

February 2, 2008

Mr. New Customer
Existing Home Address
Old City, AK 72700

RE: 123 New Street
NWA, AR



Dear Mr. New Customer:

At your request, a visual inspection of the above referenced property was conducted on 2/2/2008. 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 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: This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection 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 outside our area of expertise or the scope of our inspection BEFORE the close of escrow.

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

Upstairs thermostat would not call for heat - please call HVAC service person.

Other minor items are also noted:

Broken dryer Vent
Exterior caulking incomplete, gaps in existing caulking
Poor pitch on rear west gutter
Missing weep holes, brick below grade
Bug nests
Missing gas curb at garage entry to home
Over amped breaker on west A/C unit
Non-conventional framing around east side valley
Closet door needs alignment or hinge
A/C units not tested due to cold
Fireplace not tested, pilot was off

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 or email us.

Sincerely,
Steven Rehbock *Safe at Home - Home Inspections pllc*

Confidential Inspection Report

,

Prepared for: New Client



Prepared by: Safe at Home - Home Inspections pllc
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Fayetteville, Ar 72703
479-422-1797 steve@yoursafeathome.com

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

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:
February 2, 2008.



Rear of new custom Home

Client:
Valued Customer
Current Home address
NWA, AR 72700

422-1797.

Inspection Site:
123 New Street
NWA, AR

House Occupied?
No.

People Present:
Purchaser and his Realtor.

Climatic Conditions:

Weather:
Sunny 75 degrees.

Soil Conditions:
Dry.

**Outside
Temperature (f):**
70-80.

Payment Information:

Total Fee:
Varies by size and features.

Paid By:
Cash, check, Visa or Mastercard.

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.

OK MM RR SAF NI

Paving Conditions:

Driveway:

☒ ☐ ☐ ☐ ☐ Cracks noted are typical.



Very small typical cracks

Walks:

☒ ☐ ☐ ☐ ☐ Sidewalk type: Concrete.

Patio / Porch:

Slab:

☒ ☐ ☐ ☐ ☐ Patio type: Concrete. Wood post in direct contact with concrete, should be on metal separator.



Structure:

☒ ☐ ☐ ☐ ☐ Type: Open design.



Cover / Roof:

☒ ☐ ☐ ☐ ☐ Same as main roof. See Roofing page.

OK MM RR SAF NI

Fences & Gates:

Condition:

- ☒ ☐ ☐ ☐ ☐ Outside scope of inspection, but gate worked properly and nothing obvious wrong with fence.



Grading:

Site:

- ☒ ☐ ☐ ☐ ☐ Gentle slope, some small areas near downspouts are eroded.

Landscaping:

Condition:

- ☒ ☐ ☐ ☐ ☐ Some places right up against home, especially in front obstructing view of low ares.

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.

OK MM RR SAF NI

Exterior Walls:

Materials & Condition:

- ☒ ☒ ☐ ☐ ☐ Walls are constructed with: Brick and T211 panels around porch and chimney.
 Brick has no WEEP HOLES - Brick extends below grade. This is very common in NWA, but should be noted as Brick is not designed to be used in applications below grade and Weep holes are required to allow any moisture trapped in walls to leave.
 Small typical cracks in brick, above and below window on West side of home.
 Several penetrations need caulk, areas that have caulk, need re-caulking.

Flashing & Trim:

- ☒ ☐ ☐ ☐ ☐ Metal materials. Wasp or Hornet nest located on East side of home.

Chimney:

Please Note:



4 Chimneys serving 6 fireplaces

Chimney Exterior:

- ☒ ☐ ☐ ☐ ☐ Frame with panel siding. Most codes require height to be 2 feet taller than any roof within 10 feet, this is less than that, but the unit is gas log only - no wood combustion.

Flue:

- ☐ ☐ ☐ ☐ ☒ Flue not visible.

OK MM RR SAF NI

Flashing:

☒ ☐ ☐ ☐ ☐ Cricket behind chimney flashed.



Chimney Cap:

☒ ☐ ☐ ☐ ☐ Metal cap with spark arrestor cover.

Foundation:

Materials &

Condition:

☐ ☐ ☐ ☐ ☐ Foundation not visible, slab on grade.

ROOF SYSTEM

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

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

OK MM RR SAF NI

Roof:

Style:

Hip and Gables.

Roof Access:

Viewed from roof edge on ladder, Ice present on many shingles.



View of roof from ladder

Roof Covering:

☒ ☐ ☐ ☐ ☐ Composition shingles.

Flashings:

☒ ☐ ☐ ☐ ☐ There is a cricket installed. It appears to be functional. Metal flashing was observed.

Valleys:

☒ ☐ ☐ ☐ ☐ East valley has varying slope next to it.

Eaves - Soffits - Fascias:

☒ ☐ ☐ ☐ ☐

OK MM RR SAF NI

Gutters & Downspouts:
☒ ☒ ☐ ☐ ☐

One gutter on west rear has poor pitch resulting in significant ice. Downspouts should be extended away from home.



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, Viewing was limited, to observing from hatch areas only.
Access is restricted by low headroom or stored goods.
Insulation is Batt and Blown, adequate R value.

