Evergreen Home Inspections
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PROPERTY INSPECTION REPORT

Prepared for: **Curly Howard**

Concerning: **45717 Sample Lane, Novi, MI 48088**

By: **Frank Bartlo**

InterNACHI ID # **04081281**

Inspection Date: **April 1, 2014**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read *all* of this information.

The following abbreviations are used in describing the location of features: L=left, R=right (or rear, in certain contexts), C=center, F=front, N=north, S=south, E=east, W=west, br=bedroom, bsmt=basement, kit=kitchen, fr=family room and ofc=office. When describing the location of a feature on a building that does not generally face north, south, east, or west, left and right shall refer to the orientation as viewed from the front of the main building when used in a general context (e.g., left wall of right rear first floor lavatory).

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. It is also beyond the scope of an inspection to change burned-out light bulbs to test fixtures during the course of an inspection, though inspector may have do so or perform other simple corrective actions (such as removing a very dirty furnace filter or shutting off an electrical circuit that was deemed a serious hazard) where such action was deemed sensible and prudent to prevent serious injury and/or property damage that could be easily prevented. Inspector assumes *no* liability whatsoever for any such actions, nor for failure to take any such actions.

If the property is "de-winterized" to conduct this inspection, inspector assumes absolutely no liability whatsoever pertaining to such "de-winterization," nor "winterization" actions, if any, taken at the end of the inspection. It is the responsibility of the Client and any agents involved to contact the Seller to inform the Seller of any such actions to enable the Seller to ensure the property is "winterized" to their satisfaction.

While inspection report ***may*** address issues that are code-based or ***may*** refer to particular codes, **this is *not* a code compliance inspection** and ***does not*** verify compliance with manufacturer's installation instructions. The inspection ***does not*** imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify ***all*** potential hazards, some of which may involve examination of the property that is beyond the scope of such a general inspection as this.

Any estimates of the remaining useful life of features, such as the roof, furnace, etc. are strictly the inspector's opinion, and *no warranties of any sort* pertaining to such estimates are made or implied. Consultations with properly licensed specialists are recommended to obtain better estimates of such life expectancies.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as deficient may be considered life-safety upgrades to the property.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The Inspector is a "general practitioner," *not* a specialist, and due to its limitations and time constraints the inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. However, it is ***not*** the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous reports, which may be obsolete or inaccurate in any case.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further

evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified specialists may lead to the discovery of additional deficiencies that may involve additional repair costs, as such evaluations are likely to involve actions that are beyond the scope of such a general inspection as this. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but arrangements may be made for such follow-up services, for which inspector may charge additional fees.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs and/or professional opinions of licensed specialists may affect the meaning of the information in this report.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather: **cloudy, mostly light winds, temperature in low to mid 70s F**
Natural gas: **on**
Electric: **on**
Water: **on**
Approximate year built: **2005**
Construction: **wood frame townhouse condo unit**
Street address faces (for purposes of report):
Present at inspection: **Inspector**

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Reporting typically includes structural and water entry conditions pertaining to the foundation and limitations regarding inspection of the foundation, such as basement finishing.

Please note that occasional or seasonal foundation leakage can be effectively concealed, so the possibility of such future leakage can be difficult if not impossible to anticipate in a recently cleaned or remodeled basement.

The inspector is not a structural engineer. If any concern exists about the potential for future movement, evaluation by a qualified, licensed structural engineer is recommended.

Comments:

- Probably association maintained. Concrete slab foundation was generally in good condition to the extent observable, with no indications of structural issues observed.

☒ ☐ ☐ ☐ **B. Grading & Drainage**

Reporting typically includes general observations regarding grading and drainage to the extent such were observable.

Comments:

- Probably association-maintained, except for modifications, if any, made by occupant. It is advisable to examine bylaws to be sure of who maintains various features of the building. No obvious associated issues were observed.

☒ ☐ ☐ ☐ **C. Roof Covering Materials and Associated Features**

Reporting typically includes visible/accessible portions of the roof covering, flashings, skylights, gutters, downspouts, fascia, soffit, eaves, and roof penetrations. Limitations of such inspection due to accessibility are typically noted.

