

Inspection Report

Provided by:



Logic Inspection Inc.

Inspector: Sasoon Yarianian

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AHIT CA Certificate no.

781CA101

Property Address



Report Information

Client Information

Client Name Miro Masarjian - Garo Karakoulian
Client Email miro9m@live.com - ardo-3@hotmail.com
Client phone (818)405-2212 (310)489-8579

Agent Information

Agent Name Aline Sarkissian
Agent email Aline.sarkissian@camoves.com
Agent phone +1 (818) 649-4998

Property information

Property Type SFR- Commercial
Stories 1
Approximate year built 1966
Approximate square footage 1339
Number of Bedroom 3
Number of Bathroom 2
Fire sprinkler system No

Furnished

Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking

/ movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

Occupied

Yes

Utilities on during inspection

Yes

People present

Client and Agent

Inspection Information

Inspection date

04/29/2021

Inspection Time

1:00 PM

Weather condition

Dry

Outside Temperature

80^F

1.1)

WITHIN THE SCOPE OF THE INSPECTION The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of). Interior: Plumbing System: Water Supply/ Drains/ Vents/ Water Heaters/ Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/ Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition).

- The scope of the inspection is limited to the description and the general condition of the above

systems. OUTSIDE THE SCOPE OF THE INSPECTION-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection; - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

Section	Condition#	Comment
Roofing		
Gutter & Downspout Conditions	3.3	The gutter drains were blocked at the time of the inspection. Recommend clearing. This condition can cause water penetration in areas not readily visible or accessible. missing downspout by entrance,
Heating - Air		
AC Unit Conditions	4.4	The A/C unit was not operable at the time of inspection. Recommend further evaluation by a qualified HVAC contractor prior to close.
Plumbing		
Water Heater Conditions	6.4	Improper / missing sediment trap installation observed. Sediment traps help to prevent debris from entering the pilot/burner portions of the system. Recommend further evaluation and repair by a licensed plumber.
Interiors		
Lighting Conditions	7.8	Appears Serviceable.
Smoke Detector Conditions	7.10	The smoke detector at master bedroom did not respond to the test button. Recommend repair or replacement prior to close. Carbon Monoxide detectors have a useful lifespan of about 5-6 years, it is recommended to replace all units after this time period.
Kitchen		
Kitchen Door Conditions	8.6	Sliding door is hard to operate, gets stuck on floor
Electrical Conditions	8.7	Reverse polarity was noted at outlet(s) located at the kitchen by sliding door Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.
Lighting Conditions	8.8	Light(s) were out or inoperative by sink. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.
Cabinet Conditions	8.10	The cabinets were loose, and not fixed to the wall and not sealed, Recommend securing or repair as needed for increased safety. The kitchen cabinets were damaged. Recommend repair and / or replacement.
Stove - Range Condition	8.13	The burner on the cook top did not operate. Repair is needed.
Hood Fan Conditions	8.14	The fan / hood filter was missing,

Report Summary Page

Bath 1(master)

Heat Source Conditions	9.4	There is no heat source installed in master bathroom or it has been removed.
Bathroom Door Conditions	9.6	The door by shower stick at the doorframe and failed to close completely and latch. Repairs and / or adjustments are recommended.
Vent Fan Conditions	9.9	Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.
Sink Conditions	9.11	The sink drain stopper did not operate
Toilet Conditions	9.13	The water runs continually in the tank. Recommend adjustment and / or repair.

Bath 2

Heat Source Conditions	10.4	There is no heat source installed at 2nd bathroom,
Bathroom Door Conditions	10.6	The interior doors appeared to be in serviceable condition at the time of the inspection. in additional this door is missing strike plate,
Vent Fan Conditions	10.9	Window ventilation only was observed in 2nd bathroom. While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.
Shower - Tub Conditions	10.12	When the water was diverted from the tub spout to the shower head, some water was still running from the spout. Adjustment or repair may be needed to the diverter faucet or tub spout.

