Inspection report for the property at

1421 Pontiac Street, Oakdale, CA 95361

This report is prepared exclusively for **Garrett Maxwell**
Inspected On: **04-26-2024**

Company Information

Baker Inspection Group
209-522-5320

inspection@bakerinspectiongroup.com
https://bakerinspectiongroup.com/
Published Report

Scot Baker, CMI
Baker Inspection Group
www.BakerInspectionGroup.com
(209) 522-5320

Inspected By:

Scot Baker, License #NACHI-10052303

Introduction, Scope, Definitions & Compliance Statement

Introduction: The following numbered and attached pages are your property inspection report. The report includes information, pictures, video and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics (Spanish Estándares de la Práctica and Código de ética) of InterNACHI (International Association of Certified Home Inspectors) and the Code of Ethics of the CMI (Certified Master Inspectors®). These Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

What Really Matters in a Home Inspection: The process can be stressful. You will be asked to absorb a lot of information in a short time. This often includes a digital report, photographs and what the Inspector himself says during the inspection. All this combined with the Seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. However, the issues that really matter will fall into four categories: 1. Major defects. 2. Things that may lead to Major defects. 3. Things that may hinder your ability to finance, legally occupy or insure the property. 4. Safety hazards. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Realize that Sellers are typically under no obligation to repair anything mentioned in the report.

Use of Photos and Video: Your report includes photographs which help to clarify where the Inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all areas of deficiencies or conditions will be supported with photos.

Thermal Imaging: An infrared camera may be used for specific areas or visual problems and should not be viewed as a full building thermal scan. Temperature readings on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a property inspection.

Scope: A property inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible, and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No Warranty, Guarantee or Insurance by Baker Inspection Group is expressed or implied. This report does not include inspection for Code Compliance, Wood Destroying Organisms, Asbestos, Mold or Lead. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

This report has been produced in accordance with the AGREEMENT and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, Baker Inspection Group, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed. Minor problems noted may have become worse,

recent events may have created new issues and items may even have been corrected and improved. Please call us at (209) 522-5320 so that we can arrange for a proper inspection. Thank You!

Getting the Information to You

This report is designed to deliver important and technical information in an easy way for anyone to access and understand. You can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains short video clips which often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible.

This report can also be printed on paper or to a PDF document.

Chapters and Sections: This report is divided into chapters that parcel the property into logical inspection components. Each chapter is broken into sections that relate to a specific system or component. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narratives, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section.

Observation Labels: All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

> **Description:** *Detailed description of various aspects of the property noted during the inspection.*

> **Note:** Refers to aside information and / or any comments elaborating on descriptions of systems in the home of a more informational nature.

> ⚠ **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards. Baker Inspection Group always recommends Qualified Contractors to perform all repair work recommended in the inspection report.

Due Diligence: Observations that may require further investigation about a systems condition prior to closing and / or if it exceeds our Standards of Practice for a home inspection.

Repair/Replace: Repair and maintenance items noted during the inspection that should be addressed in the immediate future or the item has already failed. Typically they are concerns that may be expensive to correct or will become expensive corrections if nothing is done. Baker Inspection Group always recommends Qualified Contractors to perform all repair work recommended in the inspection report.

Improvement: Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.

Recommended Maintenance: These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

Monitor: Items that should be watched to see if correction may be needed in the future.

Energy Efficiency & IAQ: Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status. It also covers issues related to Indoor Air Quality which is often related to efficiency.

Future Project: A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.

Report Summary: The Report Summary is designed as an overview of all the observations noted during the inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report.

California Home Inspector Compliance Statement: I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI) Member #10052303.

CLICK HERE for a link to the California Business and Professions Code Section 7195-7199 which pertains to Home Inspectors.