If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. Roofs are not inspected for insurance company insurability unless otherwise noted, in which case no warranties of insurability are provided, as such is beyond Inspector's control.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• Probably association-maintained; shingles and other roof features were generally observed to be in good condition.

☒ ☐ ☐ ☐ **D. Roof Structure & Attic**

Reporting typically includes observations of the roof structure, sheathing, ventilation, insulation, and other features of attic spaces. Attic access issues and limitations, if any, are also noted. Observations of mechanical features such as duct issues may be reported in their respective categories.

Comments:
• Attic space may be association-maintained, though alterations by contractors hired to do work inside the unit may be Owner`s responsibility. It is advisable to consult association bylaws regarding such matters.

• Attic was generally well insulated, with an average observed depth of 13-14 inches above living space ceilings. Insulation provided relatively even coverage.
Attic framing and roof sheathing were observed to be sound, with no significant issues evident where visible, except as otherwise noted.
Ventilation appeared to be very good and properly configured, but was not measured, as such would be well beyond the scope of such an inspection.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Possible Security Concern:

- Attic spaces between units may only be separated by drywall on top of framing, which could be easily cut to allow passage between the attic spaces of the units.

Locking latches on the access panel would be desirable as a precautionary measure.

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)**

Conditions pertaining to the interior and exterior wall surfaces related to structural performance and water penetration are typically reported. Cosmetic issues are typically only noted if they appear to relate to leakage and/or structural issues, except for new construction or remodeling inspections, in which case all significant substandard work is reported. Issues that also affect walls may also be reported here to avoid redundant reporting.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• Walls were generally well maintained, and in very good structural condition to the extent observable, except for slight cosmetic imperfections.

Deficiency:
• A dent was observed in the wall in the laundry room from the garage passage door knob. Plastic stick-on door bumpers are available to repair and prevent such dents.

☒ ☐ ☐ ☒ **F. Ceilings & Floors**

Observations of ceilings and floors related to structural performance and/or water penetration are typically reported. Cosmetic issues are typically only noted if they appear to relate to leakage and/or structural issues, except for new construction or remodeling inspections, in which case all significant substandard work is reported.

Comments:
• Floors and ceilings were generally well maintained, and in very good structural condition to the extent observable, with only slight imperfections observed, mostly cosmetic.

Deficiencies:
• Threshold for the S 2nd floor bathroom door was not secured. Probably the grout or adhesive just came undone.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

☒ ☐ ☐ ☐ **G. Doors (Interior & Exterior)**

Observations of the condition and operation of interior and exterior doors including the overhead garage doors are typically reported. Minor cosmetic issues (paint condition, etc.) are typically not reported, except for new construction or remodeling inspections.

Comments:

- Doors were observed to be generally in good condition and operating properly at the time of the inspection. Exterior doors may be maintained by the association. It is advisable to investigate bylaws.

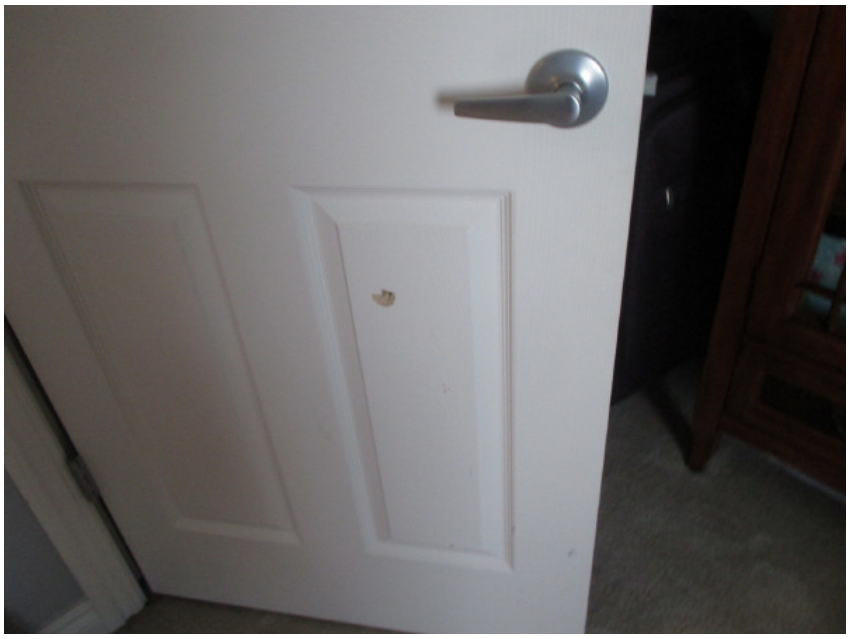
Deficiencies:

