

# Property Inspection Report



## Zenith Property Inspections

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## Inspection Address

Dublin, CA 94568



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# Report Information

## Property Information

<b>Approximate Year Built</b>	2014
<b>Number of Bedrooms</b>	Four bedrooms
<b>Number of Bathrooms</b>	3 1/2 bathrooms

## Client Information

**Client Name**

## Inspection Day Information

<b>Inspection Date</b>	September, 2021
<b>Inspection Time</b>	3:30 PM
<b>Weather Conditions</b>	Clear and warm

## Inspection Summary - Action Items

### ***Inspection Report Summary***

***Please read the entire report for a full understanding of the property***

*The complete report may include additional information of concern to you. It is important that you fully read the complete report to fully assess the findings of the inspection. The following is a general summary of my findings resulting from the visual inspection of the property and structure. Further information on the specific visual observations and recommendations is provided within the body of the report.*

*This Townhouse complex was built in 2014. All homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspectors discretion. New work must usually comply with building codes in effect at the time in which the remodel work is performed.*

*The home appears to be constructed consistent with local building practices at the time of original construction typical of similar style homes built in this area. No major material defects were observed during the course of the visual inspection. Any recommendations for improvements and/or repairs have been made to maintain one or more items in a satisfactory condition and to extend their useful life. The repair recommendations are normal for a home of this construction, age and type.*

*Further details on the observations made during the course of the home inspection are provided within the body of the report. It is strongly recommended that you have appropriate qualified and licensed contractors further evaluate any major repairs noted and include the evaluation of the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow.*

*There may be other items noted within the inspection report that will need attention, but they do not affect the habitability of the house. Many of these items are the result of normal wear and tear. A summary of the recommendations based upon the observations made during the visual inspection is provided in the Inspection Summary.*

*Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.*

*Thank you for selecting Zenith Property Inspections to complete your home inspection. We appreciate the opportunity to be of service and value your business. Should you have any questions about the inspection or the general condition of the house, we will be happy to answer those.*

*We wish you all the best.*

*Zenith Property Inspections*

## Inspection Summary - Action Items

Area	Section	Observations
<b>Building Exterior</b>		
Type of Property	2.1	This condominium is part of an HOA managed community. Inquire with HOA management and documents to understand any and all items that may or may not be included within their management scope. Those documents would supersede any notations within this report of responsibility.
Window Conditions	2.4	The window on the back wall in the dining room does not latch when closed. The upstairs back right top window appears to possibly have a broken seal between the double pane. Recommend qualified contractor or proper person evaluate these windows for any repairs that may be needed.
<b>Building Interior</b>		
Walls & Ceilings Conditions	7.3	All walls and ceilings appeared serviceable. On the main level sidewall window frame, there were visible common cracks along the sides of the window. These can be sealed and painted.
<b>Bathroom - Primary bath</b>		
Sink & Cabinet Conditions	8.9	Sink faucets and under sink plumbing tested operable. No visible leaks. The right sink drained slowly when filled and drain. Recommendation would be to use an over-the-counter drain cleaner to see if that clears the slow drain. If not, recommendation would be to have a qualified plumber evaluate to determine clog and clear it.
Toilet Conditions	8.12	The toilet flushed but did not refill. Recommend proper person evaluate to determine cause and any repair if needed. The water appeared to be on but the toilet did not refill.
<b>Bathrooms (non- primary)</b>		
Counter - Type and Condition	9.9	Single vanities with hardtop counters in all bathrooms. All appeared serviceable. The left edge of the countertop in the hallway bathroom upstairs showed visible common cracks in the caulking. Recommend resealing to eliminate any possible water penetration. This should be an easy fix
Sink & Cabinet Conditions	9.10	All sink faucets and under sink plumbing tested operable, no visible leaks. The half bath on the main level, the sink drained slowly. Recommendation would be to use an over-the-counter drain cleaner to see if that clears the slow drain. If not recommendation would be to have a qualified plumber evaluate for any repairs necessary to provide efficient water flow.
<b>Kitchen and Appliances</b>		
Possible Rodent Activity	10.9	There appeared to be some evidence of possible rodent activity under the kitchen sink and in the pantry. Recommend qualified contractor or proper person evaluate to determine if this is current or past and provide any remediation if needed.

