in usable condition. Some cracks were observed. The cracks were less then 1/8 inch in size.

SIDEWALK(S):

The sidewalks were made of concrete. The sidewalks appeared in usable condition. Some cracks were observed. The cracks were less then 1/8 inch in size.

PATIO(S):

The patio(s) were made of concrete. FINDINGS: The surface was raised/settled and uneven. A trip hazard exists. **(C)** We recommend repair.

NOTE: Driveways, walks, and patios are nonstructural and are susceptible to drainage conditions, root damage, and other factors.

TRELLIS/PATIO COVER(S):

The cover(s) were made of wood with an open design. Cover(s) appeared intact with no visible signs of damage.

DECKS-PORCHES-BALCONIES

DESCRIPTION:

Deck(s) were located off living room. FINDINGS: Damage/deterioration was found. **(C)** Additional support is recommended at connection for increased stability. **(C)**

GUARDRAILS:

The guardrails were intact with no visible signs of damage. Openings in the guardrails were too large. Width between openings should be no more than four inches. For increased safety, we recommend correction. **(S)**

EXTERIOR - FOUNDATION

WALLS:

The primary exterior wall covering was stucco. The secondary covering was wood. Cracks were less than one sixteenth inch. Cracking of stucco walls is a common and expected occurrence. The inspector looked for, and could not find, corresponding interior cracks. No moisture damage was found. The wood was intact with no visible damage.

TRIM:

The primary trim was made of wood. The secondary trim was metal. The trim appeared intact with no visible signs of damage.

MASONRY CHIMNEY(S):

Chimney(s) were made of masonry material. The chimney(s) appeared plumb. No damage, displacement or separations were noted. RAIN CAP/SPARK ARRESTOR: A rain cap/spark arrestor was noted.

EXTERIOR STAIRS:

Stairs were located at entry. The exterior stairs appeared intact. Recommend adding additional lights to stairs. **(S)**

RAILS:

FINDINGS: Stair handrail/guardrails were loose. **(C)**

RAISED FOUNDATION

ACCESSIBILITY:

The access was located at back. The crawl space was accessible.

FOUNDATION TYPE:

The foundation system consists of concrete perimeter stem walls. The center sections are supported by concrete piers and wood posts.

FOUNDATION OBSERVATION:

There were no signs of damage or excessive deterioration observed at the time of the inspection. Common hairline cracks were found in the foundation stem walls.

SEISMIC INFORMATION:

FOUNDATION ANCHOR BOLTS: Foundation bolts were not found. Foundation bolts are for securing the structure frame to the foundation in case of earthquake; refer to a registered design professional. **(C)(S)** Cripple walls were used between stem walls and floor framing. Shear panels were not installed at cripple walls; for increased seismic safety, we recommend installing shear panels. **(S)**

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FRAMING TYPE & OBSERVATION:

The frame was made of wood beams and joist. Over cut framing was found at hall bathroom. **(C)** Additional support is recommended at ends of beams. **(C)**

WATER & DRAINAGE:

Efflorescence was found in the foundation walls. Efflorescence is a whitish substance which occurs on concrete and is generally caused by water saturation and dehydration. While this is a common occurrence, the usual remedy is to divert rain and irrigation water away from foundation to help keep foundation dry. **(R)**

ELECTRIC WIRING:

Electric defects were found. **(C)** Electric wires were not supported properly. All wires should be supported every 4 1/2 feet. Wires should not be lying on ground.

PLUMBING:

DRAIN WASTE PLUMBING: Excessive corrosion was found at the main drain line. **(C)** Leaks were found under shower. **(C)** The shower pan/walls were leaking under master bathroom. **(C)** Old drain piping was noted. The piping appears to be nearing the end of its useful life. Refer to a qualified license plumbing contractor for evaluation and correction.

GENERAL COMMENTS:

VENTILATION: Ventilation vents were present. We recommend removing all wood, debris and trash from the crawl space area. **(R)**

ROOF

NOTE: The following is an opinion of the general condition of the roofing material. The inspector cannot and does not offer any warranty. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present during the inspection.

