

Inspection #: 00000000 Inspector: **AMERISPEC OF SAN DIEGO**
Date: 07/01/2008 **2725 Jefferson Street #5**
Property Address: 1234 Main Street **Carlsbad, CA 92008**
Carlsbad CA 92008 **760-585-2355**
Buyer's Name: John & Mary Smith
Selling Agent: Jane Adams Selling Agent Company: ACME Realty

At your request, a comprehensive, visual, physical inspection of the above property was performed. AmeriSpec Home Inspection Service is pleased to submit the enclosed report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the overall condition of this property. Our inspectors are highly trained to perform a thorough, visual inspection of all accessible areas to determine if construction, materials, and workmanship were standard for the industry when this structure was built.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Furthermore, owning any building involves some risk, and while we can give an excellent overview of the property, we cannot inspect what we cannot see. Moving furniture, any dismantling, or lighting of gas pilots is not within the scope of this inspection. This report is not an exhaustive evaluation; such an evaluation would cost many times more.

Your attention is directed to your copy of the INSPECTION AGREEMENT. It more specifically delineates the scope of the inspection and the limit of AmeriSpec Home Inspection Service's liability in performing this inspection.

This report is not a substitute for the disclosures (seller and agents) required by Civil Code 112 et. Seq., nor is it a substitute for the Real Estate Transferee Disclosure Statement (TDS-14). Please consult with your agent to identify which parties are responsible for disclosing those aspects of this transaction that would be of importance to you. **LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.**

Items in the home can and do experience failure without prior indications. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

We abide by the California Real estate Inspectors Association(CREIA) standards and code of ethics; therefore, we cannot make repairs nor refer contractors.

Realizing you had a number of companies to choose from to perform this service, we appreciate you selecting our company for your home inspection needs.

If you have any questions regarding this report or any questions relating to the general condition of the property, please do not hesitate to call. Again, thank you.

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The item was inspected and appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

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GENERAL CONDITIONS

1001	Inspector	Jess Alvarez.
1002	In Attendance	Buyer(s); Buyers Agent.
1003	Occupancy	The property is vacant.
1004	Property Information	This is a single-family home.
1005	Levels	1 story structure.
1006	Estimated Age	This structure is approximately 15 to 20 years of age.
1007	Weather Conditions	Weather conditions at the time of inspection were sunny, warm.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

Step #	Component	Comments
1101	Driveway	Concrete.
1102	Walkways	Concrete.
1103	Fences / Gates	Wood; Chain link. Missing wood slats and deterioration noted. We advise repairs/replacement as required or needed.
1104	Siding	Stucco. Stress/settling cracks noted. Stucco noted chipped along screed line. Spalling deterioration noted at stucco walls at front and right side. We advise repairs/replacement as required or needed by siding contractor. Stained stucco and patching noted. Portions of the siding at front and right side are in direct contact with the ground. This can cause accelerated deterioration and a higher probability of pest infestation. Advise necessary corrections to prevent damage.
1105	Trim	Wood.
1107	Window Frames	Metal frame.
1108	Electrical	Serviceable.
1109	Gutters / Downspouts / Scuppers	Vinyl. Loose seams and sections noted. System in general disrepair. We advise repairs/replacement as required or needed.

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1100**Exterior (cont)**

1110	Sprinklers	A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.
1110a	Hose bibs	Serviceable. Exterior faucets are located at the front, rear of the property.
1111	Bell / Chime	Serviceable.
1111a	Chimney	Prefabricated metal covered by stucco chase. A spark arrester is installed as a safety feature. Metal chimney cap appears loose. We advise making necessary corrections by chimney repair specialist.
1112	Lot / Grade Drainage	Sloped lot. Grade at foundation appears inadequate at right side. Whenever evidence of ponding is noted, particularly near the foundation, some concern about lot drainage may be warranted. It is beyond the scope of our inspection to verify drainage systems. Client is advised to obtain further review from a specialist. Large hole noted around surface drain at left rear. This is a safety concern. We advise making necessary corrections.
1113	Gas Meter(s)	The gas meter is located at left side. <i>Gas appliances noted installed at this home. We advise installing a carbon monoxide detector as a safety upgrade. This will allow proper warning in case of appliance defects or failure.</i>
1114	Foundation / Type	Material is concrete, slab construction. Foundation anchor bolts: none visible. However, since 1950 building standards have required the use of foundation anchor bolts in new home construction.
1116	Retaining Wall(s)	Retaining wall observed at right side. Due to the lack of visibility of footings, we are unable to determine if the wall is properly constructed or permitted.
1117	Exterior Comments	Spa noted. This system is not within the scope of this report. Client is advised to consult a specialist for further review prior to the close of escrow.

