

805 Home Inspections

Property Inspection Report



Dream Condo, Los Angeles, CA
Inspection prepared for: John Doe
Real Estate Agent: More Sales - Realtor

Date of Inspection: 10/25/2017

Inspector: Mike Hasty
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805 Home Inspections

Real Estate / Mold Inspector

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Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Areas		
Page 5 Item: 2	Door Bell	<ul style="list-style-type: none"> • The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.
Bathroom		
Page 8 Item: 5	Bathroom Exhaust Fan	<ul style="list-style-type: none"> • The Master bathroom exhaust fan was full of lint and did not function when tested.
Page 9 Item: 9	Toilets	<ul style="list-style-type: none"> • The front shared bathroom toilet did not function correctly.
Kitchen		
Page 12 Item: 6	Dishwasher	<ul style="list-style-type: none"> • The dishwasher was not positioned properly. One side sticks out. • Dishwasher has no air gap installed on the drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
Page 12 Item: 8	Oven & Range	<ul style="list-style-type: none"> • The kitchen gas range has a few small dents on the lower drawer front.
Electrical Service Main		
Page 18 Item: 1	Electrical Panel Condition	<ul style="list-style-type: none"> • Concern: There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: http://www.codecheck.com/pdf/electri...%20Nov2003.pdf, www.inspect-ny.com/fpe/fpepanel.htm, and http://www.inspect-ny.com/fpe/CPSCsummary.htm.

Page 19 Item: 7	Home Electrical Receptacles and Switches	<ul style="list-style-type: none"> • There was a broken cover plate for the electrical receptacles in the front bedrooms of the home. • The electrical receptacle in the dining room back wall is missing a screw. • The electrical receptacle on the living room back wall was missing a screw. • Dining room dimmer switch did not dim the light.
Exterior Areas		
Page 21 Item: 1	Exterior Doors	<ul style="list-style-type: none"> • The living room sliding glass door is heavily scratched by a large pet.
Page 21 Item: 2	Siding Condition	<ul style="list-style-type: none"> • The back patio wall has a few small cracks in the drywall.
Page 22 Item: 6	Electrical Receptacles and GFCI	<ul style="list-style-type: none"> • The back patio GFCI receptacle had no power and needs a new cover. The receptacle needs to be repaired or replaced as needed. • Concern: The left side exterior electrical receptacle on the back patio was not GFCI protected.
Page 23 Item: 7	Porch Condition	<ul style="list-style-type: none"> • The exterior patio floor drain drains to an exterior pipe, about four feet away. The pipe is open and birds may have nested inside. The pipe may need to be cleared of debris. • Concern: The back patio tiled flooring is not slip resistant. The flooring may be a slip issue when wet.

Inspection Details

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Home Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors.**" You can review the InterNACHI Standards of Practice by going to their website: <https://www.nachi.org/sop.htm>

Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is Functional or Non-functional. It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property.** The following report is based on an inspection of the **visible portions of the home's structure and its systems.** Inspections are limited by view and/or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls or a slab foundation to inspect things like pipes, structure, etc. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code.** This report identifies specific **non-code, non-cosmetic concerns and/or noted safety concerns,** the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties in a home inspection. The inspector can only point out, for the client's discretion, things that are noted to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item, or system of the home, will function beyond the day of the inspection. The inspections are limited by what can be visually seen, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any concerns or defects. **Note that this report is a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide.**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

NOT INSPECTED: The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

1. Date & Time of Inspection

Materials: Date of Inspection: Oct. 25, 2017 Time Inspection Started: 2 PM Time
Inspection Ended: 3:30 PM

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Clear

3. Home Type

Home Type: Attached Condominium/Townhouse

- Condominium: The facility Home Owners Association (HOA), controls all exterior landscaping, the water main shutoff and meter, and all exterior areas of the building and structure. It also controls the water heating system for your home. You have no direct access to this listed items.