MAIN AND GARAGE ROOF

TYPE:

The roof was covered with asphalt shingles. The reported age of main roof covering was three to five years old. Recommend obtaining all roof warranties. The inspector walked the roof. There appeared to be two layers of roofing.

SHINGLES:

The roof surface had no observable signs of damage, deterioration, cracking or openings.

FLASHING:

The flashing was made of metal and composition material. Flashing is the material used for waterproofing where roof materials meet, change direction, or at joints. New flashing was not installed at the roof penetrations when the house was re-roofed. Because of this, the roof penetration points will need to be checked as part of regular maintenance and re-sealed as needed. Sealing around penetration points is recommended. **(R)** Excessive use of mastic was noted at chimney. **(C)** Mastic is a temporary repair method. We recommend approved repair.

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NOTE: When roof defects are noted, we recommend an evaluation of the entire roof system and all repairs be performed by a licensed roofing contractor. Tenting a home for fumigation may cause damage to roof. Inspecting for damage after tenting is recommended.

ATTIC

LOCATION & ACCESSIBILITY:

The attic access was located at hall. The attic was accessible. The inspector crawled down the center sections of attic.

FRAMING OBSERVATION:

The framing system was conventional. The roof was sagging over living room. **(C)**
Recommend additional support/repair at sagging area. **(C)**

INSULATION OBSERVATIONS:

Loose fill insulation was installed. **NOTE:** Inspector does not lift insulation to look for hidden defects. The insulation was 3 to 4 inches thick. Recommend installing additional insulation in the attic area. **(S)**

VENTILATION:

Ventilation was present.

GENERAL OBSERVATIONS:

The inspector looked for, but could not find, any stains.

ELECTRIC PANEL(S)

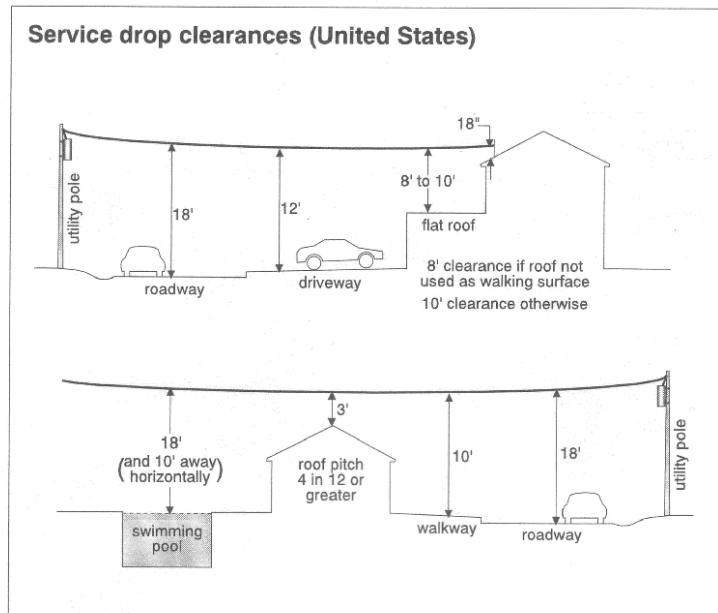
NOTE: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. Light bulbs are not changed during the inspection. It is necessary that all electrical repairs be done by a qualified electrician. We do not recommend that home owners do any electrical repairs.

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SERVICE:

The service was overhead with 3 lines, 120 volt, 240 volt. Circuit breakers were used. **OVERHEAD WIRES:** The conductors were too close to the ground. The wires should be at least 10' above ground or any walking surface.**(C)**



MAIN PANEL:

The panel was located at back. The power cable was copper. The branch cables were copper. A main disconnect was installed. The disconnect was 100 amps.

FINDINGS:

PANEL: The panel cover was missing; a cover should be supplied. **(C)** Debris was noted in main panel. **(R)** **BREAKERS:** Breaker(s) were damaged. **(C)** **WIRING:** Overfusing (the fuse or breaker size appeared too large for the wire size) at the main panel was found. **(C)**

GROUNDING SYSTEM:

There was a grounding system present at panel. The ground connection was at a rod at exterior.