Scot Baker, Certified Master Inspector®, Owner of Baker Inspection Group

The Full Inspection Report

General Comments

Building Conditions and Limitations

Standards of Practice: InterNACHI (International Association of Home Inspectors)
Inspection Type: Home Inspection
Building Type: Single Family [1 story]
Approx. Year of Original Construction (per MLS): 1953
Approximate Square Footage: 1652
Building Faces: North
Utilities: On
Structural Pest Inspection Included: Yes, Best Pest
Occupancy: Occupied
Attending the Inspection: Client's REALTOR®, Client Not Present
Temperature at Start of Inspection: 55-60 (F)
Temperature at End of Inspection: 60-65 (F)
Ground/Soil Surface Condition: Damp
Significant Precipitation in Prior Three Days: Yes
Weather During the Inspection: Cloudy

Weather Conditions

📌 **(GC-1) Note:** In 1978, federal laws were passed to prohibit use of Lead and Asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with Lead and Asbestos, so even buildings constructed as late as the mid-1980's could possibly contain Lead or Asbestos. Identification and testing for Lead and Asbestos and other environmental testing is beyond the scope of this home inspection. If you wish to seek additional information, Baker Inspection Group recommends contacting an Environmental

Lab.

📌 **(GC-2) Note:** Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. ***Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.*** Connecting newer fixtures to older, 60 degree rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90 degree rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.

📌 **(GC-3) Note:** Important Pest Notice and Disclaimer:
California termites can attack a home in the eaves, rafter tails, Attic and Crawlspace areas. Baker Inspection Group recommends that the client obtain a pest inspection and report from a Qualified and Licensed Pest Inspector before the end of the Inspection Period. California law allows only persons who possess a valid Structural Pest Control License, issued by the State of California Structural Pest Control Board, to inspect or make reports with respect to pest infestations including wood destroying insects, termites, and other organisms such as fungus (causing wood rot). This report is not a termite inspection and no responsibility is assumed for any infestation or damage caused by wood-destroying organisms. More information can be found here http://www.pestboard.ca.gov.

📌 **(GC-4) Note:** This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the house. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

📌 **(GC-5) Note:** Baker Inspection Group prefers our clients to be present during the entire inspection and at the end to discuss the findings of the inspection. For a few reasons, including: (1) We can answer all of your questions and address your concerns as they come up. (2) Both of us can see the condition of the property at the time of the inspection. (3) I can elaborate on what may be complicated or technical. Being that you were not present during the entire inspection, we encourage you to read the whole inspection report and not just the summary portions and to consult us as needed. Call us anytime (209) 522-5320. Please verify anything that we may have said orally, but may not have documented in the report.

Site and Exterior Features

Site Grading and Drainage

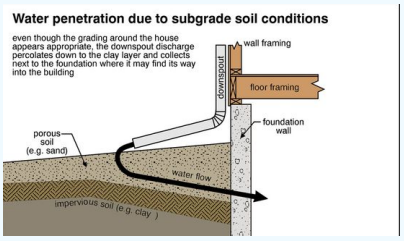
Site Description: Flat (Flat Lot - Inquire With Sellers)
Clearance to Grade: Standard
Downspout Discharge: At Foundation, Area Drains

(SEF-1) Due Diligence: The building is situated on a generally flat lot. This could lead to seasonal drainage problems. Recommend inquiring with the sellers and or building department for any history of water problems on the site.




(SEF-2) Improvement: Downspouts were discharging adjacent to the foundation. This can cause foundation settlement or Crawlspace moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5-feet away from the foundation.





(SEF-3) Recommended Maintenance: Some of the downspouts on this home were noted to be discharging into area drains. No evidence of failure was noted, but these pipes are prone to clogging, backing up and below ground failure. Monitor after heavy rains. Failing sub-surface storm drains are one of the most common reasons for concrete slab and Crawlspace moisture problems and can even lead to structural settlement.

(SEF-4) Recommended Maintenance:
Important area drains were noted around the property at the rear of the house These are designed to capture surface runoff and divert water around the building. Be sure to keep these drains clear, especially before large rain storms.

Grounds, Trees and Vegetation

Trees/Vegetation Too Near Building: Vegetation at Building

(SEF-5) Recommended Maintenance: Pruning trees, branches and vegetation away from the house is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept

1-foot off the house to eliminate contact which could trap moisture against the building.

Driveways and Walkways

Driveway: Concrete

Walkways: Concrete, Flagstone

(SEF-6) Improvement: Cracks were noted in the driveway and walkway flatwork at the front and right side of the house. No immediate repair appears necessary, though water will continue to deteriorate the surface until the flatwork is repaired or replaced.

