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**Inspection reference: 2427**

# **Confidential Inspection Report**

**4021 Old Nashville Hwy**  
**Murfreesboro TN 37129**

**October 21, 2024**



Prepared for:  
**Chance Lewis**

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

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Monday, October 21, 2024

Chance Lewis

Inspection Site



4021 Old Nashville Hwy  
Murfreesboro TN 37129

Dear Chance Lewis:

At your request, a visual inspection of the above referenced property was conducted on Monday, October 21, 2024. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion, expressed as a result of the inspection. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### REPORT SUMMARY

Overall, the commercial building was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting our firm to do your commercial inspection. If you have any questions regarding the inspection report or the structure, please feel free to call us.

Sincerely,

Brad Robinson  
*I Spy Inspections*

# GENERAL INFORMATION

**Client & Site Information:**

<b>Inspection Date:</b> 10/21/2024 9:00 AM.	<b>Client:</b> Chance Lewis	<b>Inspection Site:</b> 4021 Old Nashville Hwy Murfreesboro TN 37129.
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**Building Characteristics:**

<b>Estimated Age:</b> Built in 2022.	<b>Building Style &amp; Type:</b> Large Commercial Building with Office Space.	<b>Stories:</b> 1	<b>Water Source:</b> Public.
<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.		

**Climatic Conditions:**

<b>Weather:</b> Clear.	<b>Soil Conditions:</b> Dry.	<b>Outside Temperature (F):</b> 50-60.
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**REPORT LIMITATIONS**

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

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

## SITE

*This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

### Site:

**Site Drainage:**

Functional - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:**

Functional - The shrubs and/or bushes have a good appearance.

**Mailbox Noted:**

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

### Paving Condition:

**Driveway Paving Material:**

Concrete. And brick Pavers.

**Driveway Condition:**

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



**Walkways and Stoop Materials:**  
Concrete.

**Walkway Condition:**  
The walkway surface material is in functional condition with only normal deterioration noted.



**Entryway Stoop:**  
The entryway stoop is in functional condition.



**Fences & Gates:**

**Fencing Materials:**  
Chain link materials are used for fencing.



**Fence Materials Condition:**

Good - The materials used in the fencing are in as good or better condition than expected.



**Gates and Latches:**

The gates and latches are performing as intended.



**Utility Services:**

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**Water Source:**

City.

**Water Meter Location:**

Front yard several feet in from the street.

**Electric Service:**

Underground.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Sewage Disposal System:**

Sewers.

**Gas Services:**

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**Location of Meter:**

Left side of the house.



**Type of Gas Supply:**

Natural Gas.

**Gas Line Primary Piping Material:**

Black Iron Pipe.

**Secondary Supply Piping:**

Black Iron Pipe.

**Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Gas supply piping as installed appears adequate.

**Gas Odors Noted:**

No.

## FOUNDATION

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

**Foundation:****Type of Foundation:**

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

**Foundation Materials:**

Poured in place concrete, 8 inches or more thick.

**Visible Portions of Exterior Foundation Walls:**

The exposed portions of the perimeter foundation walls appear to be adequate.

**Visible Foundation Wall Cracks at Exterior:**

No visible cracking in the vertical foundation walls was noted during the exterior examination.

**Evidence of Recent Movement:**

No - There is no evidence of any recent movement.

**Perimeter Foundation Drainage Surface:**

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.





## ROOF & ATTIC

*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.*

**Loft/Attic Space:**

**Attic Access Location:**  
Garage Stair Access.

**Attic Accessibility:**  
Large stairway.



**Method of Inspection:**  
The attic cavity was inspected by entering the area.

**Attic Cavity Type:**  
Expandable - The attic cavity appears large enough and framed so that living space could be expanded. Be sure to contact an engineer or licensed contractor for a thorough evaluation of feasibility.



**Roof Framing:**

The rafters and steel beam system appears to be in functional condition.



**Evidence of Leaks on Interior of Attic:**

There is no evidence of current water leaks into the accessible attic spaces.

**Insulation Noted:**

The attic insulation appears to be adequate and properly installed.



## STRUCTURAL

*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.*

**Structural:**

**Type of Construction:**

Steel.

**Exterior Siding Materials:**

Siding materials consist of brick and metal siding.

**Siding Condition:**

The siding is in serviceable condition.



**Trim Condition:**

The trim is intact and functional.