GENERAL PANEL COMMENTS:

The electrical panel was outdated by today's standards. An upgrade should be considered. **(S)**

SUB PANEL # 1:

The panel was located at bedroom closet. This is no longer an approved location. **WIRE TYPE:** The feeder cable was copper. The branch cables were copper. There were no apparent defects or overheating to circuit breakers or wiring at the sub panel.

ELECTRICAL WIRING

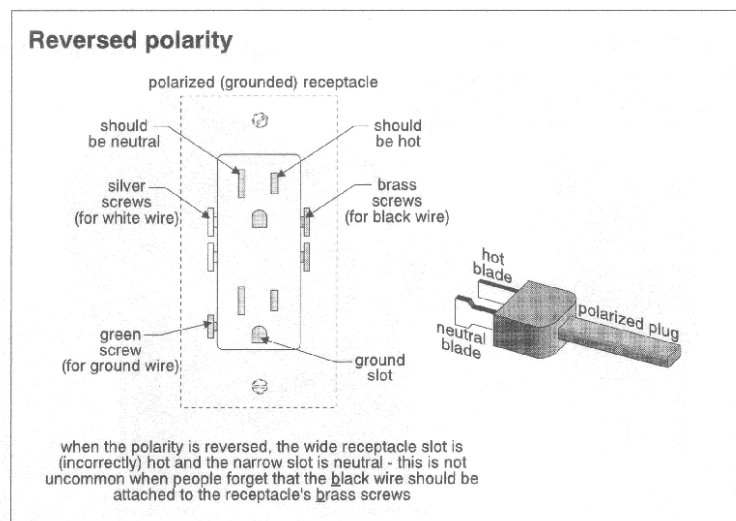
NOTE: 'GFCI' (Ground Fault Circuit Interrupter) is a safety device used in wet locations - garage, kitchen, baths, exterior. This device will prevent shock by disconnecting the circuit before electricity can harm a person. 'GFCI' is not used for large appliances, refrigerators, freezers, washing machines, dryers, etc. NOTE: Low-voltage lighting systems and lights on timers or sensors are not part of this inspection.

OUTLETS & FIXTURES:

The occupants belongings prevented testing all outlets and switches. The inspector does not move furniture or personal items. FINDINGS: Some of the electrical receptacles were the ungrounded 2-prong type which are acceptable for 2-prong plug-in items such as lights, clocks, etc. 3-prong plugs should only be used in grounded 3-prong receptacles. There was a general shortage of outlets. We recommend installing additional outlets. **(S)** GFCI' is a recommended upgrade on outlets that are not GFCI outlets, at kitchen, bathrooms, garage, and exterior.**(S)**

INTERIOR:

OUTLETS: Reversed polarity (wires are switched at the connection) was found at kitchen. **(C)**



EXTERIOR :

OUTLETS: A special weatherproof cover designed for outlets that are used for permanent plug attachment is needed. **(R)** GFCI OUTLETS: GFCI outlet(s) are needed at fountain(s). **(C)**

SMOKE / FIRE DETECTOR:

Smoke alarm(s) responded to test button. We recommend installing additional detectors in appropriate location. Modern standards require smoke detectors in all bedrooms and halls. **(S)**

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GARAGE WIRING:

UNAPPROVED WIRING: Unprofessional/poor wiring was present. **(C)** Extension cords were used for permanent wiring; we recommend approved wiring. **(C)** Open electrical box(es) were found; cover(s) should be supplied. **(C)**

RAISED FOUNDATION WIRING:

UNAPPROVED WIRING: Unsecured wires were noted. All wires should be adequately supported approximately every 4½ feet. **(C)**

PLUMBING

NOTE: All underground piping related to water supply, waste, or sprinkler use are beyond the scope of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. If concerned, further inspection can be performed by inserting a special camera into drains for a more detailed evaluation of waste line condition. Refer to a qualified plumbing contractor for this evaluation.

MAIN LINE AND VALVE:

The visible section of main line was made of copper. The diameter was 3/4 inch. Main water shut off valve was located at the garage. MAIN VALVE: The valve was a older type, no longer used for a main shutoff; we recommend upgrading to a modern valve. **(S)**

PRESSURE:

A pressure regulator was installed. The water pressure appears within normal range. The pressure was between 40 and 60 PSI.