- Home Owners Association (HOA): You are usually required to maintain your property in accordance with the HOA rules. Before making any exterior changes to your property or home, check with the HOA for advise on what is allowed. Contact your HOA administration for a copy of the local rules in your community.

4. Year Home was Built

Materials: The home was built in the year of 1960.

5. Square Footage & Lot Size

Materials: The square footage of the home is 1,605.

6. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

7. Occupancy

Occupancy: The home was vacant, but furnished at the time of the inspection.

8. Attendance

In Attendance: The client's realtor was present for the inspection.

9. Garage type

Materials: Attached secured parking garage for all residence with a driveway to the street.

10. Number of Bedrooms

Materials: There are two (2) bedrooms in the home. A Master bedroom and a smaller bedroom.

Materials: There are two (2) bathrooms in the home. A Master bathroom and a shared bathroom.

Interior Areas

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not always obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Closets

Observations:

- The living area closets were found to be functional at the time of the inspection.

2. Door Bell

Observations:

- **The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.**



The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

3. Interior Doors

Observations:

- The interior doors in the home all appeared to be functional at time of inspection.

4. Smoke / CO Detectors

Observations:

- Smoke and CO detectors operated when tested and appeared to be functional at the time of the inspection.

5. Ceiling Condition

Materials: The home's ceilings were constructed of painted drywall.

Observations:

- The ceilings in the living areas of the home all appeared to be functional at time of inspection.

6. Ceiling Mounted Light / Fan

Observations:

- Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

7. Wall Condition

Materials: The walls in the home's living areas were constructed of painted drywall.

Observations:

- The walls in the home all appeared functional at time of inspection.

8. Flooring Condition

Materials: The floors in the the home were a wood tiled flooring.

Observations:

- All flooring was found to be in functional condition at the time of the inspection, with no notable damage or stains.

Bedrooms

The main area of inspection in the bedrooms is the structural system and electrical. This means that all visible walls, ceilings, and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedroom Ceiling Fan / Light

Observations:

- There were no lights installed in the ceilings of the bedrooms. The rooms are setup with an electrical wall switch that turns on a dedicated electrical receptacle for a lamp.

2. Bedroom Closets

Observations:

- The bedroom closets appeared to be functional at the time of the inspection.

3. Bedroom Wall Condition

Materials: The bedroom walls were constructed of painted drywall.

Observations:

- The bedroom walls appeared functional at time of inspection.

4. Bedroom Ceiling Condition

Materials: The bedroom ceilings are constructed of painted drywall.

Observations:

- The bedroom ceilings all appeared functional at time of inspection.

5. Bedroom Cabinets

Observations:

- The bedroom cabinets appeared to be functional at the time of the inspection.

Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due of all the plumbing involved, it is an important area of the home to look over. Moisture in the air and water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future.

1. Bathroom Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Bathroom Ceiling Condition

Materials: The ceilings in the bathrooms are constructed of drywall.

Observations:

- The bathroom ceilings appeared functional at time of inspection.

3. Bathroom Wall (s) Condition

Materials: The bathroom has painted Drywall constructed walls.

Observations:

- The bathroom walls appeared to be functional at the time of the inspection.

4. Bathroom Counters

Observations:

- Appeared functional at time of inspection.

5. Bathroom Exhaust Fan

Observations:

- **The Master bathroom exhaust fan was full of lint and did not function when tested.**



The Master bathroom exhaust fan was full of lint and did not function when tested.

6. Bathroom Mirrors

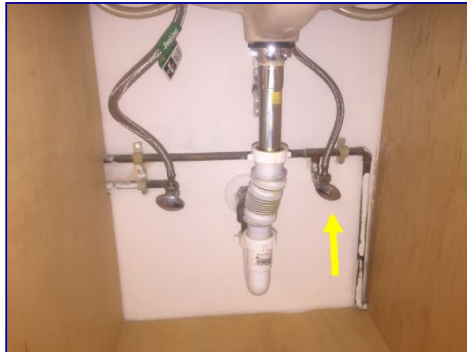
Observations:

- The bathroom wall mounted mirrors all appeared to be in good condition and functional at time of inspection.