## 1 Grounds

### Section Definition

*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. All exterior grades should allow for surface and roof water to flow away from the foundation. 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.*

### Property Grading

**Grading Slope** Flat

### Driveways - Sidewalks - Walkways

**Driveway Material** There is a common driveway in this HOA complex.

#### 1.1) Driveway Conditions

Driveway appeared serviceable

**Sidewalk Material** There are sidewalks in front of the building

## 2 Building Exterior

### Section Description

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

### Type of Property

#### 2.1) Type of Property

This condominium is part of an HOA managed community. Inquire with HOA management and documents to understand any and all items that may or may not be included within their management scope. Those documents would supersede any notations within this report of responsibility.

### Front and Back Entrance

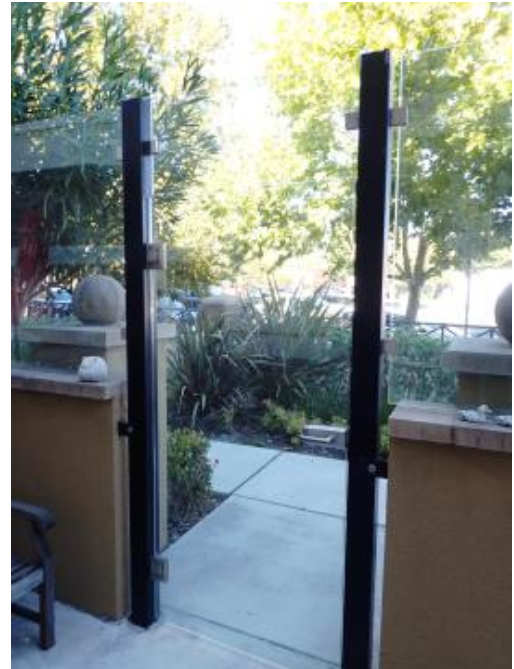
**Front Entrance Type** Small covered porch entrance off a front enclosed patio.

#### 2.2) Front Entrance Conditions

Front entrance appeared serviceable



View of front patio



Glassdoor and glass walled front entrance viewed from inside

### Back Entrance Type

The garage is on the back of the townhome with entrance into the house.

## Exterior Walls

### Structure Type

Wood frame.

### Exterior Wall Covering

The visible and accessible areas of the exterior siding material are stucco with bricks façade around the front entrance

### 2.3) Exterior Wall Conditions

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

## Exterior Windows and Doors

### Window Type

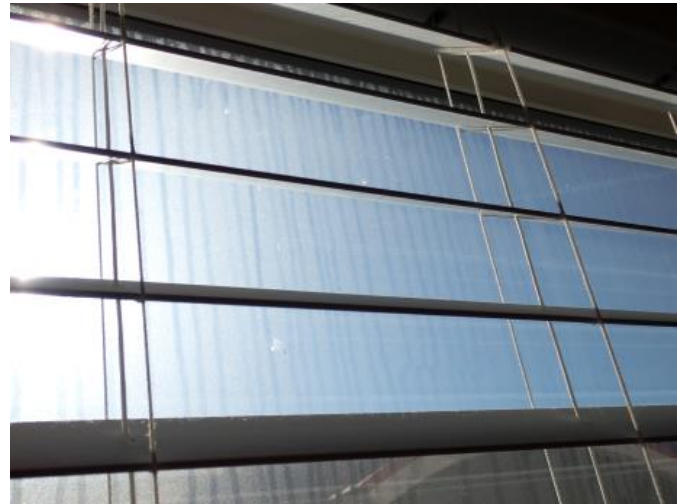
Vinyl sliding windows

### 2.4) Window Conditions

The window on the back wall in the dining room does not latch when closed. The upstairs back right top window appears to possibly have a broken seal between the double pane. Recommend qualified contractor or proper person evaluate these windows for any repairs that may be needed.



The back dining room window does not latch when closed



The back right upper bedroom window appears to possibly have a broken seal between the two panes..

### 2.5) Exterior Front Door Conditions

Front door appeared serviceable



Front door entrance appeared serviceable

## 3 Roof System and Attic

### Section Description

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

#### Roof Covering

##### **Method of Inspection**

The roof is maintained by the HOA as part of the building. Inquire with the HOA with any questions or issues.

#### Attic and Insulation

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 making access and 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 Access Location**

There is no attic access. The building has flat roofs

## 4 Electrical System

#### Section Description

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 electrician. 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 and Carbon Monoxide Alarms should be installed per California code requirements (see checklist included).