SUPPLY LINES:

The visible supply plumbing was made of copper. A minimal visible loss in water volume was noted, when operating multiple fixtures.

WASTE LINES:

The drain waste system was made of a combination of materials. Plastic (ABS), cast iron and galvanized were visible. Visible plumbing vents were found to be intact. The drain pipes appeared to be old. We recommend further inspection. A camera can be inserted into drains for a more detailed evaluation of condition. This type of inspection is beyond the scope of this inspection. See RAISED FOUNDATION section.

FUEL SYSTEM:

Meter and shutoff were located at exterior right side. Valve was present, but not tested.

NOTE: We suggest having a wrench close by to shut off the gas in case of emergency.

LAUNDRY

PLUMBING:

The laundry was located at service area. Plumbing appeared intact; no leaking or damage was found. DRAIN(S): A small drain pipe size was observed. This may have been acceptable at the time of construction. Today's standards require a 2" pipe. Improvement may be needed. **(S)**

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ELECTRIC:

Electrical outlet was grounded. No 240 outlet was found.

GAS:

Gas service pipe was provided.

DRYER VENT:

A dryer vent was not provided. We recommend installing a vent. **(C)(S)**

UTILITY SINK:

The sink, drain and faucets were found to be in usable condition.

COMMENTS:

We recommend upgrade with a drain pan and exterior routed drain to help prevent damage in case of water discharge. **(S)**

NOTE: 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 tested. Water supply valves may be subject to leaking if turned. We recommend the installation of steel hose connectors. These type of connectors are less prone to failure.

WATER HEATER

NOTE: Water heaters have an expected life of 5 to 10 years. Water heater temperature should be set below 125 F to help reduce risk of scalding. See your manual.

DESCRIPTION:

The water heater was located in the service area. The unit was operational during inspection. The water heater was fueled by natural gas. The capacity was 40 gallons. The water heater was dated 1994.

SEISMIC STRAPS:

Approved straps were not installed. **(C)** The present straps are not installed according the specifications published by the state architects office. We recommend two straps one at upper third and one at lower third of tank. The straps should be anchored to the studs with lag screws.

PLUMBING:

A water shutoff valve was installed.

GAS PIPING:

Gas valve was present. A older type gas connector was noted. For increased safety, recommend upgrading to a newer type flexible gas connector. **(S)**

T.P.R. VALVE:

The temperature pressure relief valve was noted, but not tested.

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COMBUSTION AIR:

Combustion air was provided.

VENT FLUE:

FINDINGS: The flue was separated and or disconnected. The flue should be connected with sheet metal screws. This is a potential safety hazard. **(C)**

HEATING

NOTE: Thermostats are not checked for calibration or timed functions. Efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We suggest yearly maintenance checks of heating units by a qualified serviceman. **NOTE:** The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Some furnaces are designed in such a way that inspection is almost impossible.

FORCED AIR FURNACE:

The forced air heating system was located in the subarea. The unit appears to be very old, and has exceeded its design life. Recommend budgeting for a new furnace.

FUEL NOTES:

The unit was fueled by natural gas. The required gas shutoff was observed.

OBSERVATIONS:

The furnace operated and responded to controls.

CONTROLS:

We recommend upgrading to modern thermostat controls with set back capability. **(S)**

VENTING:

Single wall pipe was used in the subarea. Modern standards require double wall pipe in all closed spaces. **(C)**

COMBUSTION AIR:

The combustion air system was present.

BURNERS AND FLAME:

Rust/soot was noted in the burn chamber indicating the need for evaluation. **(C)**

AIR FILTERS:

The air filters were dirty. We suggest cleaning/changing the air filter system. Normal maintenance consists of cleaning or replacing air filters every month during the heating season. **(R)**

DUCTS:

The visible section of ducting appeared undamaged.

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COMMENTS:

Due to age and condition, we recommend replacing unit. Refer to a qualified heating contractor. **(C)**

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Carbon monoxide detectors are a recommended upgrade.

AIR CONDITIONING

NOTE: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

CENTRAL AIR CONDITIONING:

The unit was located at side of house. 240 Volt power was present. An electrical disconnect was present. The unit appeared to be approximately 10 to 15 years old.