Fences and Walls

Exterior Fencing: Present, Not Inspected

(SEF-7) Note: The property has a fencing system in place. Inspection and evaluation of fencing is beyond the scope of a home inspection.

Outbuildings and Exterior Features

Type: Storage Shed, Dog Run, Not Inspected

Shop

📌 **(SEF-9) Note:** This property had outbuildings or additional features. These are beyond the scope of this inspection and were not inspected.

Roofing and Components

Roofing Materials

Roof Covering Materials: Architectural Grade Composition Shingle

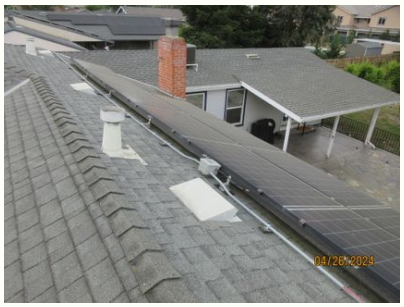
Roof Style: Combination

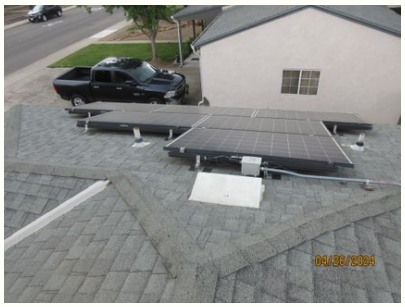
Roof Inspection Method: From the Roof Surface (walked/climbed), Solar Panels-Partial Covered, Limited Inspection

📌 **(RC-1) Note:** The roof was covered with architectural fiberglass asphalt shingles, also called "laminated" or dimensional" shingles. Architectural shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

📌 **(RC-2) Note:** Roofing overview pictures.






(RC-3) Due Diligence: This roof was not fully visible due to the solar panel installation. I inspected the visible areas around the panels but the area below and the panel roof penetrations were not visible. Recommend further inspection as needed.

(RC-4) Due Diligence:
The asphalt composition roof shingles have been repaired. We were unable to determine if these repairs will prevent damage to the underlying roof structure from moisture intrusion. Recommend further evaluation as needed.

(RC-5) Improvement: The asphalt composition shingles covering the roof of this house were old, appeared to be past the mid point of their long-term service life. Recommend further

evaluation as needed.





(RC-6) Recommended Maintenance:
Moss build-up was noted on the roof. This is bad for the roof covering and decking as it can trap moisture on the roof and can inhibit drainage off the roof. Moss removal is recommended. Products such as Tide are not recommended as the bleach in these products can deteriorate the shingles. Pressure washers should not be used to clean the moss as they can damage the shingles unless the moss has been killed prior to washing. Only low pressure should be used to clean the roof of moss and chemicals should be used to kill the moss prior to removal. One product people use to kill the moss is baking soda. Recommend a professional clean and service this roof to ensure proper control of roof runoff and proper drainage off the roof.

(RC-7) Recommended Maintenance:
The satellite dish penetrations should be maintained to avoid damage to the underlying structure from moisture intrusion.

Roof Flashings

Flashings, Valleys and Penetrations: Present and Visually Standard, Metal Valleys Noted

📌 **(RC-8) Note:** Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction or is penetrated. During inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during inspection will be reported on below if found.

📈 **(RC-9) Improvement:**
The vents on the roof had corrosion visible and will need to be replaced soon to avoid damage from leakage.

🖌 **(RC-10) Recommended Maintenance:**
The vent at the roof required proper sealing around the perimeter of the piping / vent and the roof flashing.

Roof Drainage System

Gutter and Downspouts: Yes

📌 **(RC-11) Note:** The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

(RC-12) Improvement:
Leaks were noted in the gutters at the right side of the house that need to be repaired to control roof runoff. Seal-up all leaking areas and tune-up to ensure gutters are properly secured and sloped to drain.

(RC-13) Improvement: The gutters had corrosion visible at the areas around the house. Continued corrosion will eventually result in leaking gutters. Good maintenance practices will help extend the long-term service life of the gutters.

(RC-14) Recommended Maintenance: The gutters were bent at the front and rear of the house at the time of the inspection. Recommend repairs as needed.