Garage - Laundry

Electrical Conditions	11.7	Junction or switch box covers were missing at . Recommend installation of covers for increased safety.
Lighting Conditions	11.8	Some Light(s) were out or inoperative Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

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1 Grounds

Grading

Grading Slope The site is flat.

1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material Concrete.

1.2) Driveway Conditions

AS

Common cracks were observed in the driveway.



Sidewalk Material Soil.

1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

2 Exterior

Front - Back Entrance

Front Entrance Type Porch.

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2.1) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type

Covered Patio.

2.2) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are stucco.

2.3) Exterior Wall Conditions

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type

Sliding.

Window Material

Vinyl.

2.4) Window Conditions

AS

The exterior windows appeared to be in serviceable condition at the time of inspection

2.5) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location

East side of home. West side of home.

2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Chimney

2.7) Chimney Conditions

AS

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The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.



3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

Gable.

Roof Covering Material

Shingle

Number of Layers

One.

3.1) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

rof is particularly covered with solar panels, unable to inspect that areas.

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3.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.



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3.3) Gutter & Downspout Conditions R

The gutter drains were blocked at the time of the inspection. Recommend clearing. This condition can cause water penetration in areas not readily visible or accessible.

missing downspout by entrance,



3.4) Soffit and Fascia AS

The Fascia and Soffit to be in serviceable condition at the time of inspection.

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3.5) Vent stacks

AS

Appears Serviceable.

Attic Area

Attic Access

Hallway.

Method of Inspection

The attic was inspected by partially entering due to blocked access and / or personal item storage.

Roof Frame Type

The roof framing is constructed with rafter framing.

3.6) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type

Windows. Soffit vents.

3.7) Attic Ventilation Conditions

AS

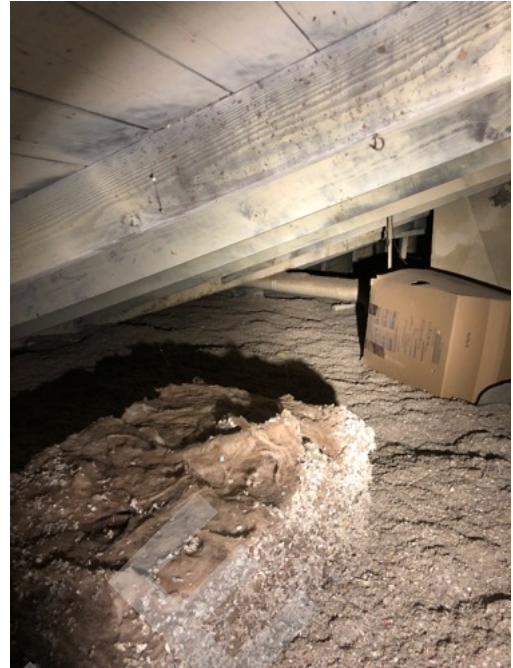
Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

Attic Insulation Type

Loose fill. Batt Insulation.



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3.8) Attic Insulation Conditions

AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.



4 Heating - Air

Heating

Location of Unit

Walls

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



Heating Type

Forced Air.

Energy Source

Natural Gas.

Approximate BTU Rating

The BTU's were not available.

4.1) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.



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Distribution Type Wall mounted

4.2) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.3) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.



Air Condition - Cooling

Type of Cooling System Split system.

AC Unit Power 240V.

4.4) AC Unit Conditions

R

The A/C unit was not operable at the time of inspection. Recommend further evaluation by a qualified HVAC contractor prior to close.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is overhead.

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Electrical Service Material Copper.

Number of Conductors Three.

5.1) Electrical Service Conditions AS

The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

Main Disconnect Location At Main Panel.

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Electric Panel Location

The main electric panel is located at the exterior.

Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type

Breakers.

5.2) Wiring Methods

The main power cable is copper. The branch cables are copper.