7. Bathroom Plumbing

Observations:

- The Master bathroom right side sink water stop was off due to a possible leak. I did not observe a leak at the time of the inspection.



The Master bathroom right side sink water stop was off due to a possible leak. I did not observe a leak at the time of the inspection.

8. Bathroom Sinks

Observations:

- The bathroom sinks were in good condition for their age and appeared to be functional at the time of the inspection.

9. Toilets

Observations:

- **The front shared bathroom toilet did not function correctly.**



The front shared bathroom toilet did not function correctly.

10. Bathtub / Shower Condition

Materials: The tub was made of formed fiberglass.

Materials: The shower walls were a ceramic tile.

Observations:

- The bathtubs and showers in the home were all found to be in good condition and functional at time of inspection.

11. Bathroom Faucet Condition

Observations:

- The bathroom faucets were all found to be functional at time of inspection and no leaks were noted.

12. Bathroom Lighting Condition

Observations:

- The lights in the bathrooms were all found to be functioned when tested at the time of inspection.

Kitchen

Appliances: An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. You can visit the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen Cabinets

Observations:

- The kitchen cabinets appeared to be in functional condition at time of inspection.

2. Kitchen Counters

Observations:

- Access panel on kitchen sink houses the washing machine connections.



Access panel on kitchen sink houses the washing machine connections. Access panel on kitchen sink houses the washing machine connections.

3. Kitchen Lighting

Observations:

- Ceiling light fixtures were installed in kitchen ceiling. The lights all appeared to be functional and operated by using a wall switch by the doors.

4. Kitchen Wall Condition

Materials: The kitchen walls were constructed of painted drywall.

Observations:

- The kitchen walls appeared to be functional at time of inspection.

5. Kitchen Ceiling Condition

Materials: The kitchen ceilings are constructed of painted drywall.

Observations:

- The kitchen ceilings appeared to be functional at time of inspection.

6. Dishwasher

Observations:

- The dishwasher was not positioned properly. One side sticks out.
- Dishwasher has no **air gap** installed on the drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.



The dishwasher was not positioned properly. One side sticks out.



Dishwasher info.



Dishwasher has no air gap.

7. Garbage Disposal

Observations:

- The garbage disposal was operated and it appeared to be functional at time of inspection.

8. Oven & Range

Observations:

- The kitchen gas range has a few small dents on the lower drawer front.



The gas range has a few small dent on the lower drawer.

9. Oven Exhaust Vent

Materials: The oven heat exhaust vent is vented to the outside of the home.

Observations:

- The oven heat exhaust system appeared to be functional at time of inspection.

10. Kitchen Sinks

Observations:

- The kitchen sink appeared to be functional at time of inspection.

11. Kitchen Sink Plumbing

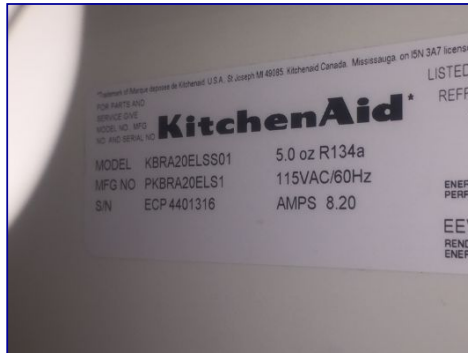
Observations:

- The kitchen plumbing under the sinks showed no signs of leaks and appeared functional at time of inspection.

12. Refrigerator

Observations:

- The refrigerator appeared to be functional at time of inspection.



Refrigerator info.

Laundry

1. Laundry Room Location

Locations: The laundry room is in the kitchen area

2. Laundry Room Plumbing

Observations:

- The laundry room wall plumbing for the clothes washer appeared to be functional at time of inspection.

3. Washer & Dryer

Observations:

- The seller is leaving the washing machine and gas dryer. Both were tested using the control boards and were functional at the time of the inspection.