(RC-15) Recommended Maintenance: The gutters were filled with organic debris at the areas around the house and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed and leak free, this should be routine house maintenance.

Exterior Wall Components

Siding and Trim

Siding Material: Vinyl, Veneer

📌 **(EWC-1) Note:** The Inspector observed the condition of vinyl siding covering exterior walls at the time of the inspection. The vinyl siding underlayment and substrate conditions were not visible and were not inspected. Notable exceptions will be listed in this report. Inspection of vinyl siding typically includes examination of general installation practices and visible condition.

📌 **(EWC-2) Note:** At the time of the inspection, the Inspector observed the condition of the veneer covering exterior walls. Notable exceptions will be listed in this report. Inspection of stone typically includes examination of installation practices and visible condition.

🛠 **(EWC-3) Repair/Replace:** The exterior vinyl siding at the right side and rear of the house had areas of damage that should be repaired to prevent moisture intrusion of the exterior wall structure.

🛠 **(EWC-5) Repair/Replace:**

The exterior walls and door at the shop had areas of deteriorated wood siding that should be repaired or replaced to help prevent damage from moisture intrusion.

(EWC-4) Improvement:
The vinyl siding was not properly finished at the rear left corner. Repair as needed.

Windows

(EWC-6) Repair/Replace:
A cracked window pane was noted at the right side of the house. This requires window glass replacement for a proper repair. Recommend further evaluation and repairs as needed.

(EWC-7) Improvement: The window screens were missing at the front of the house. Recommend replacement as needed.

Vent and Exhaust Terminations

Present

Porches and Patios

Porch and Patio: Concrete, Flagstone

Attic and Components

Accessibility

Attic Inspection Method: Access Hatch [headroom inadequate]

📌 **(AC-1) Note:**
The Attic was accessed through a hatch in the ceiling at the 2nd Bedroom closet.

📌 **(AC-3) Note:** The Attic space lacked adequate headroom for safe entry. As a result, inspection of the Attic space was done from the access hatch location only. Attics may contain potential fire or health hazards, other safety issues, damage, or defects that have the potential to cause damage to the home.

🍃 **(AC-2) Energy Efficiency & IAQ:** The Attic access hatch requires insulation and weather stripping to prevent heat loss and heat migration into the Attic.

Roof Framing and Sheathing

Sheathing: Oriented Strand Board (OSB)
Rafters: Wood Joist

Ventilation Type

Structure Ventilation Type: Eave, Gable and Roof Vents

(AC-5) Due Diligence:
Thermostatically controlled vent fan in the Attic may work, but due to the low temperature the unit was not on. Baker Inspection Group could not access or inspect this unit.

Rear of the house

(AC-4) Recommended Maintenance:
The screens that protect the vent openings appeared to be obstructed and require repair to ensure adequate roof cavity ventilation. Use 1/4-inch wire mesh to seal-up openings from rodents and birds and make sure screens are not blocked by paint or other debris. Refrain from using tight-mesh window screen as this can obstruct air flow.


Left side of the house

Thermal Envelope

Insulation Type: Batt and Blown-In

Approximate Insulation R-Value on Attic Floor: R-13 [Batt 3-1/2"], R-11 [Fiberglass 5"]

(AC-6) Note: Insulation in the floor of the Attic was done in fiberglass batts and could be improved as there are lots of gaps in the insulation. In general, the floors of Attics are well suited to blown-in insulation products that cover the space in a cohesive fashion.

(AC-7) Energy Efficiency & IAQ: The Attic insulation could be improved to modern standards, which recommend R-49 on the floor. R-value is the measure of resistance to heat loss; the higher the R-value the better the insulation. During insulation repairs it is best practices to implement any air seal-up repairs to seal air leakage. Also, be sure you have completed any wiring or other projects that are needed in the Attic.

Structure and Foundation

Ceiling, Wall and Floor Structures

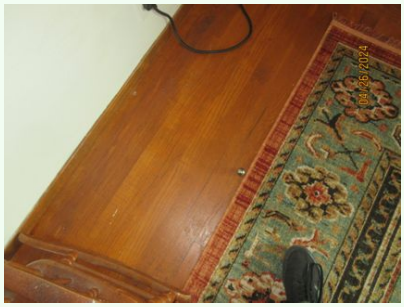
Ceiling Framing: Wood Frame
Wall Framing: Wood Frame
Subfloor Material: Decking, Not Accessible - Insulation
Floor Framing: Girders and Joists

📌 **(SF-1) Note:** The subfloor in this Crawlspace was generally well insulated. This obstructs visual inspection as most of the framing was not able to be inspected.