5.3) Electrical Panel Conditions

AS

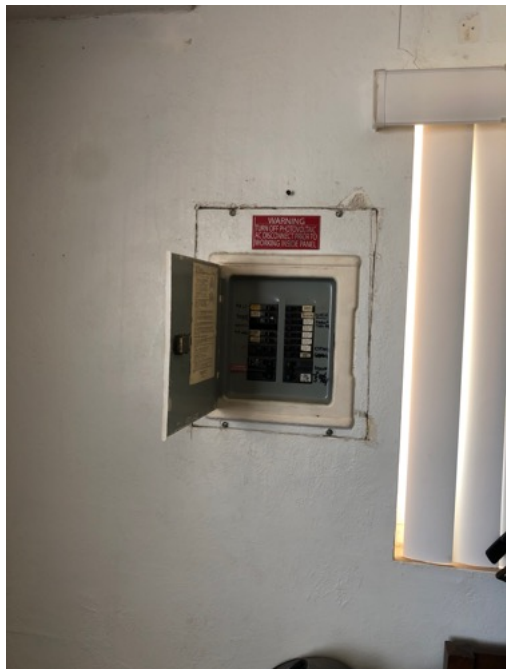
The main panel appeared to be in serviceable condition at the time of the inspection.

Electrical Subpanel

Subpanel Location

Inside bedroom

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5.4) Subpanel Conditions

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the garage.

Main Line Material

The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are lead. The visible portions of the waste lines are plastic.

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6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type Natural Gas.

Water Heater Location Garage.

Water Heater Capacity 40 Gallon.

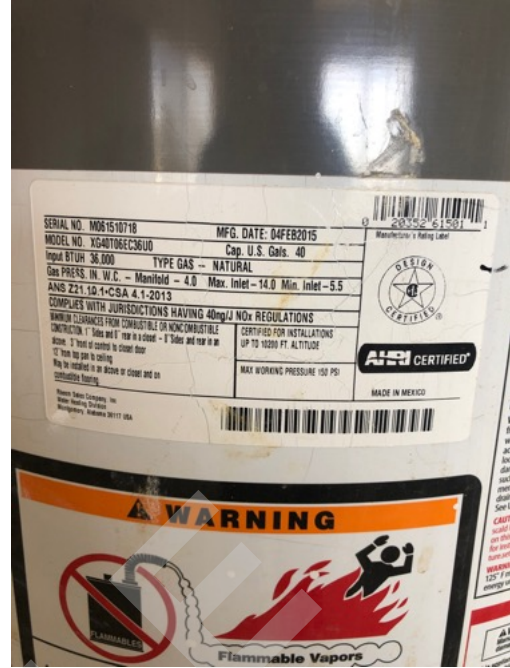
6.4) Water Heater Conditions

R

Improper / missing sediment trap installation observed. Sediment traps help to prevent debris from entering the pilot/burner portions of the system. Recommend further evaluation and repair by a licensed plumber.



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7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

7.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

7.4) Heat Source Conditions

AS

There were disconnected ducts at . Recommend repair. The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

Windows - Doors

7.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

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7.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions

AS

Appears Serviceable.

7.8) Lighting Conditions

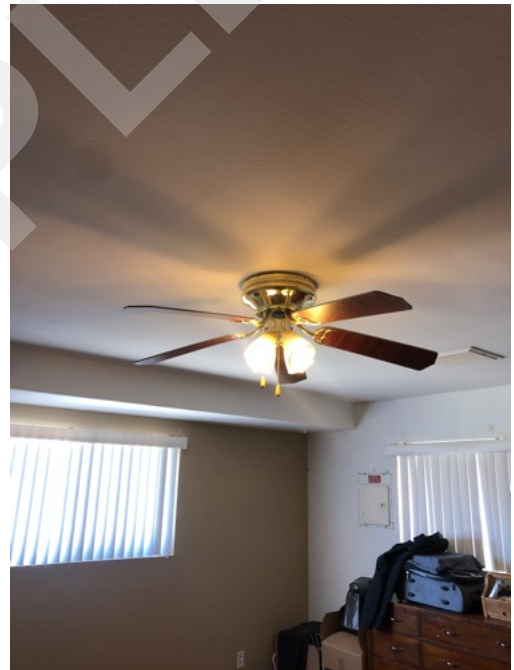
AS

Appears Serviceable.