- A gap was observed in the weatherstripping below the corner of the overhead garage door. This could allow mice or other small vermin to enter. Adjustment or replacement of the weatherstripping to close the gap is recommended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• N bedroom closet door had a small dent that should be easily patchable with spackling or wood filler.



☒ ☐ ☐ ☒ **H. Windows**

Reporting typically includes the operational condition of windows, with particular attention to potentially hazardous conditions, such as falling sashes that could pose chopping hazards.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Minor cosmetic issues (paint condition, tiny corner cracks or holes in screens, etc.) are typically not reported, except for new construction.

Conditions associated with sliding glass doors may be reported in this category to save redundant reporting.

Comments:

- Windows functioned well, and were observed to be in very good physical condition, except as noted.

- Maintenance of some window features may be the responsibility of the association.

Deficiencies (possibly association-maintained):

- Lower sash of the N bedroom window did not stay up when opened about 6 inches or less (marked with a yellow dot). This was evidently due to loose, faulty, or disconnected sash springs, and is likely to worsen with time such that the sash could pose a chopping hazard if not corrected.

Sash being held in place by Inspector

- A small amount of streaky debris, evidently from evaporated condensation was observed between the panes of the L window in the s bedroom, evidently due to a poor seal. The effect is mainly cosmetic.

Reportedly there is a method by which such condensation can be removed and the sash re-sealed, typically advertised as "de-fogging" of windows.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Small holes were observed in the screen for the sliding glass door to the balcony. Patches for small holes and re-screening kits are available, and some hardware dealers repair screens.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
☒	☐	☐	☐	**I. Stairways and Access Ramps (Interior & Exterior)**

Reporting of stairways and access ramps typically pertains to visible or accessible observations of structural soundness and safety considerations.

Minor conditions, such as minor cosmetic damage and ordinary squeaking are typically not reported, nor are code matters pertaining to the height and depth of stairs, except where such pose obvious functional issues or hazards in Inspector's judgment.

Conditions associated with features such as porches or decks may be reported in the porch, deck. and balcony category to save redundant reporting.

Comments:
- Stairways were observed to be firm underfoot and properly configured where visible. Stairway structures were not visible, being behind wall and ceiling finishes.

☒	☐	☐	☐	**J. Porches, Balconies, Decks, and Carports**

Observations pertaining to safety and structural soundness are typically reported. Code issues are typically not reported, except where obvious hazards were observed; nor are cosmetic defects typically reported, except for substandard work in new construction, or issues that are deemed to have potentially significant structural importance in the not too distant future.

Issues pertaining to porch roofs or balcony surfaces may be reported in the roof section where appropriate and/or to save redundant reporting.

Comments:
- Most likely association-maintained. No obvious significant issues were observed.

☒	☐	☐	☐	**K. Other**

Functional conditions observed during the inspection pertaining to other structural and/or landscaping matters not categorized elsewhere are typically reported here.

Comments:
- Exterior cosmetic and structural features were most likely the responsibility of the association. Such features were observed to be generally in good condition and well maintained.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Reporting typically includes observations pertaining to the service entrance wiring, electrical panels and sub-panels to the extent such are safe and accessible to inspect. Panels that cannot be opened with a screwdriver without undue difficulty (i.e., have screws that are rusted or badly over-painted in place) may not have been inspected.