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification.

Step #	Component	Comments
1201	Material/Type	Sloped construction, tile material.
1202	Methods Used To Inspect	The roof was inspected from the eaves with ladder.
1203	Flashing	Intact, where visible.
1204	Conditions	Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet or is composed of materials that can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
		Slipped tiles noted below front skylight. We advise contacting a licensed roofing contractor to make necessary corrections.
1205	Skylights	Skylight installed at this roof. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time, we advise obtaining a roof certification before the close of escrow if client is concerned.

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc.

Step #	Component	Comments
1301	Access location / Inspection method	The attic access is located at master bedroom closet. Partially accessed due to limited space.
1302	Framing	Trusses.
1303	Sheathing	Plywood.
1304	Evidence of Leaking	No water stains observed at the time of inspection.
1305	Insulation	Rolled insulation noted. Where visible, approximate thickness is 6 to 8 inches.
1306	Ventilation	Gable vents.
1307	Electrical	Present.
1308	Ducting	Insulation wrap at ducting noted deteriorated. We advise repairs/replacement as required or needed. <i><u>Improperly sized ducts, leaking or improperly fitted ducting is not always visible to the inspector. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.</u></i>

Porch/Patio/Deck/Balcony

Step #	Component	Comments
1401	Type/Location	This is a patio, located at rear.
1402	Cover	Open wood. Deterioration noted at supports. We advise referring to structural pest inspection report.
1404	Electrical	Serviceable.
1407	Deck/Slab	Concrete; Wood. Wood deck at spa area is in deteriorated condition and lacks handrail for safety. We advise repairs/replacement as required or needed by licensed general contractor.

Garage

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

Step #	Component	Comments
1500a	Type	Attached garage.
1501	Exterior	Stucco.
1502	Roof	See roof comments.
1503	Ceiling	Open framing. Stains noted above water heater.
1504	Slab	Concrete.
1505	Garage Door	Metal, sectional, double door. Damaged door panels noted. We advise repairs/replacement as required or needed.
1506	Garage Door Hardware	Overhead rail. Garage door spring noted broken. We advise contacting a qualified specialist for replacement of this spring.
1507	Door Opener	Unable to test due to broken spring.
1510	Fire Door	Self closer installed as a safety feature.
1511	Fire Wall	Appears intact.
1512	Walls	Drywall.
1513	Electrical	Serviceable. Ground fault interrupter provided for safety.

Laundry Area

Step #	Component	Comments
1601	Location	Laundry area located at garage entry.
1601a	Floor	Vinyl flooring.
1602	Walls	Screens missing from combustion air vents. We advise making necessary corrections to prevent pest intrusion.
1603	Ceiling	Serviceable.
1604	Doors	Serviceable.
1605	Windows	Serviceable.
1606	Cabinets	Serviceable.
1607	Electrical	Serviceable.
1608	Exhaust Fan	Serviceable.
1610	Washer Hookups	Supply valves noted, not tested. These valves may leak when activated under pressure. Supply valves noted corroded. We advise replacement.
1611	Dryer Hookups	Gas.

Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.

STARTING OCTOBER 1, 2005, CALIFORNIA CONTRACTORS IN CERTAIN CLIMATE ZONES WILL BE REQUIRED TO DO DUCT TESTING, SEALING AND REPAIR OR REPLACEMENT WHEN CHANGING OUT HVAC EQUIPMENT IN RESIDENTIAL BUILDINGS.

Step #	Component	Comments
1701	Heating Fuel	Gas. <i>Due to inaccessibility of many of the components of this unit, our review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection, as heat exchangers are not visible or accessible to the inspector.</i>
1702	Heating System Type	Forced air-heating unit.
1703	Location of unit	The heating system is located in the laundry. Unit was activated at time of inspection. Gas shut off and electrical disconnect provided.
1704	Air Filters	Serviceable.
1706	Exhaust Venting	Intact.
1707	Thermostat	Operable. The thermostat is located at the hallway.
1708	Ducting	Airflow noted through accessible registers.

Air Conditioning

Recent California standards for air conditioning systems in effect as of January 2006 require newly installed systems to adhere to SEER 13 energy rating guidelines.