7.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.



7.10) Smoke Detector Conditions

S

The smoke detector at master bedroom did not respond to the test button. Recommend repair or replacement prior to close. Carbon Monoxide detectors have a useful lifespan of about 5-6 years, it is recommended to replace all units after this time period.

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Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

Bricks

7.11) Fireplace Conditions

AS

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.



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8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

8.4) Heat Source Conditions

AS

Appears Serviceable.



Windows - Doors

8.5) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

8.6) Kitchen Door Conditions

R

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Sliding door is hard to operate, gets stuck on floor

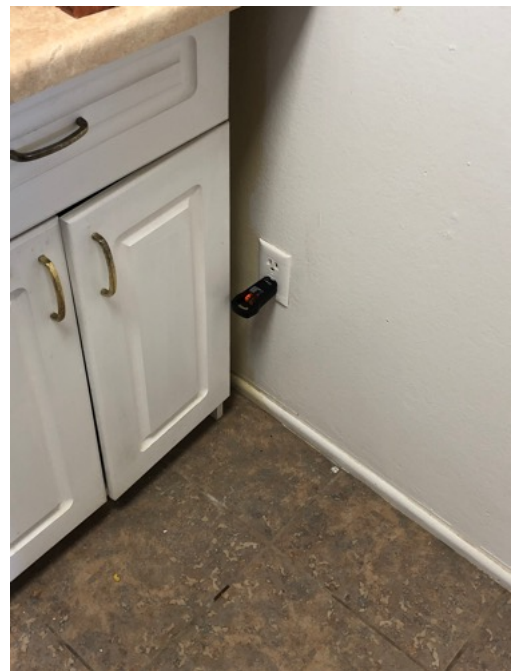


Electrical Conditions

8.7) Electrical Conditions



Reverse polarity was noted at outlet(s) located at the kitchen by sliding door. Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.



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8.8) Lighting Conditions

R

Light(s) were out or inoperative by sink. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.



Kitchen Sink - Counter tops - Cabinets

8.9) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

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8.10) Cabinet Conditions

R

The cabinets were loose, and not fixed to the wall and not sealed, Recommend securing or repair as needed for increased safety.

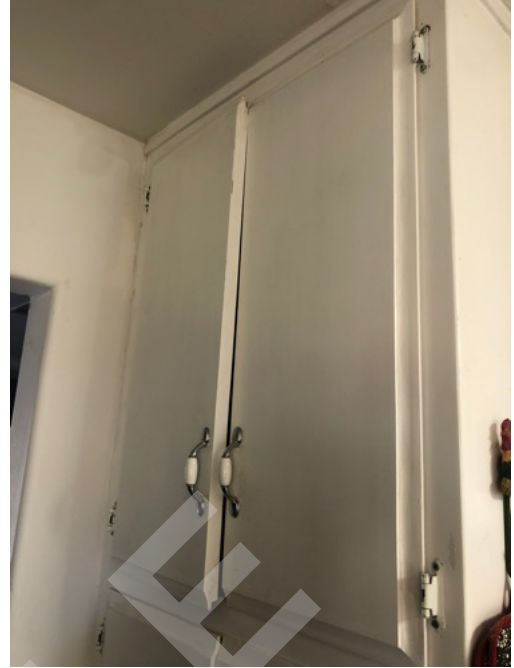
The kitchen cabinets were damaged. Recommend repair and / or replacement.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



8.11) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

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8.12) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.