🔍 **(SF-2) Due Diligence:** Minor floor settlement was noted in the house. Inquire with the seller for any history of repairs or movement. No signs of recent movement were visible at the time of inspection.

(This video is only viewable online.)

(This video is only viewable online.)



Foundation

Foundation Configuration: Crawlspace
Foundation Type and Material: Poured Concrete Foundation Walls
Evidence of Seismic Protection: Not Accessible

Piers and Footings

Footing Type: Wood Posts - Poured and Pre-Cast Concrete Footings, Not Continuous

Crawlspace / Cellar

Hatch and Accessibility

Crawlspace Inspection Method: Crawled

📌 **(CC-1) Note:**
During the inspection of the Crawlspace, every effort is made to inspect the entire space. Visual inspection of Crawlspaces is difficult and limited as access is often restricted by pipes, ducts and sub-floor insulation as well as limited clearances.

General Crawlspace Conditions

📌 **(CC-2) Note:** The photos provided here show representative images of this Crawlspace at the time of inspection.








(CC-3) Recommended Maintenance: Clean construction debris from the Crawlspace to eliminate a condition conducive to wood destroying organisms, especially the wood / cellulose debris.


Ventilation Type

Ventilation Type: Wall Vents Present

(CC-4) Repair/Replace: The Crawlspace vents have been installed at grade at the front of the

house. The risk here is water entry into the vents. Recommend correcting the grade here so water cannot flow into the vents. Often, digging a small well around the vents can help.

Thermal Envelope

Insulation Type: Fiberglass

Approximate R-Value: R-24

📌 **(CC-5) Note:**
Fiberglass insulation batts were noted in the flooring joist bays at the Crawlspace.

🍃 **(CC-6) Energy Efficiency & IAQ:** The subfloor insulation was noted to be falling out of the joist bays in a few spots. Implement localized repair and re-support as needed.

Vapor Barrier

Vapor Barrier Material: None Noted

Moisture Conditions

(CC-7) Monitor: The Crawlspace was dry at the time of inspection. It is always a good idea to monitor Crawlspaces to see how they perform regarding drainage.

Plumbing System

Water Meter

(PS-1) Note: This shows the location of the water meter at the front of the house.

Supply Source and Material

Water Supply: Public Water Supply
Main Water Pipe Material: Plastic
Water Pressure: Tested, 45 PSI

(PS-2) Note: Please note that when the water service type is listed here, it is listed based on public records, listing information and disclosure. It is always possible that the system is not as it is listed.

(PS-3) Note:
Plastic pipe was noted as the main water piping to the house.

📌 **(PS-4) Note:**
This shows the location of the main water shut off at the front of the house.

📌 **(PS-5) Note:**
This shows the water pressure (45 PSI) tested during inspection. Generally, "normal water pressure," should be between 40-80 PSI, though pressures near or below 40 PSI can result in poor functional flow to fixtures. Water pressures in excess of 80 PSI risk damaging supply piping components and should be controlled with a pressure reducing valve.

Distribution Piping

Supply Pipe Materials: Galvanized Steel, Copper, Only Partly Visible
Functional Flow: Average
Pipe Insulation: Present

📌 **(PS-6) Note:** Please note that when old galvanized steel pipe is eventually replaced, be sure to have the electrical bonding and grounding system evaluated and repaired / updated as needed by a Qualified Electrical Contractor. It is common to update old metal piping using plastic piping. This can have the unintended consequence of disrupting important electrical grounding and bonding systems.

📌 **(PS-7) Note:** The visible water distribution pipes were 1/2-inch copper.

📌 **(PS-8) Note:** Please note that the supply pipes were concealed behind insulation and finishes and visual inspection was limited. Determination of the supply piping materials used here is an educated guess based on the materials that were visible coming out of the wall and below fixtures.