**Outside Entry Doors:**

The outside entry door(s) is functional as noted from the exterior.



**Windows Type:**

Large stationary windows.

**Window Condition:**

The window framing and glass are functional.



## HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Air Conditioning- Primary Unit:

**Model/ Serial Number/ Size:**

System is Ruud brand. Manufactured in 2021.



**Type and Location:**

Refrigerator/Split System. Electricity-powered.



**Unit Tested:**

Yes.

**Insulation Wrap on the Suction Line:**

Insulation wrap is functional, without significant damage.



**Condenser Clear of Obstruction:**

Looks good, fully functional.

**Condenser Cabinet Level:**

Cabinet is basically level.

**Service Disconnect:**

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



**Condensate Line:**

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



**Temperature Differential:**

18 F air temperature drop over the coils. Good cooling.

**Heating Plant- Primary Unit:**

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**Heating System Type:**

Electric air handler with heat pack installed for warm air.



**Heating System Location:**

Attic.

**Fuel Source:**

Electric.

**Equipment Description:**

System is Rheem brand.



**Capacity & Efficiency:**

Tons, 3.5 Tons.



**Approximate Age:**

Manufactured in 2021.

**General Operation & Cabinet:**

Unit was operational at the time of inspection.

**Air Filters:**

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

**Ducts Condition:**

The ductwork appears to be properly installed and supported.



**Duct Insulation in Unheated Spaces:**

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

**Does each habitable room have a heat source?**

Yes.

**Adequate Returns or Undercut Doors:**

Yes.

**Normal Controls:**

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

**Service:**

**Type & Condition:**

Underground, 120/240 Volt, Circuit breakers, Appears serviceable.



**Main Service Ground Verified:**

Yes - The main service ground wire was located by the inspector. Grounding provided by a driven rod.



**Electrical Distribution Panels:**

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**Main Panel Location:**

Exterior of house.

**Panel Accessibility:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Cover Removed:**

Yes.

**Main Circuit Rating:**

2 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.



**Entrance Cable Size:**  
4/0 Aluminum.



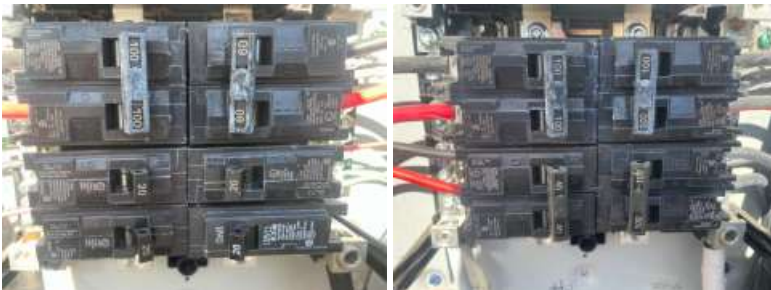
**Disconnect:**  
Located at the exterior of building.

**Main Panel Devices:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker/Fuse to Wire Compatibility:**

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.



**Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Main Panel Observations:**

Circuit and wire sizing correct so far as visible, The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.



**Subpanels- Office:**

This subpanel is wired correctly and functional. The electrical panel cover is correctly installed protecting the wiring.



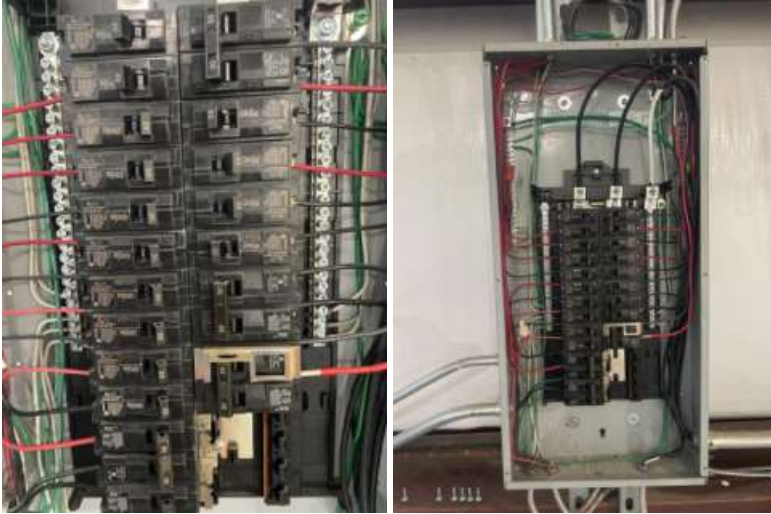
**Subpanels- Garage 1:**

This subpanel is wired correctly and functional. The electrical panel cover is correctly installed protecting the wiring.