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

#### Electrical Service Drop

##### **Electrical Service Type**

The electrical service is underground.

##### **Electrical Service Material**

Main electrical service lines were not visible.

#### **4.1) Electrical Service Conditions**

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

### Sub-Panel(s)

#### **Sub-Panel Location**

The subpanels located on the back wall of the garage



All breakers appeared serviceable with labels

Subpanel located on the back wall of the garage

#### **Main Disconnect Location**

At Main Panel.

#### **Circuit Protection Type**

All breakers appeared serviceable with labels

### **4.2) Wiring Methods**

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

### Switches and Fixtures

#### **4.3) General Issues**

All switches and fixtures inspected tested operable

#### **4.4) Front doorbell**

Appeared serviceable

### Electrical Outlets

#### **4.5) Types of Outlets**

There are 3 prong and GFCI outlets throughout the home and all appropriate areas

#### **4.6) General Conditions**

All outlets tested operable

## 5 Heating and Air Conditioning

### Section Description

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

### Heating

<b>Location of Unit</b>	The furnace is located in the garage
<b>Heating Type</b>	Forced Air.
<b>Energy Source</b>	Natural Gas.

#### **5.1) Unit Conditions**

The heating system was operational. This is not an indication of future operation or condition. Manufacturer label shows build date of 2012.



The furnace appeared serviceable

**Distribution Type**

The visible areas of the heat distribution system is ductwork with registers.

**5.2) Distribution Conditions**

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

**5.3) Thermostat Condition**

The normal operating controls appeared to be serviceable

**Air Conditioning**

**5.4) Location of AC unit**

The AC unit is located on the exterior front left corner of the building. Manufacturer label shows a build date of 2012. AC tested operable



AC unit front left exterior of the townhome. Master shut off on wall behind

## 6 Plumbing, Water and Gas

### Section Description

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

### Water Main Line

#### **Main Shutoff Location**

Main water shut off not located. Inquire with HOA with any questions or issues

#### **6.1) Supply Line Material**

Visible supply lines appear to be copper

### Drain - Waste Lines

**Drain Line Material**

Drain and waste lines not visible. The townhome sits on a concrete slab foundation.

**6.2) Main sewer cleanout location**

The main sewer line for the building is located in the shared driveway



The main sewer cleanout for the building is located in the shared driveway

**6.3) Main house clean out location**

The main house cleanout appears to be under the kitchen sink



The main house cleanout is under the kitchen sink on the left

**Water Heater(s)**

**Water Heater Type**

Natural Gas.

**Water Heater Location**

There is a tankless water heater in the front right corner of the garage

**Water Heater Capacity**

Tankless water heaters have a typical refresh rate of between 8 to 10 GPM, gallons per minute

**6.4) Water Heater Conditions**

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



Tankless water heater located front right corner of garage



All water and gas shut offs are located below the unit.  
Gas shut off is the yellow line

**Gas Meter****6.5) Meter location**

Gas meters for the individual units should be located at the far end of the building.

## 7 Building Interior

**Section Description**

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

## Bedrooms

### # of Bedrooms

4 bedrooms

### 7.1) Windows and conditions

All windows inspected tested operable except where noted earlier in the report.

### 7.2) Flooring and conditions

All the bedrooms have carpet. Carpet is not part of the inspection.



Main level wood flooring as you come up the stairs to the left, walls and ceiling in view



Main level wood flooring as you come up the stairs to the right, walls and ceilings in view

## Walls - Ceilings - Floors - Doors

### 7.3) Walls & Ceilings Conditions

All walls and ceilings appeared serviceable. On the main level sidewall window frame, there were visible common cracks along the sides of the window. These can be sealed and painted.





Small common cracks like these around the windows can be sealed and painted

#### **7.4) Floor Conditions**

The main living level has hardwood floors. The upstairs bedroom living area as carpet. The ground-level bedroom as carpet, and the ground-level flooring is tile. All flooring appeared serviceable

#### **7.5) Interior Doors Conditions**

All interior doors tested operable

### **Stairs and Handrails**

#### **7.6) Location(s)**

There are two sets of stairs. One leading from the ground level to the main living level, and the second staircase leading to the upper level bedrooms and laundry.