4. Dryer Vent

Observations:

- The dryer heat exhaust vent through the wall appeared to be functional at time of inspection.



Laundry dryer vent.

5. Dryer Gas Valves / 240 Volt Receptacle

Observations:

- The gas valve to the clothes dryer appeared to be functional at time of inspection.
- The laundry room had a 240 volt receptacle installed for an electric dryer. The receptacle was functional at the time of the inspection.

Heating / Cooling Systems

1. Heater Furnace Condition

Materials: The furnace is located in a ceiling cabinet, just inside the front door.

Materials: Gas fired forced hot air.

Observations:

- The furnaces and AC systems were operated using the wall thermostats. The furnaces were run for ten minutes and the air was tested with a thermal laser gun before and after, showing a temperature change of more than ten degrees at a register. The test shows the furnace was functional at time of inspection.

2. Furnace Enclosure Condition

Observations:

- There was no furnace enclosure. The furnace sat in an open area.



The furnace is located in a ceiling cabinet just inside the front door.

3. Heater Exhaust Pipe Condition

Observations:

- The furnace exhaust pipe appeared functional at time of inspection.

4. Heater Furnace Gas Valves Condition

Observations:

- The furnace gas shutoff valves appeared functional at time of inspection.

5. Heater Combustion Chamber Condition

Observations:

- The combustion chamber appeared functional at the time of inspection.

6. A/C Refrigerant Lines Condition

Observations:

- The refrigeration lines were found to be functional at time of inspection.

7. AC Compressor & Condenser Condition

Compressor Type: Electric

Location: The compressor is located on the roof.

Observations:

- The AC condenser appeared functional at the time of inspection.

8. Fresh Air Intake Condition

Observations:

- The return air supply system appears to be functional.

9. Registers

Observations:

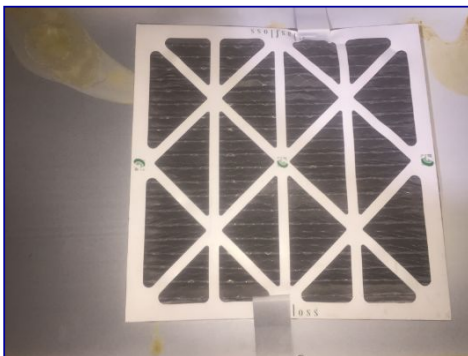
- The home interior registers that disburse the forced air into each room of the home appeared to be functional at the time of the inspection.

10. Furnace Filter Condition

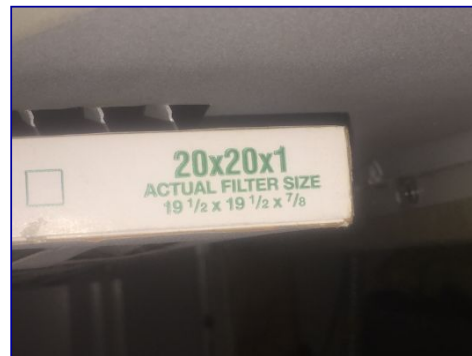
Location: The furnace filter is located inside the furnace cabinet, just inside the front door.

Observations:

- **Filter Maintenance:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be replaced before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



The furnace filter is located inside the furnace cabinet, just inside the front door.



Furnace filter size, 20x20x1 inch.

11. Thermostats

Observations:

- The furnace wall thermostat was located on the dining room wall and it appeared functional at time of inspection.



The furnace thermostat is on the dining room wall.

12. A/C Forced Air Condensation Lines

Observations:

- The home's AC system condensation line was piped to the exterior of the home and appeared functional at time of inspection.

Electrical Service Main

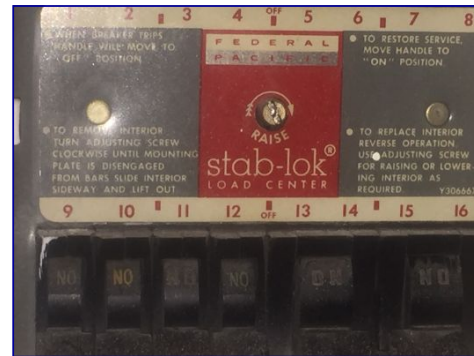
1. Electrical Panel Condition

Location: The Main Electrical Panel for the home is located in garage.