**Structure:**
☒ ☒ ☐ ☐ ☐

Check with carpenter or structural engineer regarding non conventional framing with wide span near East valley.



OK MM RR SAF NI

Ventilation:

☒ ☐ ☐ ☐ ☐

Check for possible wasp or hornet entry near nest in attic crawl over front door.



Hornet or wasp nest in attic

Insulation:

☒ ☐ ☐ ☐ ☐

Depth & R-factor:

Batt and blown, estimate R13 - R19 walls and R30 - R40 ceilings.

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.

OK MM RR SAF NI

Service:

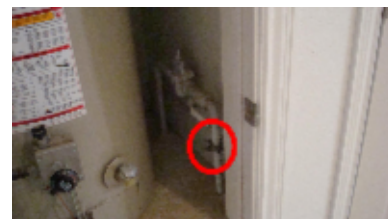
Type & Condition:

☒ ☐ ☐ ☐ ☐ 110/220 Volt, Circuit breakers Below ground.

Grounding

Equipment:

☒ ☐ ☐ ☐ ☐ Grounded at Plumbing.

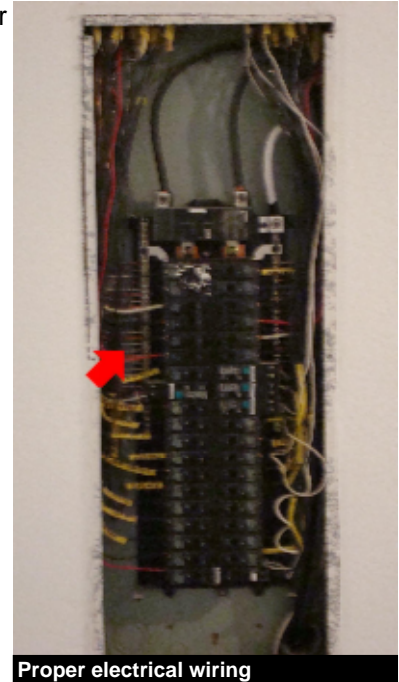


OK MM RR SAF NI

Electrical Distribution Panels:

Main Panel:

- ☒ ☐ ☐ ☐ ☐ Located in garage - Over amped breaker on smaller AC unit.



Proper electrical wiring

Conductors:

Entrance Cables:

- ☒ ☐ ☐ ☐ ☐ Copper.

Branch Wiring:

- ☒ ☐ ☐ ☐ ☐ Copper.

Switches & Fixtures:

General:

- ☒ ☐ ☐ ☐ ☐ Proper GFCI outdoors, Kitchen, Bath Safety breakers in Bedrooms.

Electrical Outlets:

General:

- ☒ ☐ ☐ ☐ ☐

Exterior Walls:

There are exterior outlets, properly functioning in front and in back.

Garage Walls:

Switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Ceiling Fans:

Master Bedroom:

All operated.

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.

OK MM RR SAF NI

Heating Equipment:

Type & Location:

Forced Air 80% efficiency. In Attic.

Fuel Source:

Natural Gas. No dirt Leg or emergency shut off.

Normal Controls:

☐ ☐ ☒ ☐ ☒ Thermostat is broken or unit need repair upstairs Call HVAC service man.

Fireplaces / Solid Fuel Heating:

Fireplace not tested - Pilot was off.

Air Conditioning:

Primary Type:

Central 2 zones, not tested due to cold temps outside. Smaller unit is over amped at breaker.
Suction lines need insulation on exterior of home.



missing insulation on suction line

OK MM RR SAF NI
Fuel Source:



Condensate Line:

☒ ☐ ☐ ☐ ☐ Condensate line installed, Line not fully visible.

Ductwork / Distribution:

Ducts / Air

Supply:

☒ ☐ ☐ ☐ ☐ Flexible Round.

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.

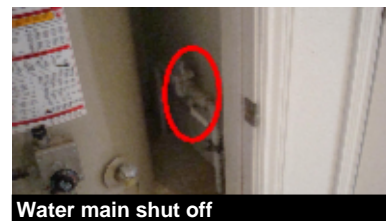
The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in 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 unknown location, shutoff near water heater.



Water main shut off

Material:

Main line is 3/4 inch diameter, Copper.

Supply Lines:

Material:

Copper.

Waste Lines:

Material:

Plastic.

OK MM RR SAF NI

Hose Bibs / Hookups:

General:

☒ ☐ ☐ ☐ ☐ not tested due to freezing temps.

Laundry:

☒ ☐ ☐ ☐ ☐ 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.

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.

OK MM RR SAF NI**Water Heater:****Power Source:**

Gas. Unit was set low, warm water was noticed at faucets.

Capacity:

50 Gallons.

Location:

Closet in Garage above 18" in height.

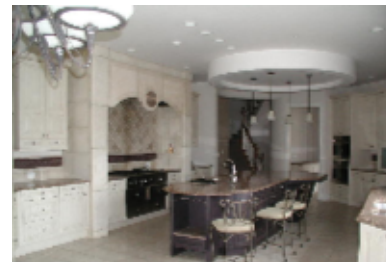
Condition:

☒ ☐ ☐ ☐ ☐ Make up and combustion air from attic above.