#### **7.7) General Condition**

All stairs, balusters, and handrails appeared serviceable



View of first set of stairs with balusters and handrail on the left and right sides

## Electrical Conditions

### **7.8) Electrical Conditions**

Electrical conditions appeared serviceable

### **7.9) Lighting Conditions**

All lighting inspected tested operable

## Ceiling Fans

### **7.10) Conditions**

There are numerous ceiling fans throughout the home. All tested operable

## Smoke and CO Alarms

### **Locations**

There were smoke and CO2 alarms visible throughout the home

### **7.11) Smoke and CO Alarm Conditions**

All alarms appeared serviceable

## **8 Bathroom - Primary bath**

## Walls - Ceilings - Floors

### 8.1) Walls & Ceiling Conditions

Walls and ceiling appeared serviceable



Left view of the primary bathroom



Right view of the primary bathroom

### 8.2) Floor Type & Condition

Tile flooring appeared serviceable

### Windows - Doors

#### 8.3) Bathroom Window Conditions

Window appeared serviceable

#### 8.4) Bathroom Door Conditions

There is no formal door to the bathroom, archway opening only. In the bathroom there is a toilet door and a closet door. Both tested operable

### Electrical Conditions

#### 8.5) Electrical Conditions

Electrical conditions appear serviceable

#### 8.6) Lighting Conditions

Lighting tested operable

#### 8.7) Vent Fan Conditions

Vent fans tested operable. Recommendation is to always clean your vent fans every 6 to 12 months to maintain

efficient airflow.

## Bathroom Sink

### **8.8) Counter - Type and Condition**

Dual vanity with hardtop counters appeared serviceable.

### **8.9) Sink & Cabinet Conditions**

Sink faucets and under sink plumbing tested operable. No visible leaks. The right sink drained slowly when filled and drain. Recommendation would be to use an over-the-counter drain cleaner to see if that clears the slow drain. If not, recommendation would be to have a qualified plumber evaluate to determine clog and clear it.



The right sink in the primary bathroom drains very slowly.

## Shower, Tub, and Toilet

### **8.10) Shower & Tub Style**

There is a separate walk-in shower and soaking tub

### **8.11) Shower & Tub**

Both tested operable

### **8.12) Toilet Conditions**

The toilet flushed but did not refill. Recommend proper person evaluate to determine cause and any repair if needed. The water appeared to be on but the toilet did not refill.



The primary bathroom toilet did not refill when flushed.  
Needs further evaluation

## 9 Bathrooms (non- primary)

### Additional Bathrooms

#### 9.1) Additional bathroom locations

There is a full bath located on the entry-level with a shower tub combo, there is 1/2 bath on the main level, and there is a full bath in the upstairs hallway also with a shower tub combo.

### Walls - Ceilings - Floors

#### 9.2) Walls & Ceiling Conditions

All walls and ceilings appeared serviceable

#### 9.3) Floor Type & Condition

Tile flooring in each bathroom appeared serviceable

### Windows - Doors

#### 9.4) Bathroom Window Conditions

There are no windows in any of the bathrooms. Vent fans only.

#### 9.5) Bathroom Door Conditions

All bathroom doors tested operable

### Electrical Conditions

#### 9.6) Electrical Conditions

All electrical conditions appeared serviceable

### 9.7) Lighting Conditions

All lighting tested operable

### 9.8) Vent Fan Conditions

All vent fans tested operable. Recommendation is to always clean your vent fans every 6 to 12 months to maintain efficient airflow.

## Bathroom Sink

### 9.9) Counter - Type and Condition

Single vanities with hardtop counters in all bathrooms. All appeared serviceable. The left edge of the countertop in the hallway bathroom upstairs showed visible common cracks in the caulking. Recommend resealing to eliminate any possible water penetration. This should be an easy fix



Common cracks in the grouting along the left side of the hallway bathroom sink upstairs. Should be resealed all the way around

### 9.10) Sink & Cabinet Conditions

All sink faucets and under sink plumbing tested operable, no visible leaks. The half bath on the main level, the sink drained slowly. Recommendation would be to use an over-the-counter drain cleaner to see if that clears the slow drain. If not recommendation would be to have a qualified plumber evaluate for any repairs necessary to provide efficient water flow.



The main level half bathroom sink drains very slowly.