**Subpanels- Garage 2:**

This subpanel is wired correctly and functional. The electrical panel cover is correctly installed protecting the wiring.



**Conductors:**

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**Feeder and Circuit Wiring:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Appears serviceable.

**Wire Protection/Routing:**

Visible wiring appears to be installed in an acceptable manner.

**Electrical Outlets:**

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**Master Bathroom:**

There is a grounded outlet correctly installed.



**Bathroom #2:**

There is a grounded outlet correctly installed.



**Bathroom #3:**

There is a grounded outlet correctly installed.



**Office 1:**

Functional - The outlets tested in this room are correctly wired and grounded.



**Office 2:**

Functional - The outlets tested in this room are correctly wired and grounded.



**Office 3:**

Functional - The outlets tested in this room are correctly wired and grounded.





**Office 4:**

Functional - The outlets tested in this room are correctly wired and grounded.



**Office 5:**

Functional - The outlets tested in this room are correctly wired and grounded.



**Office 6:**

Functional - The outlets tested in this room are correctly wired and grounded.



**Other Electrical Circuitry:**

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**Exterior Lighting:**

The exterior lighting appears functional. Also, this is a benefit for security.

**Electric Service Condition:**

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**Utility Services:**

The underground service appears adequate.

**Fixtures & Switches:**

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**Kitchen Interior**

The ceiling lights in the kitchen are functional. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

**Garage Kitchen Interior:**

The ceiling lights in the kitchen are functional.

**Lighting:**

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**Master Bathroom:**

The ceiling light and fixture in this bathroom are in functional condition.

**Bathroom #2:**

The ceiling light and fixture in this bathroom are in functional condition.

**Bathroom #3:**

The ceiling light and fixture in this bathroom are in functional condition.

**Ground Fault Interrupt Outlets:**

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**Master Bathroom:**

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Bathroom #2:**

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Bathroom #3:**

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Light Switch:**

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**Master Bathroom:**

The light switch is functional.

**Bathroom #2:**

The light switch is functional.

**Bathroom #3:**

The light switch is functional.

**Office 1:**

The light and light switch were functional at the time of the inspection.

**Office 2:**

The light and light switch were functional at the time of the inspection.

**Office 3:**

The light and light switch were functional at the time of the inspection.

**Office 4:**

The light and light switch were functional at the time of the inspection.

**Office 5:**

The light and light switch were functional at the time of the inspection.

**Office 6:**

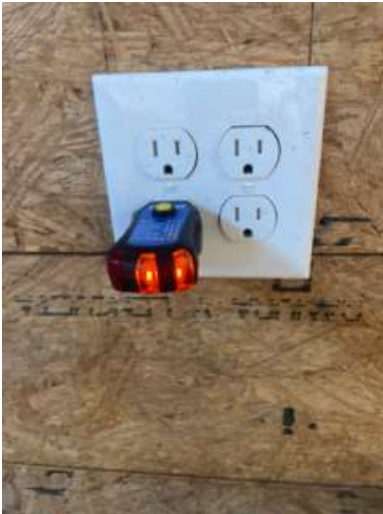
The light and light switch were functional at the time of the inspection.

**Electrical Service:**

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**Garage:**

The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.



**PLUMBING SYSTEM**

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**Plumbing:**

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**Water Source:**

City/Municipal.

**Plumbing Service Piping Size to Structure:**

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



**Public Service Piping Material:**

The main service line to the structure is plastic.

**Main Water Line Cutoff Location:**

Water Heater utility closet.



**Interior Supply Piping Size:**

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

**Interior Supply Piping Material:**

PEX plastic piping.



**Exterior Hose Bibs Functional:**

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



**Functional Supply:**

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

**Leaks in the Supply Piping Noted:**

No.

**Sewage Disposal Type:**

Public Sewer System.

**Waste Line Materials**

The predominant waste line material is plastic.



**Waste Piping Condition:**

The visible plumbing waste piping appears functional.