Appliances

Stove - Range Type

The oven is gas. The range is gas.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

8.13) Stove - Range Condition

R

The burner on the cook top did not operate. Repair is needed.



8.14) Hood Fan Conditions

R

The fan / hood filter was missing,



8.15) Dishwasher Conditions

AS

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The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.



9 Bath 1(master)

Walls - Ceilings - Floors

9.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

9.4) Heat Source Conditions

S

There is no heat source installed in master bathroom or it has been removed.

Windows - Doors

9.5) Bathroom Window Conditions

AS

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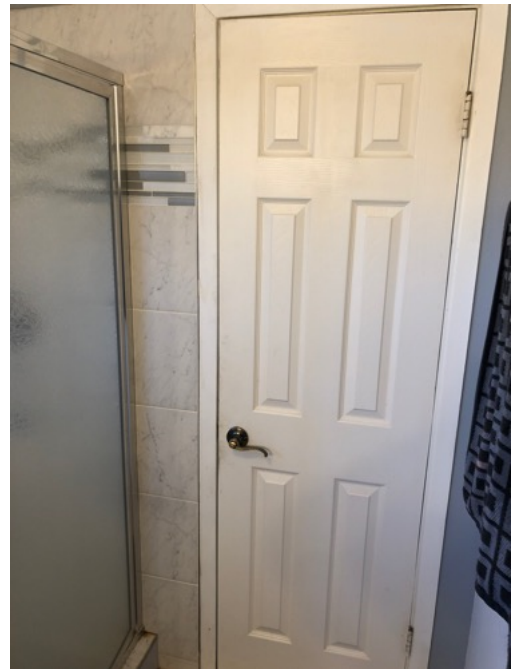
The sample of windows tested were operational at the time of the inspection.



9.6) Bathroom Door Conditions

R

The door by shower stick at the doorframe and failed to close completely and latch. Repairs and / or adjustments are recommended.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



Electrical Conditions

9.7) Electrical Conditions

AS

Appears Serviceable.

9.8) Lighting Conditions

AS

Appears Serviceable.

9.9) Vent Fan Conditions

S

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink

9.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



9.11) Sink Conditions

R

The sink drain stopper did not operate



Shower - Tub - Toilet

9.12) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



9.13) Toilet Conditions

R

The water runs continually in the tank. Recommend adjustment and / or repair.



10 Bath 2

Walls - Ceilings - Floors

10.1) Wall Conditions

AS

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The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

10.4) Heat Source Conditions

S

There is no heat source installed at 2nd bathroom,

Windows - Doors

10.5) Bathroom Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



10.6) Bathroom Door Conditions

R

The interior doors appeared to be in serviceable condition at the time of the inspection. in additional this door is missing strike plate,

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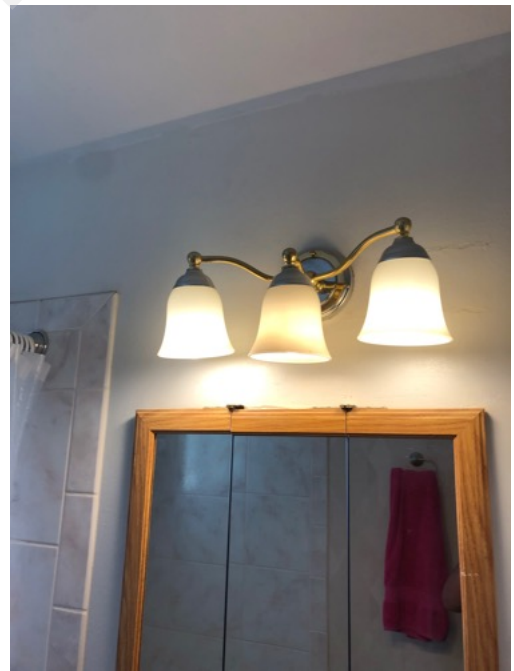


Electrical Conditions

10.7) Electrical Conditions

AS

Appears Serviceable.