## Shower, Tub, and Toilet

### 9.11) Shower - Tub Condition

The ground-level bathroom and the top level hallway bathroom both have shower tub combos. Both tested operable

### 9.12) Toilet Conditions

All toilets tested operable

## 10 Kitchen and Appliances

### Section Description

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

### Walls, Ceilings, and Floors

#### 10.1) Walls & Ceilings Conditions

Walls and ceiling appeared serviceable

#### 10.2) Floors and Condition

Wood flooring appeared serviceable

### Windows and Doors

**10.3) Kitchen Window - Type and Condition**

Windows tested operable

**10.4) Kitchen Door - Type and Condition**

There is no formal door to the kitchen, open concept style to the main living area



Open concept style kitchen

**Sink, Counters, and Cabinets**

**10.5) Counter - Type and Condition**

Hardtop counters appeared serviceable

**10.6) Cabinet Conditions**

All cabinets tested operable.

**10.7) Sink Plumbing Conditions**

Sink faucet and under sink plumbing tested operable, no visible leaks

**10.8) Garbage Disposal Condition**

Garbage disposal tested operable

**10.9) Possible Rodent Activity**

There appeared to be some evidence of possible rodent activity under the kitchen sink and in the pantry. Recommend qualified contractor or proper person evaluate to determine if this is current or past and provide any remediation if needed.





There appears to be mouse droppings under the kitchen sink cabinet



There appears to be mouse droppings under the kitchen sink cabinet



There appears to be mouse droppings on one of the pantry shelves on the right

## Appliances

### **Stove & Oven Style**

Gas stove and electric oven

### **10.10) Stove & Oven Condition**

Both tested operable

### **10.11) Hood Fan Conditions**

The fan / hood and light were in operational condition at the time of the inspection.

### **10.12) Dishwasher Conditions**

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

### **10.13) Microwave**

Microwave appeared serviceable

## Electrical Conditions

### **10.14) Electrical Conditions**

Electrical conditions appeared serviceable

### **10.15) Lighting - Type(s) and Conditions**

All lighting inspected tested operable

## 11 Garage

### Section Description

*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 may not be 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. If there you have any living space above the garage, you may want to have it evaluated further by a structural engineer, as it may be seismically vulnerable. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

### Walls, Ceiling, and Floor

#### **Garage Type**

There's a two car attached garage on the back of the townhome

#### **11.1) Walls and Ceiling Condition**

All walls and ceiling appeared serviceable

#### **11.2) Floor Conditions**

Concrete flooring appeared serviceable

#### **11.3) Vehicle Door Conditions**

Vehicle door tested operable

#### **11.4) Safety Sensor Condition**

Safety sensor in place and operable

#### **11.5) Electrical Conditions**

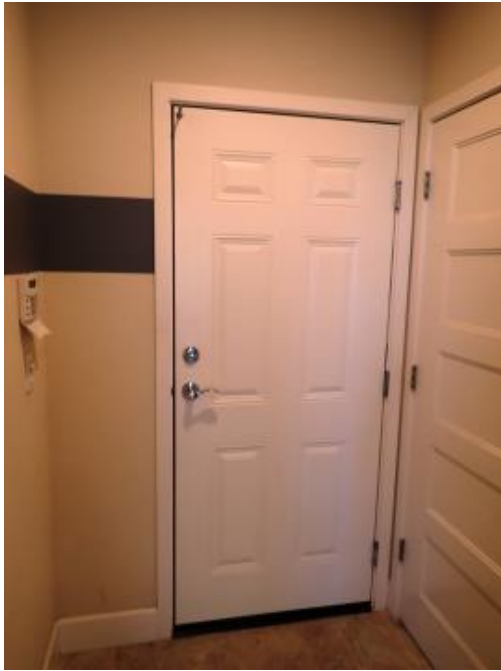
Electrical conditions appeared serviceable

#### **11.6) Lighting Type and Condition**

Lighting tested operable

#### **11.7) Door to House**

The door to the house tested operable with auto close feature attached and operable



Door from house to garage with auto close hinges in place and operable

## 12 Laundry Area

### Section Description

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

### Laundry

#### **Location**

There is a dedicated laundry room on the top level

#### **12.1) Area Condition**

Area appeared serviceable



Dedicated laundry room on the top level

### 12.2) Washer & Dryer

Washers and dryers are considered personal property and are not part of the inspection.

### 12.3) Hose Bibs - Hookups

All hookups appeared serviceable

## 13 Foundation

### Section Definition

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

### Foundation

**Foundation Type**

The townhome sits on a concrete slab foundation