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

Fixtures & Drain**Kitchen Sink:**

☒ ☐ ☐ ☐ ☐ Stainless Steel.



View of kitchen from breakfast room

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.

OK MM RR SAF NI

Range/ Cooktop / Oven:

Type & Condition:

☒ ☐ ☐ ☐ ☐ Electric, Combination.**Refrigerator:**

Type & Condition:

☒ ☐ ☐ ☐ ☐**Dishwasher:**

Condition:

☒ ☐ ☐ ☐ ☐ Air gap device or high-loop is present on drain line- Proper.**Garbage Disposal:**

Condition:

☒ ☐ ☐ ☐ ☐**Kitchen Interior:**Counters &
Cabinets:☒ ☐ ☐ ☐ ☐ Maple cabinets.

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 we 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.

OK MM RR SAF NI

Sink & Cabinetry:**Master Bath:**

- ☒ ☐ ☐ ☐ ☐ Master Bath comments apply to all baths, as no issues were seen in any bath.
good pressure, proper traps.

Toilet:**Master Bath:**

- ☒ ☐ ☐ ☐ ☐ Secure. Worked properly, no evidence of cracks or leaks.

Tub/Shower Fixtures:**Master Bath:**

- ☒ ☐ ☐ ☐ ☐

Tub/Shower And Walls:**Master Bath:**

- ☒ ☐ ☐ ☐ ☐

Bath Ventilation:**Master Bath:**

- ☒ ☐ ☐ ☐ ☐ vents to soffit.

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.

OK MM RR SAF NI

Doors:

Main Entry Door:

☒ ☐ ☐ ☐ ☐

Other Exterior

Doors:

☐ ☒ ☐ ☐ ☐ Rear door is not properly caulked.

Master Bedroom:

Master Bedroom comments apply to all bedrooms, as only 1 issue about a closet door in an upstairs bedroom was noted. This double door needs adjustment or perhaps a new hinge.



Windows:

General Type &

Condition:

☒ ☐ ☐ ☐ ☐ Double Hung, good condition.

Master Bedroom:

Operated at least one in each room - Blinds on every window obstructed view - no cracks seen from exterior.

Ceilings:

Master Bedroom:

Seems to have settled onto the floor.



WOW

Floors:

Master Bedroom:

Some water present !



plenty of water damage

OK MM RR SAF NI

Stairs & Handrails:

Condition:

☒ ☐ ☐ ☐ ☐ Stair handrail serviceable.

Smoke / Fire Detector:

Kitchen Interior:

tested.

Master Bedroom:

All tested.

Central Vacuum:

Kitchen Interior:

11 outlets, tank in Crawl space

Phone / Computer Access Or Jack:

Master Bedroom:

None tested.

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.

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Laundry:

Location:

near Garage.

Fuel System:

☒ ☐ ☐ ☐ ☐ No gas service for dryer viewed.

Dryer Vent:

Needs to be replaced because it is damaged on the outside.



Damaged and loose dryer vent

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.

OK MM RR SAF NI

Garage Door:**Material -****Condition:**☒ ☐ ☐ ☐ ☐**Door Operator:**☒ ☐ ☐ ☐ ☐

Automatic door opener- operational, Automatic reverse feature is, operational.

Garage Walls:**Type & Condition:**☒ ☐ ☐ ☐ ☐ Drywall.**Fire Wall**

I was unable to determine if the installed sheetrock is fire rated.

Floor:**Condition:**☒ ☐ ☐ ☐ ☐ Typical cracks noted.

MODEL AND SERIAL REFERENCE LIST

Model and Serial numbers are often difficult to find, then even harder or impossible to read when found. The following list is provided for your convenience when ordering replacement parts or service.

Kitchen

| UNIT/BRAND | MODEL | SERIAL | AGE |
|--------------------------|-------------|-----------|-----------|
| Oven/Range/your unit | abd68LXKB | 123814977 | Unknown |
| Refrigerator/your fridge | abcSHGXLL01 | 123441927 | Feb '03 |
| Dishwasher/your dwl | abc43PWKB0 | 123341626 | March 03. |

Attic

| UNIT/BRAND | MODEL | SERIAL | AGE |
|--------------|-------------|------------|---------|
| Furnace West | ABC36FCC | 1238115870 | Unknown |
| Furnace East | ABCC045CA30 | 1234010305 | Unknown |

Garage

| UNIT/BRAND | MODEL | SERIAL | AGE |
|----------------------|------------|-----------------|-------------|
| Water Heater/Your wh | ABCT50248E | 1232249362-248E | 03/17/2003. |

Outside Or Other Place

| UNIT/BRAND | MODEL | SERIAL | AGE |
|------------------------------|----------|------------|----------|
| Air Conditioner WEST/Your AC | ABC24B2D | 1231104325 | Unknown |
| Air Conditioner East/Your AC | ABC36B2D | 1238118378 | Unknown. |