📌 **(PS-9) Note:** All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

📌 **(PS-10) Note:** The visible portions of the supply piping were insulated. However, prior to freezing weather it is always a good idea to check pipes and hose bibs for adequate insulation to protect pipes from cold weather.

Interior and Exterior Sinks

Tested

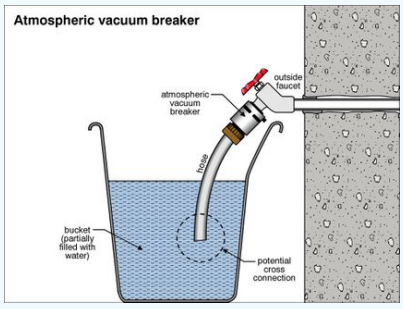
Exterior Hose Bibs

Hose Bibs: Tested All Accessible

Anti-Siphon Present: No

🛠 **(PS-11) Repair/Replace:** The leaky hose bibs at the front and rear of the house require repair or replacement - they leaked from the hose bib handle when the water was turned on and under pressure. This often requires tightening the packing around the handle stem.

📊 **(PS-12) Improvement:**
The hose bibs noted on this house were missing anti siphon devices and updating is recommended. Modern hose bibs are typically anti siphon style which can prevent water from your hoses backing into your water supply system. Consider installing anti siphon hose bibs or adding an anti siphon device to the existing hose bibs. The following video shows a vacuum breaker. Click Here



Drain, Waste and Vent Systems

System Type: Public Sewer - Buyer
Waste and Vent Pipe Materials: Cast Iron/Plastic
Functional Drainage: All Plumbing Fixtures had Functional Drainage

📌 **(PS-13) Note:** Please note that when the sewage discharge type is listed here, it is listed based on public records and disclosure. It is always possible that the system is not as it is listed; for example, a property could be listed as a public sewer system when in fact it is on a private septic system. This is another reason why we recommend further evaluation of this system; the type of sewer discharge cannot be verified as part of a visual inspection of the property.

📌 **(PS-14) Note:** Please note that the waste piping system was partially concealed behind finishes and not fully visible to inspect.

📌 **(PS-15) Note:** All of the plumbing fixtures in the house exhibited functional drainage at the time of the inspection.

📌 **(PS-16) Note:** This shows the location of the sewer cleanouts at the areas around the house.

Front of the house

Crawlspace

🔍 **(PS-17) Due Diligence:**
A video camera sewer scope is recommended. An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is always recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line or septic tank. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line.
The front wall cleanout was missing the cap and the wall below

the opening was visibly damp. Prior to closing confirm with the seller on the reasons and if the sewer system has drainage issues.

(PS-18) Repair/Replace: The drain, waste and/or vent pipes were visibly leaking in the Crawlspace under the Main and Hallway Bathrooms at the time of the inspection should be repaired to prevent the development of unhealthy conditions. Recommend repairs as needed.

Main bathroom

Hallway bathroom

(PS-19) Repair/Replace:
The sewer cleanout in the front of the house was missing a proper cap. This could be a safety hazard and could also lead to debris clogging the waste piping. Recommend repairs as needed.

(PS-20) Improvement:
Drain, waste and/or vent pipes visible in the Crawlspace were corroded. Monitor the pipes on a regular basis to prevent future damage from active leaking. To avoid problems in the future you may wish to have the corroded sections replaced.

(PS-21) Improvement:
The plastic drain or vent pipes visible at the Crawlspace were supported by wire or plumbers tape. These are improper materials as they may cut the plastic pipe and will not resist upward thrust. Recommend repairs as needed.

(PS-22) Future Project: Some of the waste plumbing system in this house was still done with old metal pipe, while some of the waste pipe has been updated with plastic. No leaks were noted at the time of inspection, but updating and on-going repairs could be needed at any time. Old metal pipes are subject to internal corrosion which can make it impossible to spot older weaker pipe until it starts to leak. During any renovations to the home be sure to have this old piping evaluated and updated as recommended by a licensed plumber. As a general rule the old cast iron pipe often lasts a very long time - even as much as 100 years. Galvanized and copper waste pipe can have a shorter useful service life - sometime 50 years. The service life from this pipe has a lot to do with water quality and occupant behavior - use of cleaning chemicals like Drain-O can be tough on metal pipes.