Systems currently in place with less than SEER 13 rating can be replaced or installed until parts are no longer available. Some manufactures have indicated that the new SEER 13 systems will be physically larger than prior systems and require reconfiguration of replacement systems. Additional information is available at www.doe.gov or www.13seersolutions.com.

Step #	Component	Comments
1801	Type of unit	Electric compressor.
1802	Location of unit	The electric compressor is located at the exterior left. Main disconnect noted.
1803	General Conditions	The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.
1805	Ducting	Airflow noted through accessible registers.
1806	Air Conditioning Comments	Condensate drain lines are installed in a nonstandard manner. Drain lines have a negative slope and secondary line connects to primary drain line. We advise making necessary corrections by HVAC contractor.

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

Step #	Component	Comments
1901	Shut Off Valve Location	Main shut-off is located at interior of garage, right side. <i>Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. <u>For this reason main shut-off valves are not tested during a home inspection.</u> We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.</i>
1902	Supply Lines	Copper.
1903	Water Supply System	Water pressure at time of inspection was 100 PSI. High water pressure noted. This may cause water lines, faucets, and water supplied appliances to fail. We advise replacing or adjusting this regulator to the industry recommended range of 40-65 PSI.
1904	Waste System	ABS plastic.

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area.

IT IS IMPORTANT TO NOTE THAT A WATER HEATER MAY FAIL AT ANY TIME. WHEN REPLACING THIS UNIT, NEW CODES, STANDARDS AND REGULATIONS MAY APPLY. WE ARE NOT RESPONSIBLE FOR NECESSARY UPGRADES TO COMPLY WITH CURRENT CODES, STANDARDS OR REGULATIONS.

Step #	Component	Comments
2001	Capacity	40 gallon.
2002	Energy Source	Gas.
2003	Location of unit	The water heater is located at the garage.
2004	Water Heater Condition	Gas shut off valve noted near this appliance. Cold water shut off noted intact. Temperature relief valve installed as a safety feature. Discharge line noted. The water heater appears to be properly strapped for earthquake safety.
2005	Venting	Intact.

Electrical

Our electrical inspection is done by inspecting visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report.

Step #	Component	Comments
2101	Service Amperage and Voltage	Main electrical service is approximately 100 amps and 240 volts.
2102	Electrical Main Service	Service entrance is underground. Grounding system: present.
2103	Main Electrical Panel & Location	The main electrical panel is located at the left side exterior. Overload protection is provided by breakers. Main disconnect noted. Low amperage branch circuit conductor is copper, preferred for safety.

Smoke Detector

Step #	Component	Comments
2200	Smoke Detectors	Serviceable. Smoke detectors are located at hallway. Battery and alarm at unit tested, We advise periodic testing to ensure proper working order.

Fireplace

Step #	Component	Comments
2300	Fireplace	Fireplace located at living room. Gas jet provided. Key noted missing, unable to test. Damper noted, tested. Creosote build-up noted at chimney. We advise obtaining a professional cleaning. Damaged doors noted. We advise replacement.

Entry Way

Our interior review is visual and evaluated with similarly aged homes in mind. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double-check these items, if concerned.

NOTE: AS POINTED OUT IN THE INSPECTION AGREEMENT, MATERIALS REGULARLY USED IN RESIDENTIAL CONSTRUCTION MAY CONTAIN POTENTIALLY HAZARDOUS SUBSTANCES SUCH AS ASBESTOS AND FORMALDEHYDE. OUR REPORT WILL NOT IDENTIFY THESE SUBSTANCES SINCE LABORATORY TESTING IS NECESSARY TO DETECT THEIR PRESENCE.

Step #	Component	Comments
2501	Floors	Tile.
2502	Walls	Serviceable.
2503	Ceilings	Serviceable.
2504	Doors	Serviceable.
2505	Windows	Serviceable.
2505a	Screens	Security screen door. Latch noted sticks. We advise making necessary corrections.
2506	Electrical	Serviceable.
2509	Closet / Cabinet	Serviceable.

Kitchen

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. NOTE: DISHWASHERS CAN FAIL AT ANY TIME DUE TO THEIR COMPLEXITY. Our review is to determine if the system is free of leaks and excessive corrosion.