**Vent Piping Material**

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

**Vent Piping Condition:**

The visible plumbing vent piping appears functional.



**Functional Drainage:**

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

**Objectionable Odors Noted:**

No.

**Location of Waste Line Cleanouts:**

Front landscape.

**Location of Noted Floor Drains:**

Garage floor.



**Expandable Plumbing Option:**

Noted: There is a supply line and drain line setup in the loft area. This gives the option to add a bathroom in this area.





**Fire Sprinkler Installed:**

Yes - There is a fire sprinkler system installed. It is recommended that it be checked by a professional with appropriate experience. The type system installed is referred to as a Wet Pipe System.



**Water Heater:**

**Location:**

Utility Closet.

**Model/ Serial Number/ Size:**

System is Rheem brand. Manufactured in 2021.



**Tank Capacity:**

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

**Fuel Source for Water Heater:**

The water heater is electrically heated.

**Electric Service to Water Heater:**

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



**Exposed Water Heater Condition:**

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



**Water Piping Condition:**

The incoming and output piping is installed correctly.



**Water Heater Fill Valve Installed:**

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

**Drain Valve:**

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

**Temperature & Pressure Relief Valve:**

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



**Safety Overflow Pipe:**

The overflow pipe is correctly installed.

**Insulated Hot Water Piping:**

Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.

**Water Heater Output:**

101 F. Good heating at the plumbing fixtures.



## KITCHEN

### Kitchen Plumbing:

#### Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.



#### Sink and Drain Lines:

The sink and drainage lines appear to be functional.



**Garage Kitchen Plumbing:**

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**Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.



**Sink and Drain Lines:**

The sink and drainage lines appear to be functional.



**Kitchen Appliances:**

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**Water For Refrigerator:**

There is a water valve noted in the area of the refrigerator.

**Garage Kitchen Appliances:**

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**Water For Refrigerator:**

There is a water valve noted in the area of the refrigerator.

**Kitchen Interior**

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**Location:**

Office Area.

**Interior Entry Door:**

The entry door to the kitchen is functional.

**Walls:**

The walls in the kitchen appear to be without significant issues.



**Countertops:**

The countertops in the kitchen appear to be new, and they should provide years of service.



**Cabinets, Drawers, and Doors:**

Good - The cabinets in this kitchen are of a better quality than expected.

**Garage Kitchen Interior:**

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**Location:**

Garage Area.

**Walls:**

The walls in the kitchen appear to be without significant issues.



**Countertops:**

The countertops in the kitchen are functional.



**Cabinets, Drawers, and Doors:**

Good - The cabinets in this kitchen are of a better quality than expected.

## BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

### Master Bathroom:

#### **Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional.



#### **Basin and Drain Fixture:**

The basin and drainage fixture appear to be fully functional.



#### **Faucet and Supply Lines:**

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.





**Toilet Condition**

The toilet appears to be functional.

**Heat Source:**

Functional - There is a heat source in this room.

**Entry Door:**

The entry door to the bathroom is functional.

**Walls:**

The walls in this bathroom are functional.



**Ceiling:**

The ceiling in this bathroom is functional.

**Floor:**

The flooring in this bathroom is functional.



**Ventilation Fans:**

There is an exhaust fan installed in this bathroom, and it is functional.

**Bathroom #2:**

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**Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional.



**Basin and Drain Fixture:**

The basin and drainage fixture appear to be fully functional.



**Faucet and Supply Lines:**

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.



**Toilet Condition**

The toilet appears to be functional.

**Heat Source:**

Functional - There is a heat source in this room.

**Entry Door:**

The entry door to the bathroom is functional.

**Walls:**

The walls in this bathroom are functional.



**Ceiling:**

The ceiling in this bathroom is functional.

**Floor:**

The flooring in this bathroom is functional.



**Ventilation Fans:**

There is an exhaust fan installed in this bathroom, and it is functional.

**Bathroom #3:**

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**Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional.



**Basin and Drain Fixture:**

The basin and drainage fixture appear to be fully functional.



**Faucet and Supply Lines:**

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.



**Toilet Condition**

The toilet appears to be functional.

**Heat Source:**

Functional - There is a heat source in this room.

**Entry Door:**

The entry door to the bathroom is functional.

**Walls:**

The walls in this bathroom are functional.



**Ceiling:**

The ceiling in this bathroom is functional.

**Floor:**

The flooring in this bathroom is functional.