10.8) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

10.9) Vent Fan Conditions

S

Window ventilation only was observed in 2nd bathroom. While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink

10.10) Counter - Cabinet Conditions

AS

Appears Serviceable.



10.11) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection.

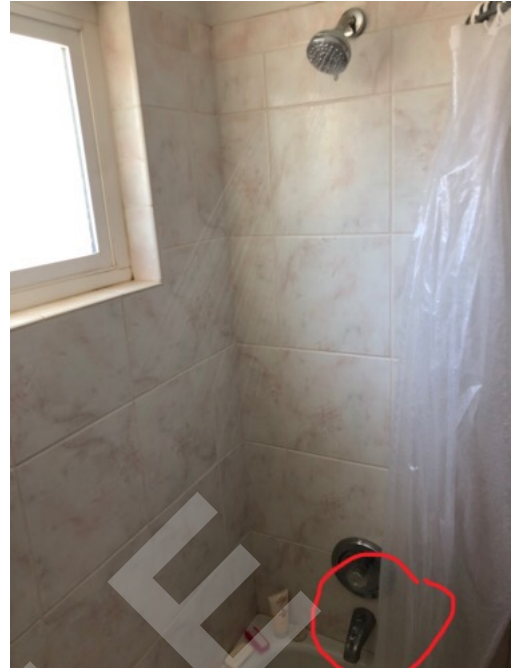
Shower - Tub - Toilet

10.12) Shower - Tub Conditions

R

When the water was diverted from the tub spout to the shower head, some water was still running from the spout. Adjustment or repair may be needed to the diverter faucet or tub spout.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



10.13) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection



11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

11.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

11.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

11.3) Floor Conditions

AS

Cracks and settlement were observed to the concrete flooring. Recommend further evaluation by a masonry contractor.



11.4) Window Conditions

AS

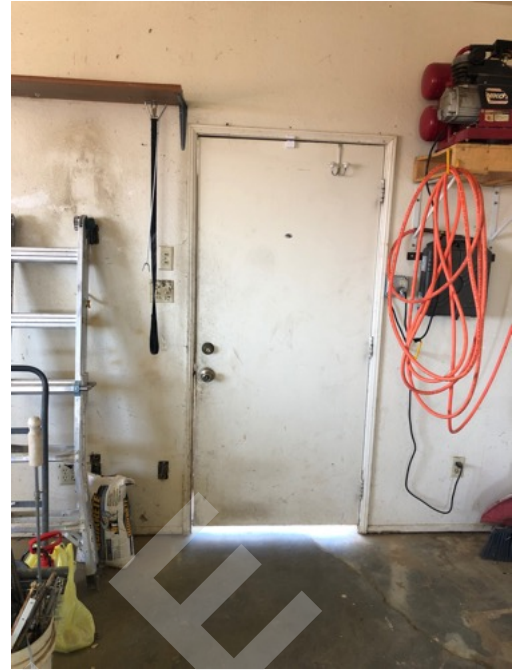
The sample of windows tested were operational at the time of the inspection.

11.5) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

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11.6) Vehicle Door Conditions

NI

The garage door has been removed,



11.7) Electrical Conditions

R

Junction or switch box covers were missing at . Recommend installation of covers for increased safety.

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11.8) Lighting Conditions

R

Some Light(s) were out or inoperative Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

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Laundry Room

Location

The laundry facilities are located in the kitchen area.

11.9) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



12 Foundation - Crawl Space

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

12.1) Foundation Conditions

AS

The foundation appeared to be in serviceable condition at the time of inspection.

A concrete slab on grade foundation may have ducting, plumbing, and electrical lines installed beneath the slab. Since we are unable to observe these components, they are excluded from this inspection. Interior floor coverings and exterior vegetation limit the evaluation of the slab edge. Due to a limited evaluation, the client is advised to verify the overall condition of the slab foundation and related structure with a licensed specialist.

SAMPLE