Code matters such as amperage of service are typically not reported, as codes change over time, unless such are related to observed functional issues or hazards, or potential issues that may arise in the future (such as water pipe grounding to galvanized piping that may be replaced soon).

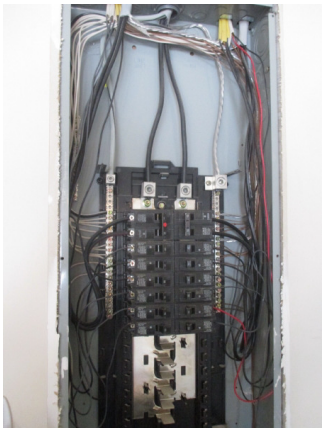
Comments:

• Observed to be generally in good condition, safely wired according to standard practices at the time of installation where visible/accessible, and functioning as intended, except as otherwise noted.

Informational note::

• No main breaker or fuse block were observed in or near the distribution panel inside the unit. Main disconnect was located near the meter on the exterior of the building.

This is not inherently hazardous, and is very commonplace for such complexes built in this era, but could enable a prankster to shut off the power, and makes it more difficult to shut off all of the power to the unit in an emergency than if a main disconnect were present in the distribution panel.



Deficiencies

• Dual circuit breaker for the AC circuit was improperly rated, according to its specifications, which called for a circuit breaker or fuses rated no higher than 20A (marked with a red dot).

This provides inadequate protection against current overload. Replacement with a properly rated breaker is recommended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• AC unit exterior disconnect was melted, and its seat not secured, such that it could not be used. This may have been due to overheating of the equipment or wiring, to which the noted improperly rated circuit breaker may have contributed.

Wasp's nests were observed in the panel, which may have been due to the cover having been difficult to close on account of the equipment pressing out against it, or they may have entered through the drain hole on the bottom (indicated).

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices and Fixtures**

Reporting typically includes electrical receptacles, switches, fixtures, and general wiring conditions to the extent observable. Typically much of the wiring is concealed and some outlets may be obstructed by large and/or delicate furniture and personal possessions of occupants.

Comments:

• Outlets, switches, and fixtures that were tested or operated were observed to be in good condition and functioning properly, except as otherwise noted.

• Regular outlets in the kitchen counter areas and bathroom were run from and protected by GFCI outlets in other kitchen and other bathroom locations, respectively.

Therefore, if an outlet in those areas has no power, a GFCI outlet protecting it may just need to be reset.

It is advisable that such outlets protected in series be stickered as "GFCI protected" so this is known and a person would know to reset the GFCI outlet if the outlet does not operate.

Deficiencies

• Front exterior GFCI outlet did not trip when its "test" button was pressed, the button having been jammed (marked with a green dot). This probably lacks GFCI function, operating as a regular outlet. Replacement with a working GFCI outlet is recommended to ensure maximum protection against accidental electric shock.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Reporting typically includes the operation, safety, and functionality of heating equipment. No dismantling of the equipment beyond removal of easily removable panels is required in a inspection.

Please note that elevated carbon monoxide (CO) levels may result from sources other than the heating equipment, such as traffic and construction outside the building and/or cooking inside the building. Therefore, inspector may be unable to make a reliable assessment of carbon monoxide leakage from heating equipment under such conditions.

Comments:

• Gas, forced-air furnace functioned well and heated the air effectively. A unit of this age (evidently the original unit) is in the early to middle portion of the typical life expectancy of such a unit.

No carbon monoxide (CO) was detected in the supply air when the unit was run.

The heat exchanger was in good condition where visible near the burners. Carbon monoxide (CO) leakage is typically caused by cracks or holes in a heat exchanger.

Cracks can eventually form in a heat exchanger from repeated expansion and contraction of the metal over time, and a heat exchanger can eventually corrode to the point it rusts through.