Water Heater

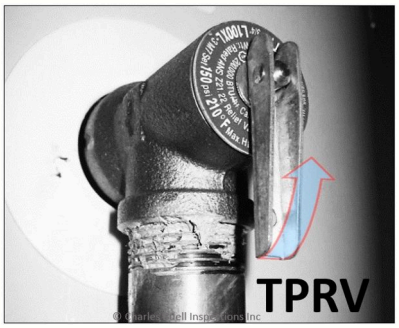
Water Heater

System Type and Capacity: 40 Gallon (1-2 people), Tank
Energy Source: Natural Gas [FVIR]
TPR Valve: Present - Not Tested
Water Heater Straps: Present
Age: 2023
Manufacturer: Rheem

(WH-1) Note: This shows the location of the water heater at the Laundry area.

📌 **(WH-2) Note:** This water heater appears to be using F.V.I.R technology. Prior to 2003 most gas water heaters had an open combustion system which made them a potential ignition source in places like garages where gasoline vapors could ignite. Starting in 2003, residential water heaters began using **"F.V.I.R."** (Flammable Vapor Ignition Resistant) technology. This means that the combustion chamber is now sealed. In order to light the water heater, you must use the pilot mechanism and you can no longer use a match, like the old pilot lights. *Effective July 1, 2003, all water heater manufacturers are required to build their 30,40 & 50 gallon atmospheric vent water heaters to new government standards. The American National Standards Institution (ANSI) have established these new standards to prevent accidental or unintended ignition of flammable vapors, such as those emitted by gasoline. By July 1, 2005, the ANSI Z21.10.1a-2002 standard will apply to virtually all gas fired residential water heaters with BTU ratings of 75,000 and below.*

📌 **(WH-3) Note:** A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. We do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced immediately by a Qualified Plumber.



The arrow shows how a TPRV can be tested

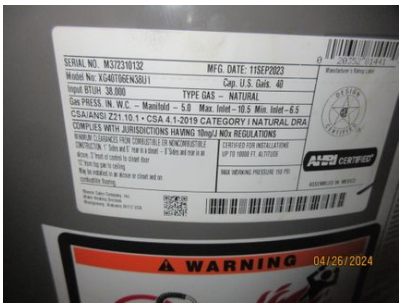
(WH-4) Repair/Replace:
A partial amount of the exhaust flue visible was insulated with a material which had a strong possibility of containing Asbestos. A newer section of metal flue was connected to it from the appliance. A Qualified Contractor should inspect this connection further and correct as needed. Although Asbestos is considered to be a known carcinogen, it is not considered to be a health hazard unless it is in a form in which it can be inhaled. Confirming the presence of Asbestos requires testing by a Qualified Laboratory. Consider consulting with a Qualified Contractor about importance of the presence of this material and the need for removal.

(WH-5) Repair/Replace:
Signs of back-drafting or combustion roll out were noted at the water heater. This is a safety hazard that indicates the unit is not venting as intended. This could allow moisture and carbon monoxide to enter the house. Have this water heater serviced and repaired or replaced as recommended to ensure safe and reliable performance. Examples of specific observations noted during inspection include:

Distorted plastic bushing

(WH-6) Improvement:
A drain pan has been installed below the water heater, but no drain piping was noted for the pan. A drain pan is recommended under water heaters that are located in finished spaces or where a leak could damage finishes. A pan without drain piping is often of limited benefit / protection. For improved protection from accidental water heater leaks, and where a drain is difficult to install, consider a pan with a moisture alarm and a flood-safe device such as this: [Watts Water Heater Leak Prevention.]

This shows the data plate for the water heater.