THE PRESENCE AND/OR ODOR OF MOLD AND/OR MILDEW ARE POSSIBLE ANYWHERE THERE IS MOISTURE, SUCH AS: UNDER SINKS AND PLUMBING AT KITCHENS AND BATHROOMS, PLUMBING LEAKS, CRAWL SPACES, ETC. OFTEN THE MOISTURE IS HIDDEN FROM VIEW BY PERSONAL PROPERTY OR IF IT IS PRESENT WITHIN WALLS, UNDER FLOORING, INSIDE CABINETS OR IN AN INACCESSIBLE AREA. DETERMINATION OF THE PRESENCE OF MOLD AND/OR MILDEW, OR POSSIBLE HEALTH HAZARDS RESULTING FROM EXPOSURE TO THESE ORGANISMS IS NOT WITHIN THE SCOPE OF THIS INSPECTION. IF CLIENT HAS ANY CONCERNS REGARDING THE PRESENCE OF MOLD AND/OR MILDEW, WE ADVISE CONSULTING WITH AN INDOOR AIR QUALITY SPECIALIST OR OTHER QUALIFIED PERSON, FOR ANY TESTING, EVALUATIONS AND/OR REMOVAL, WHICH MAY BE DESIRED PRIOR TO CLOSE OF ESCROW.

Step #	Component	Comments
2601a	Floors	Tile.
2602	Walls	Serviceable.
2603	Ceilings	Serviceable.
2604	Doors	Serviceable. Pocket door.
2605	Windows	Serviceable.
2605a	Screens	Torn screen noted. We advise repairs/replacement as required or needed.
2606	Cabinets	Evidence of long term water deterioration/damage noted under sink. This is a safety concern as mold and mildew may be present. We advise removal and replacement of damaged wood. Hinges noted sprung. We advise repairs/replacement as required or needed.
2607	Counter Tops	Serviceable. Formica.
2608	Electrical	Serviceable. Ground fault interrupter provided for safety.
2609	Sinks	Serviceable. Double bowl.
2610	Sink Faucets	Serviceable.

2600 Kitchen (cont)

2611	Traps / Drains / Supply	Serviceable.
2612	Disposals	Manufactured by Insinkerator (ISE).
2613	Dishwasher(s)	Manufactured by Whirlpool. Air gap for drain line is not connected to sink top causing water to leak under sink. We advise contacting a licensed plumber to make necessary corrections.
		<i>Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.</i>
2614	Stove / Cook Top	Electric. Unable to determine manufacturer. Burners noted operable. Back panel missing from unit creating a large gap between stove and wall. We advise making necessary corrections.
2615	Ovens	Serviceable. Electric. Unable to determine manufacturer.
2616	Hood / Fan / Light	Serviceable. Combination unit with microwave noted; Light noted serviceable.
2617	Microwave	Serviceable. Manufactured by General Electric.

Living Room

Step #	Component	Comments
2701a	Floors	Carpet.
2702	Walls	Serviceable.
2703	Ceilings	Serviceable.
2705	Windows	Window noted slides with difficulty. We advise making necessary corrections.
2705a	Screens	Serviceable.
2706	Electrical	Serviceable.

Dining Room

Step #	Component	Comments
2721a	Floors	Carpet.
2722	Walls	Serviceable.
2723	Ceilings	Serviceable. Ceiling fan noted, activated.
2725	Windows	Serviceable.
2725a	Screens	Serviceable.
2726	Electrical	Serviceable.

Other Room

Step #	Component	Comments
2741	Location	This is the family room.
2741a	Floors	Tile.
2742	Walls	Serviceable.
2743	Ceilings	Serviceable.
2744	Doors	Serviceable. Glass slider.
2745a	Screens	Torn screen noted at glass slider. We advise repairs/replacement as required or needed.
2746	Electrical	Serviceable.

Hall/Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comments
2801a	Floors	Carpet.
2802	Walls	Serviceable.
2803	Ceilings	Serviceable.
2806	Electrical	Light fixture noted inoperable , possibly due to bulb.
2809	Closet / Cabinet	Serviceable.

Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

THE PRESENCE AND/OR ODOR OF MOLD AND/OR MILDEW ARE POSSIBLE ANYWHERE THERE IS MOISTURE, SUCH AS: UNDER SINKS AND PLUMBING AT KITCHENS AND BATHROOMS, PLUMBING LEAKS, CRAWL SPACES, ETC. OFTEN THE MOISTURE IS HIDDEN FROM VIEW BY PERSONAL PROPERTY OR IF IT IS PRESENT WITHIN WALLS, UNDER FLOORING, INSIDE CABINETS OR IN AN INACCESSIBLE AREA. DETERMINATION OF THE PRESENCE OF MOLD AND/OR MILDEW, OR POSSIBLE HEALTH HAZARDS RESULTING FROM EXPOSURE TO THESE ORGANISMS IS NOT WITHIN THE SCOPE OF THIS INSPECTION. IF CLIENT HAS ANY CONCERNS REGARDING THE PRESENCE OF MOLD AND/OR MILDEW, WE ADVISE CONSULTING WITH AN INDOOR AIR QUALITY SPECIALIST OR OTHER QUALIFIED PERSON, FOR ANY TESTING, EVALUATIONS AND/OR REMOVAL, WHICH MAY BE DESIRED PRIOR TO CLOSE OF ESCROW.

Step #	Component	Comments
2901	Location	This bathroom is located at hall.
2901a	Floors	Vinyl flooring.
2902	Walls	Serviceable.
2903	Ceilings	Serviceable.
2904	Doors	Serviceable.
2906	Electrical	Serviceable.
2907	Exhaust Fan	Serviceable.
2908	Heating Source	Forced air-heating register.
2909	Tub Surround	Fiberglass one-piece unit. Cracks noted at tub bottom. We advise repairs/replacement as required or needed.
2910	Tub Faucet	Spout noted not sealed at wall. We advise making necessary corrections.
2911	Shower Surround	At tub.
2913	Shower Enclosure	Serviceable. Tempered safety glass installed at shower/tub enclosure for safety.
2914	Shower Faucet	Diverter noted defective; does not fully divert water to showerhead. We advise making necessary corrections.
2915	Sinks	Serviceable.
2916	Sink Faucets	Serviceable.

2900 Bathroom (cont)

2917	Traps / Drains / Supply	Serviceable.
2918	Counter / Cabinets	Man-made marble. We advise caulking at backsplash seam.
2919	Toilet	Tank hardware noted defective. We advise repairs/replacement as required or needed.

Bathroom #2

Step #	Component	Comments
2901.2	Location	This bathroom is located at master bedroom.
2901a.2	Floors	Vinyl flooring. We advise sealing at shower.
2902.2	Walls	Serviceable.
2903.2	Ceilings	Serviceable.
2904.2	Doors	Serviceable.
2905.2	Windows	Serviceable.
2905a.2	Screens	Serviceable.
2906.2	Electrical	Serviceable.
2907.2	Exhaust Fan	Serviceable.
2908.2	Heating Source	Serviceable. Heat lamp.
2911.2	Shower Surround	Serviceable. Fiberglass one-piece unit.
2913.2	Shower Enclosure	Serviceable. Glass. Tempered safety glass installed at shower/tub enclosure for safety.
2914.2	Shower Faucet	Low water flow noted. Leaking noted at showerhead. We advise contacting a licensed plumber to make necessary corrections.
2915.2	Sinks	Serviceable.
2916.2	Sink Faucets	Serviceable.
2917.2	Traps / Drains / Supply	Serviceable.
2918.2	Counter / Cabinets	Man-made marble. We advise caulking at backsplash seam.
2919.2	Toilet	Serviceable.

Bedroom

Step #	Component	Comments
3001	Location	Master bedroom.
3001a	Floors	Carpet.
3002	Walls	Serviceable.
3003	Ceilings	Serviceable.
3004	Doors	Serviceable. Standard door; Glass slider.
3005a	Screens	Torn screen noted at glass slider. We advise repairs/replacement as required or needed.
3006	Electrical	Serviceable.
3007	Closet / Cabinet	Serviceable.

Bedroom #2

Step #	Component	Comments
3001.2	Location	This bedroom is located at left front.
3001a.2	Floors	Carpet.
3002.2	Walls	Serviceable.
3003.2	Ceilings	Serviceable.
3004.2	Doors	Serviceable.
3005.2	Windows	Serviceable.
3005a.2	Screens	Serviceable.
3006.2	Electrical	Serviceable.
3007.2	Closet / Cabinet	Serviceable.

Bedroom #3

Step #	Component	Comments
3001.3	Location	This bedroom is located at right rear.
3001a.3	Floors	Carpet.
3002.3	Walls	Serviceable.
3003.3	Ceilings	Serviceable.
3004.3	Doors	Standard door; French doors.
3005.3	Windows	Serviceable.
3005a.3	Screens	Serviceable.
3006.3	Electrical	Cover plate noted missing at rear outlet. We advise replacement.
3007.3	Closet / Cabinet	Doors noted missing. We advise replacement.