Location: The electrical sub panel is located in the bedroom hallway.

Observations:

• **Concern:** There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <http://www.codecheck.com/pdf/electri...%20Nov2003.pdf>, www.inspect-ny.com/fpe/fpepanel.htm, and <http://www.inspect-ny.com/fpe/CPSCsummary.htm>.



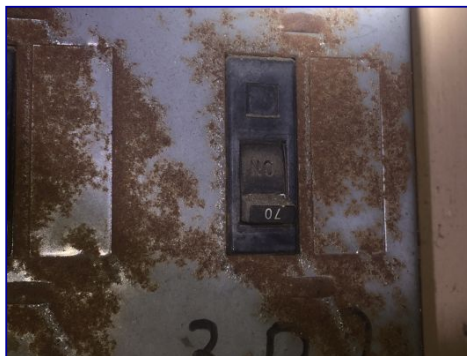
The home's electrical sub panel is in the bedroom hallway.

Stab-Lok Electrical Panel.

2. Main Amp Breaker

Observations:

• The electrical service main is a maximum of 70 AMP's.



The home has a 70 AMP electrical service, which is located in the parking garage.

3. Breakers in off position

Observations:

• There were no breakers tripped or off at the time of the inspection.

4. Cable Feeds

Observations:

• The home's main electrical power feed lines are underground and not visible.

5. Breakers / ARFCI Condition

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared to be functional at the time of the inspection.
- Note: I saw no breakers assigned to the furnace or AC systems, so they maybe control by the HOA. Suggest you inquire with HOA.

6. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:

- The grounding in the home was found to be functional at time of inspection.

7. Home Electrical Receptacles and Switches

Observations:

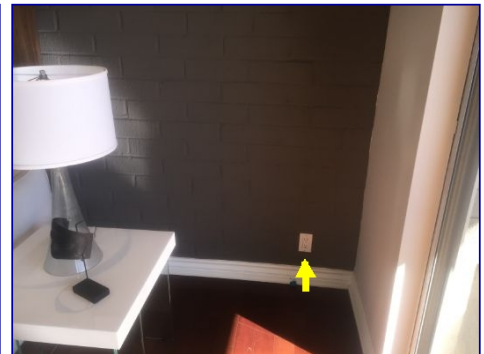
- The marked dimmer switch does work. Some of the installed lights are led, which do not dim as easily as an incandescent lights do.
- There was al broken cover plate for the electrical receptacles in the front bedrooms of the home.
- The electrical receptacle in the dining room back wall is missing a screw.
- The electrical receptacle on the living room back wall was missing a screw.
- Dining room dimmer switch did not dim the light.



There was al broken cover plate for the electrical receptacles in the front bedrooms of the home.



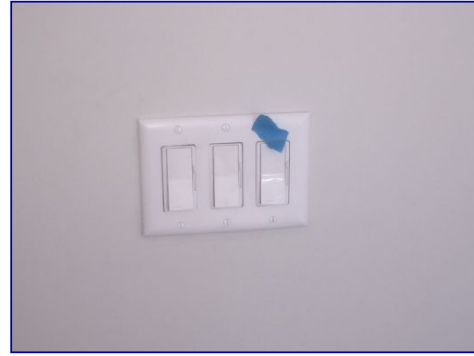
The electrical receptacle in the dining room back wall is missing a screw.



The electrical receptacle on the living room back wall was missing a screw.



Dining room dimmer switch did not dim the light.



The marked dimmer switch does work. Some of the installed lights are led, which do not dim as easily as an incandescent lights do.

8. GFCI

Observations:

- The **GFCI** receptacles were found to be functional in all the required areas of the home at time of inspection.