It is very important to have working carbon monoxide (CO) detectors in the most commonly used rooms (except kitchens) and any rooms in which people may fall asleep are in any building with a gas, forced air furnace.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Reporting typically includes the condition and performance of the cooling systems. Please note that operation of an AC unit when weather is not warm enough can cause damage. Such limitations are noted

It is recommended that the unit be serviced once a year by a licensed HVAC company, especially when a unit is over 10 years old.

Comments:

- AC system was observed to function and cool the air adequately, but not exceptionally well, with an observed temperature decrease in the supply air from 75.4 degrees F to and 64.8 degrees F after having been run for 23 minutes, and 63.2 degrees F after having been run for 46 minutes.

Such a supply air temperature cooled the house adequately during the inspection conditions, but may not be adequate during hotter conditions.

If cooling performance seems inadequate and/or electric bills appear to be very high during hot weather, a servicing checkup by a qualified, licensed cooling specialist would be advisable, and a coolant recharge may be needed to improve performance.

A unit of this age (evidently the original unit) is more-or-less in the middle portion of the typical life expectancy of a central AC condenser, and typically somewhat less efficient than a more modern unit. Annual servicing checkups are recommended.

5:47pm reading (bottom figure an artifact of a broken off probe)

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

6:10pm reading

6:33pm reading

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, Vents, and Other Components**

The condition and routing of the ducts, vents, flue systems, and filters is typically reported to the extent such are observable. Other heating and cooling system features such as thermostats and boiler system heat distribution features including piping, radiators, etc., are reported in this section.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• Observed to be in good condition and properly configured where visible.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐ **A. Water Supply System and Fixtures**

The condition and operation of accessible and visible water supply components are typically reported to the extent possible. Limitations such as lack of water service are typically also noted.

Comments:
• Copper supply piping was observed to be generally in good condition to the extent it was visible. Water flow was good at all fixtures, with very little decrease in water pressure when multiple fixtures were run at the same time. Fixtures were observed to be functional and in good condition.

• Stopper gaskets cautionary note: Toilet stopper gaskets were of a type that is subject to premature deterioration, resulting in the toilet running constantly. These were in good condition and effective at the time of the inspection.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

The condition and performance of waste-water drain and vent pipes are typically reported to the extent such are observable and/or functional.
REPORTING DOES NOT INCLUDE STANDALONE CLOTHES WASHER DRAINS.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• PVC drain, waste, and vent piping was observed to be generally in good condition and functioning properly, with good drainage observed, except as noted.

Deficiencies
• Bath tub drained slowly. The drain may be clogged with hair and soap deposits, in need of drain opener. Acidic drain opener should not be used in ceramic fixtures, as it can eat the finish.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

The condition and general operation of water heating equipment are typically reported to the extent such are observable.

Comments:
• Water heater functioned well, and was observed to be generally in good physical condition, with an age (evidently manufactured in YY per serial #) and appearance consistent with being in the early to middle portion of its functional life.
• Water drained from the bottom of the tank was relatively clear, and showed very little sediment.

Draining a few gallons of water from the bottom of the tank every month or two and/or the water heater once a year can help keep the tank relatively clean.

As a water heater ages, its effective capacity may be reduced by calcium deposits in the tank, which would cause the hot water to run out soon and the water to heat relatively slowly.

A persistent "rusty" color in the water could indicate significant internal tank corrosion, in which case budgeting for replacement of the unit would be advisable, as the unit would have to be replaced if tank leakage occurs.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• The temperature/pressure relief ("T/P") valve operated when tested.
The T/P valve should be periodically tested to ensure that it works, being a very important safety feature, which would prevent the unit from exploding if it overheats due to a temperature control malfunction.
It is best to test the valve during business hours in case it does not fully close and drips after being opened. Tapping the valve sharply with an object such as a screwdriver can often re-seat the valve if there is dripping from the valve after it is tested.

Deficiencies
• Water drained from the tank was noticeably cloudy in appearance, with considerable sediment. Buildup of mineral deposits in the tank can affect performance of the unit.
Draining of the tank is recommended to clear as much sediment as possible. Draining a few gallons from the bottom of the tank every month or two and/or complete draining/flushing of the tank once a year can help keep the tank relatively clean.
It is very important to follow proper procedures in doing so. Instructions should be readily available online.

