

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

**SITE**

*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.*

**Site:**

**Estimated age of house:**

The house is 30 - 50 years old.

**Bushes and Shrubs Condition:**

(C) Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding. Recommend correcting this condition(s).



**Paving Condition:**

**Driveway Paving Material:**

Concrete and Gravel.

**Driveway Condition:**

The driveway surface material is in functional condition with only normal deterioration noted.

**Walkway Condition:**

The walkway surface material is in functional condition.

**Patio:**

**Patio Slab Materials:**

Concrete.

**Slab Condition:**

Functional - The slab is in useable condition.

**Patio Cover Condition:**

The patio cover is functional.

**Utility Services:**

**Water Source:**

City.

**Water Meter Location:**

Front yard several feet in from the street.

## PLUMBING SYSTEM

### Plumbing:

**Water Source:**

City/Municipal.

**Plumbing Service Piping Size to Structure:**

3/4" water service line from the meter to the main cutoff.

**Main Water Line Cutoff Location:**

At backk flow device.

**Interior Supply Piping Size:**

The interior water supply piping is 1/2" in diameter.

**Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper.

**Exterior Hose Bibs Functional:**

The exterior hose bib(s) appeared to function normally.

**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Leaks in the Supply Piping Noted:**

Past temporary repair noted, Recommend monitoring this condition.

**Sewage Disposal Type:**

Septic System.

**Waste Line Materials**

The predominant waste line material is plastic.

**Waste Piping Condition:**

The visible plumbing waste piping appears functional.

**Vent Piping Material**

The vent material, as it passes through the roof, is plastic.

**Vent Piping Condition:**

The visible plumbing vent piping appears functional.

**Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

**Electric Service to Water Heater:**

The electric service to the water heater appears to be installed in an acceptable manner.

**Exposed Water Heater Condition:**

Good - Rust free and clean. Should provide years of service.

**Water Piping Condition:**

The incoming and output piping is installed correctly.

**Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater.

**Temperature & Pressure Relief Valve:**

The temperature and pressure relief valve is of the correct rating for the water heater.

**Safety Overflow Pipe:**

(S) The drain pipe was routed in a non approved material. This condition is a safety hazard. Recommend correcting this condition(s).



**Strapping:**

(C) The water heater was not properly strapped to prevent movement in a seismic event. Recommend correcting this condition(s).

## KITCHEN

**Kitchen Plumbing:**

**Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted.

**Sink and Drain Lines:**

The sink and drainage lines appear to be functional.

**Kitchen Appliances:**

**Dishwasher:**

The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**Range Hood:**

The exhaust hood is directly vented to the exterior of the structure.

**Range/Oven Fuel Source:**

Electric - There is a 220-volt hookup for an electric range/oven.

**Air Conditioning- Primary Unit:**

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**Model/ Serial Number/ Size:**



**Type and Location:**

Condenser unit Location- Rear of building.

**Unit Tested:**

Yes.

**Insulation Wrap on the Suction Line:**

Insulation wrap is functional, without significant damage.

**Condenser Clear of Obstruction:**

Looks good, fully functional.

**Service Disconnect:**

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**Condensate Line:**

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**Evidence of Maintenance:**

(E) No. Recommend further evaluation/corrections from a HVAC company.

**Heating Plant- Primary Unit:**

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**Heating System Type:**

A ductless heat pump was installed.