FINDINGS:

The air conditioner responded to controls. A temperature drop was noted at ducts.

CONDENSING UNIT:

The condensing unit appeared intact with typical wear.

REFRIGERANT LINES:

The refrigerant lines appeared intact, with no visible leaks or damage.

CONDENSATE LINES:

Evidence of leaking was noted at the condensate line. **(C)** The line was leaking during inspection.

GENERAL COMMENTS:

We recommend cleaning/servicing air conditioning system. The unit does not appear to have been serviced in a long time. **(C)**

GARAGE

TYPE:

The garage was attached to house. The garage was two car.

FLOOR:

Some cracks were noted. The cracks were less then 1/16 of an inch wide.

FIRE SEPARATION:

Damage was noted. **(C)** Repair any openings with approved materials to restore its fire resistance.

NOTE: The purpose of a fire wall is to prevent the advance of fire and smoke in to the house from the garage. It should not have any unapproved openings. Determining the rating of fire walls is beyond the scope of this inspection.

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ENTRY DOOR:

The door to living space was operational. The door appeared to be approved and a self closing device was installed.

EXTERIOR DOOR:

The door was in usable condition.

OVERHEAD DOOR(S):

Wood tilt door(s) were installed. The door(s) appeared in usable condition. The hardware was operational. Safety springs were installed.

AUTOMATIC OPENER(S):

Automatic door opener(s) were operational. The automatic reverse mechanisms were operable. We recommend installing an electric eye sensor. **(S)**

ADDITIONAL INFORMATION:

FRAMING: Damaged wood framing was found. Rafters were over cut. **(C)**

INTERIOR

NOTE: The condition of walls and flooring behind floor coverings, paneling and furnishings cannot be judged. The inspector does not move furniture or other personal property. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors is not part of this inspection. NOTE: Houses built before 1978 may contain lead paint which can be hazardous, especially to children up to 6 years old. We recommend having a lead paint assessment or inspection of this property. Refer to a certified lead specialist.

WALLS:

The primary wall covering were made of plaster and drywall. Other walls were covered with wood/panelling and wallpaper. Interior walls had no visible signs of water damage. The inspector looked at all visible walls for stains and evidence of leakage. Hairline cracks were noted.

CEILINGS:

The primary ceilings were made of acoustic material and plaster. NOTE: In the past, asbestos material was commonly used in acoustic ceiling material. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Other ceilings were made of wood. Ceilings had no visible signs of water damage. Hairline cracks were noted.

FLOORS:

The primary floor coverings were made of wood and carpet. There were no apparent uneven areas in the floor. There were no signs of moisture damage.

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WOOD FLOORING:

The wood floors were intact with no visible damage. Typical wear was noted. Rugs and furnishings covered sections of wood floor.

DOORS & WINDOWS

ENTRY DOOR:

Entry door had no visible damage. Dead bolt was present. The doorbell was working.

FINDINGS: Glass was cracked/broken. **(C)**

OTHER EXTERIOR DOORS:

The primary exterior doors were sliding and french. No visible damage or moisture intrusion was found. The latching hardware was operational. The inspector looked for, and could not find, a tempered (safety) glass stamp at one or more exit doors. For increased safety, we recommend verifying or installing tempered glass. **(S)**

PASSAGE DOORS:

Interior doors appeared undamaged. Hardware appeared operational. A sample of the frames was tested and those tested were square.

WINDOWS:

The wood windows were hung and casement. FINDINGS: Damaged window(s) were found at a few locations. **(C)**

ADDITIONAL COMMENTS: Some windows were found to be old and in poor condition. We recommend upgrade to modern windows. **(S)** Damaged screens were noted at most windows. **(R)**

FIREPLACE

NOTE: All fireplaces should be cleaned and inspected on a regular basis. We do not light fires in the fireplace and cannot test the fireplace operation. Fireplaces should be equipped with safety screens. Refer to sellers for information concerning fireplace performance.