V. "BUILT-IN" APPLIANCES AND OTHER SYSTEMS

☐ ☒ ☐ ☐ **A. Dishwasher**
Reporting typically includes the operation of the unit, with notation of any obvious defects. Matters such as performance of internal components and cleaning performance are beyond the scope of such an inspection, and typically not reported.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• Dishwasher was not operated. See seller's disclosure information.

☒ ☐ ☐ ☐ **B. Food Waste Disposer**
The condition and operation of the food waste disposer ("garbage disposal") are typically reported to the extent observable.

Comments:
• Food waste disposer was briefly run, and observed to be functional and generally in good condition.

☒ ☐ ☐ ☐ **C. Kitchen Fan / Range Hood**
Reporting typically includes the operation and discharge ducting of kitchen exhaust and range hood fans to the extent observable.

Comments:
• Range hood fan in microwave oven functioned, but did not vent to the exterior, filtering and recirculating the air back into the kitchen. A good quality filter can reduce smoke and odors.

☒ ☐ ☐ ☐ **D. Mechanical Exhaust Vents and Bathroom Heaters**
Operation of such units, observing sound, intake (if possible), and ductwork for exhaust fans and bathroom heaters is typically reported. Performance and condition of wall heaters or radiant floor heating systems may be reported in the heating section.

Comments:
• Bathroom exhaust fans observed to be functional and in good condition, with ductwork and hoods for exterior discharge observed where visible.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
☒	☐	☐	☐	**E. Garage Door Operator(s)** Reporting typically includes the condition and operation of the garage door operator, including optical auto-reverse mechanisms. Pressure-sensitive mechanisms are typically not tested for operation on account of the possibility of damage caused by such testing. *Comments:* • Garage door operator and auto-reverse "electric eye" mechanism functioned properly when activated with the push-button switch.
☐	☒	☐	☐	**F. Doorbell, Chimes, Entry Intercoms, and Related Systems** Doorbells, entry intercom systems, and other such systems are typically not inspected. If any such optional inspection was done, the general condition and operation are reported
☐	☒	☐	☐	**G. Dryer Vents** Dryer vents are typically not inspected. If any such optional inspection was done, the condition and the routing of ducts where visible and accessible are typically reported. PLEASE NOTE THAT USE OF CORRUGATED PLASTIC CLOTHES DRYER VENTS CAN POSE A FIRE HAZARD, AND SUCH VENTS SHOULD BE REPLACED WITH FIRE-SAFE (PREFERABLY METAL) VENTS. *Comments:* • Vent was not visible. Evidence of discharge from the vent hood was observed.
☐	☒	☐	☐	**H. Lawn and Garden Sprinkler Systems** Reporting typically includes visual observation of water flow or pressure at the circuit heads during manual operation of functional zones or stations. Automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices are beyond the scope of such inspection, though observed issues pertaining to such features may be reported. *Comments:* • Evidently maintained and operated by the association; not operated or inspected.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
☒	☐	☐	☐	**I. Gas Supply Systems**

Inspection of gas supply systems was limited to the condition of all accessible and visible gas piping, and possible safety concerns. Gas leak testing is beyond the scope of such an inspection, but reporting may include observations (such as odors) consistent with possible gas leakage, if such are observed.

Comments:

- Gas piping and associated features were observed to be functional and generally in good condition, except for noted possible concerns.

Cautionary note:

- Corrugated stainless steel tubing ("CSST") flexible gas piping was observed, without confirmation of proper grounding ("bonding").

There have been reports of fires caused by lightning strikes near homes with CSST, evidently due to lack of or inadequate electrical bonding of the CSST resulting in arcing.

Proper electrical bonding of all CSST gas piping is very strongly recommended. This may be able to be easily done by grounding any of the gas piping, provided all such piping is conductive metal, with unbroken conductivity to all CSST piping.

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