Exterior Areas

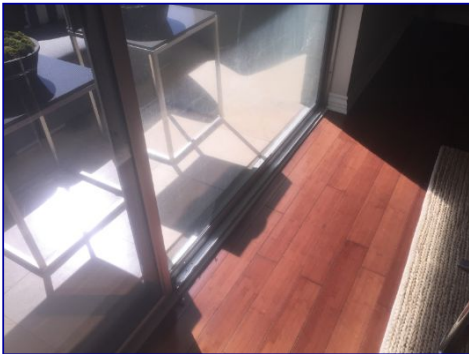
Cracks: Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.

Exterior Walls: Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

1. Exterior Doors

Observations:

- Lower sliding glass door lock was missing a key, but the lock assembly is easily replaceable.
- Kitchen sliding glass door lower lock needs to be oiled.
- The living room sliding glass door is heavily scratched by a large pet.



The living room sliding glass door is heavily scratched by a large pet.

Lower sliding glass door lock was missing a key, but the lock assembly is easily replaceable.

Kitchen sliding glass door lower lock needs to be oiled.

2. Siding Condition

Materials: The home has a cement base stucco covering on the exterior walls.

Observations:

- The back patio wall has a few small cracks in the drywall.



The back patio wall has a few small cracks in the drywall.

3. Exterior Wood Trim & Paint

Observations:

- The exterior wood trim around the door and windows appeared to be functional at the time of the inspection.

4. Window Condition

Materials: The home has single glass pane with Aluminum framing.

Observations:

- I did not observe any system safety or function concerns noted at time of inspection.

5. Exterior Lighting

Observations:

- Appeared functional at time of inspection.



The light switch on the bar counter operates the back patio light.

6. Electrical Receptacles and GFCI

Observations:

• The back patio GFCI receptacle had no power and needs a new cover. The receptacle needs to be repaired or replaced as needed.

• Concern: The left side exterior electrical receptacle on the back patio was not GFCI protected.



The back patio GFCI receptacle had no power and needs a new cover.



The left side electrical receptacle on the back patio was not GFCI protected.

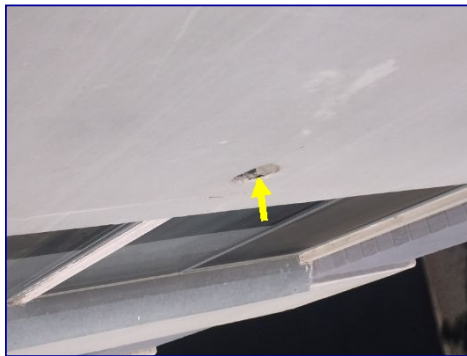
7. Porch Condition

Observations:

- The exterior patio floor drain drains to an exterior pipe, about four feet away. The pipe is open and birds may have nested inside. The pipe may need to be cleared of debris.
- Concern: The back patio tiled flooring is not slip resistant. The flooring may be a slip issue when wet.



Floor drain drains to the exterior wall.



This is the patio floor drain outlet. Birds may have nested inside.



The back patio tiled flooring is not slip resistant. May have issues when wet.

Fresh Water Supply & Sewer System

1. Fresh Water Pipe Condition

Materials: The home's fresh water piping is constructed of copper metal piping with soldered joints.

Materials: City water.

Observations:

- The fresh water pipes in the home were found to be in functional condition at the time of inspection.

2. Water Pressure

Observations:

- The home's water pressure was tested at the water main on the front of the home and found to be 40 PSI at time of inspection.



The home's water pressure was 40 PSI.

3. Pressure Regulator

Observations:

- Pressure regulator noted and appeared functional at the time of inspection.

4. Sewer Pipes Condition

Materials: The home had Acrylonitrile Butadiene Styrene (**ABS**) black piping installed for sewer connections.

Observations:

- The sewer piping for the home was found to be functional at time of inspection.

Gas Source & Type

1. Gas Shut Off Valve

Materials: The home's gas shutoff valve is in the parking garage.

Observations:

- The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The home's gas shutoff valve is in the parking garage.