FAMILY ROOM FIREPLACE

TYPE & OBSERVATION:

The fireplace was constructed of masonry material. Small cracks, less than one sixteenth of an inch wide, were noted at interior fire box. The visible interior walls of the fireplace appeared intact. No damage or deterioration was found.

DAMPER & GAS:

Damper was operational. Gas line and valve were present.

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GENERAL COMMENTS:

The flue was very dirty. We recommend having the chimney flue cleaned by a certified chimney sweep.**(C)**

KITCHEN

NOTE: Inspection of refrigerators and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Inspector operates appliances for a short time. Refer to seller for information.

COUNTERS:

Counter surfaces were made of plastic laminate material. The counters appear in usable condition.

CABINETS:

Cabinets appear in usable condition with moderate wear.

SINK & PLUMBING:

The sink was in usable condition with typical wear. Chips were noted. The plumbing under the sink had no visible leaks. FAUCET(S): The faucet was leaking.**(C)**

GARBAGE DISPOSAL:

The garbage disposal was operational. The splash guard appeared undamaged. Wiring for the disposal appeared correct.

DISHWASHER:

The unit was operational. Air gap device was present.

RANGE & COOKTOP:

The range was gas. Gas valve was present. The oven responded to controls. The cooktop was operational.

VENTILATION:

EXHAUST FAN: The fan was very dirty and needs cleaning and service. **(R)**

MICRO WAVE OVEN:

Microwave oven appeared operational. The inspector only tested microwave for a short time; refer to owner for verification.

ELECTRIC:

Outlets within 6 feet of the sink were not GFCI protected. Recommend upgrade to GFCI outlets.**(S)** FINDINGS: Reverse polarity was found. **(C)** See ELECTRIC section.

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FLOORS:

The kitchen floor was tile. The floor covering was damaged. **(R)** Tiles were cracked.

COMMENTS:

The kitchen appliances were old with limited remaining life.

BATHROOMS

NOTE: Determining whether shower pans are watertight is beyond the scope of this inspection. Refer to your termite report for information concerning the water testing of the shower pan/base. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper maintenance will be required.

MAIN HALL BATHROOM:

TOILET:

FINDINGS: The toilet was loose at floor. **(C)**

SINK(S) & VANITY(S):

Two sinks were present. Sink(s) were in usable condition with typical wear. Counters/ cabinets were found to be in usable condition.

SINK PLUMBING:

FIXTURES: The fixtures(s) were leaking during operation. **(C)** Drain(s) appear operational.

TUB/SHOWER FIXTURES:

The faucets were operational. The shower diverter was operational. Drain operated in a normal fashion.

TUB & ENCLOSURE:

Tub was in usable condition with typical wear. Shower enclosure appeared intact with no significant damage.

SHOWER DOORS:

The inspector looked for, and could not find, a tempered (safety) glass stamp at shower doors. For safety, we recommend verifying or installing tempered glass. **(C)**

BATH VENTILATION:

Window was operational.

ELECTRIC:

The outlets were not GFCI protected. Recommend upgrading to GFCI outlets. **(S)**

COMMENTS:

The floors were covered with tile. FLOORING: Tiles were cracked. **(R)**

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MASTER BATHROOM:

TOILET:

The toilet flushed and appeared operational.

SINK(S) & VANITY(S):

Sink(s) were in usable condition with typical wear. Counters/cabinets were found to be in usable condition.

SINK PLUMBING:

Faucet(s) were operational. Drain(s) appear operational.

SHOWER DOORS:

Shower door(s) were found in a usable condition. Tempered glass stamp was found.

STALL SHOWER:

The faucets were operational. Enclosure appears in a usable condition. The inspector checks all accessible walls behind and adjacent to shower for evidence of leakage. The pan/base appears to leak. **(C)**

BATH VENTILATION:

Window was operational.

ELECTRIC:

The outlets were not GFCI protected. Recommend upgrading to GFCI outlets. **(S)**

COMMENTS:

The floors were covered with carpet.

END OF REPORT

Thank you for using Virtue Inspections & Consulting Inc. It was a pleasure doing business with you.

Refer to the included ASHI brochure, "Maintaining Your Home!" for important suggestions about home maintenance.

If you need further clarification or if you have any questions, please call our office at (619) 229-0555.