**Ventilation Fans:**

There is an exhaust fan installed in this bathroom, and it is functional.

## OTHER LIVING SPACES

*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.*

**Front Entry & Main Hallway:****Front Entry Door:**

The main entry door to the structure is in functional condition.

**Entry Floor:**

The entry floor material appearance is good and material is functional.



**Main Lobby:**

The main hallway walls and floor are without significant issues.



**Smoke Detector:**

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

**Office 1:**

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**Entry Door:**

The entry door to this office is functional.

**Walls:**

The walls in the room appear to be functional.



**Ceiling:**

The ceiling is functional.

**Floor:**

The floors are in functional condition.



**Windows:**

The windows and associated hardware in this room are all functional.





**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Office 2:**

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**Entry Door:**

The entry door to this office is functional.

**Walls:**

The walls in the room appear to be functional.



**Ceiling:**

The ceiling is functional.

**Floor:**

The floors are in functional condition.



**Windows:**

The windows and associated hardware in this room are all functional.



**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Office 3:

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**Entry Door:**

The entry door to this office is functional.

**Walls:**

The walls in the room appear to be functional.



**Ceiling:**

The ceiling is functional.

**Floor:**

The floors are in functional condition.



**Windows:**

The windows and associated hardware in this room are all functional.



**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Office 4:

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**Entry Door:**

The entry door to this office is functional.

**Walls:**

The walls in the room appear to be functional.



**Ceiling:**

The ceiling is functional.

**Floor:**

The floors are in functional condition.



**Windows:**

The windows and associated hardware in this room are all functional.



**Cable TV:**

Yes.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Office 5:**

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**Entry Door:**

The entry door to this office is functional.

**Walls:**

The walls in the room appear to be functional.



**Ceiling:**

The ceiling is functional.

**Floor:**

The floors are in functional condition.



**Windows:**

The windows and associated hardware in this room are all functional.



**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Office 6:**

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**Entry Door:**

The entry door to this office is functional.

**Closet:**

The closet is functional and of average size. The closet is lighted.



**Walls:**

The walls in the room appear to be functional.



**Ceiling:**

The ceiling is functional.

**Floor:**

The floors are in functional condition.



**Windows:**

The windows and associated hardware in this room are all functional.



**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**GARAGE**

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

**Garage:**

**Garage Type**

The garage is attached.

**Size of Garage:**



**Number of Overhead Doors**

5 Overhead Doors.

**Overhead Door and Hardware Condition:**

The overhead doors are in satisfactory condition, and it is functional.



**Automatic Overhead Door Opener:**

The overhead door opener appears to function appropriately.





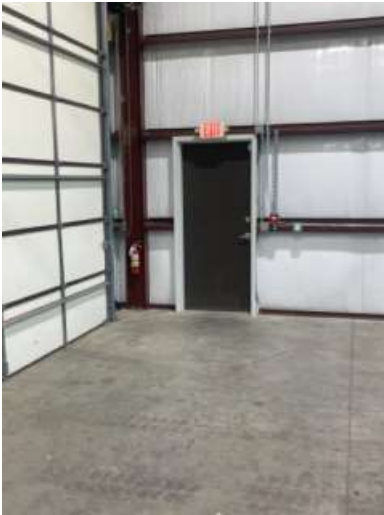
**Safety Reverse Switch on the Automatic Opener:**

There is an electronic beam safety reverse system installed. It appears to be functional.



**Outside Entry Door:**

The outside entry door to the garage is functional. There is an operational deadbolt installed on the entry door. This is a recommended safety feature.



**Floor Condition:**

The garage floor is functional and has a satisfactory appearance.



**Floor Drain:**

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars.



**Garage Walls Condition:**

The wall covering and framing appears to be without significant issues.



**Water Source Installed:**

Yes - There is a water source installed in the garage.



**HEATING - AIR CONDITIONING**

Heat Source:

**Kitchen Appliances:**

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent.

**INTERIOR ROOMS**

Ceilings:

**Kitchen Interior**

General condition appears serviceable.

Floors:

**Kitchen Interior**

General condition appears serviceable.



**Garage Kitchen Interior:**

General condition appears serviceable.



## ELECTRICAL SYSTEM

**Electrical Outlets:**

**Kitchen Interior**

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink.



**Garage Kitchen Interior:**

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink.