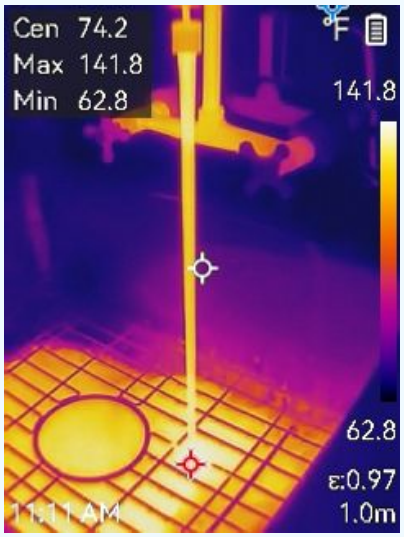


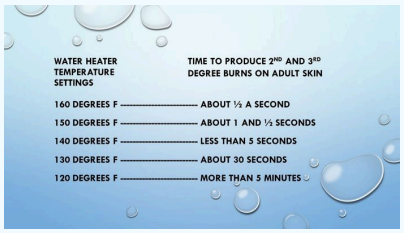
Water Temperature

Water Temperature Measured During Inspection: Yes, 142 Degrees F

📌 **(WH-8) Note:** The water temperature was tested multiple times during inspection. It is common for water temperatures to fluctuate throughout the house depending on the distance from the water heater, the water heater settings, the type of water heater and any thermostatic controls used in the plumbing fixtures and mixing valves. For reporting, the median temperature is used.

📈 **(WH-9) Improvement:** Testing of the plumbing system today, the water tested as too hot - 142 degrees F. This is a scalding hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees F. There is some evidence that hot water temperatures should be greater than 130 degrees F to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired or simply turn down the temperature as desired to eliminate a scald hazard. Please note that during inspection it is difficult to accurately test the water temperature as it can vary between fixtures. Testing is done in multiple locations during inspection and a median temperature is taken.





Additional Plumbing

Landscape Irrigation

Present, Not Inspected, Noted For Buyer

🔍 **(AP-1) Due Diligence:** An exterior irrigation system was noted. Sprinkler systems are beyond the scope of this inspection. Irrigation systems require annual attention / repair / servicing after every winter. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Recommend further evaluation as needed.

Fuel Distribution System

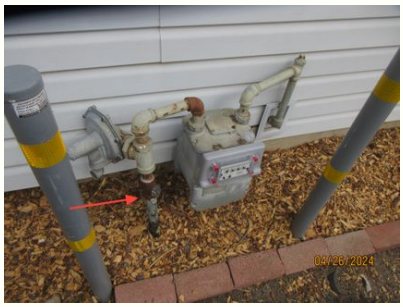
General Comments

Type of Fuel: Natural Gas

Gas Meter

Present: Yes

📌 **(FDS-1) Note:**
This shows the location of the gas main valve shut off at the left side of the house.

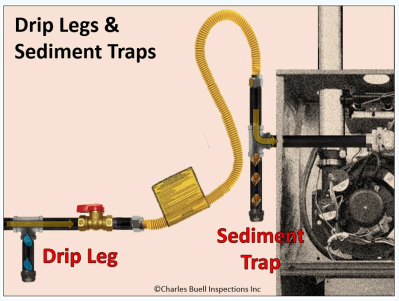


Fuel Distribution Systems

Gas Piping Materials: Partially Visible-Black Steel

📌 **(FDS-2) Note:** The house gas distribution pipes visible were black steel.

(FDS-3) Improvement: There was no sediment trap found for the gas pipe at the gas water heater. Sediment traps are designed to prevent fouling of gas equipment by allowing sediment to fall out of the gas supply. Sediment traps are required at all automatically controlled gas appliances. Recommend further evaluation and repairs as needed.



Heating System

Heating System

Heating Type: Gas-Fired Furnace Medium Efficiency
Energy Source: Natural Gas
Listed Nominal Capacity: 75,000 BTU
Age: 2003
Manufacturer: ARCOAIRE

(HS-1) Note: This shows the location of the heating system at the interior closet.

(HS-2) Note:
This house has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.

This shows an image of a heat exchanger

(HS-6) Improvement: This gas forced air furnace is close to the end of its useful design life. The average service life of natural gas and propane forced air furnaces is 15-20 years. Furnace heat exchangers are not visible to inspection without expensive diagnostics, so is it difficult to know when the furnace could be posing a safety hazard to the occupants. Older furnaces are also less reliable and subject to the need for constant repairs. Recommend further evaluation as needed by a Qualified Contractor.

(HS-3) Recommended Maintenance: Annual servicing of the gas forced air furnace is recommended for safe and reliable heat. The design life of these forced air furnaces is 15-20 years. Recommend keeping this furnace on a regular service schedule.

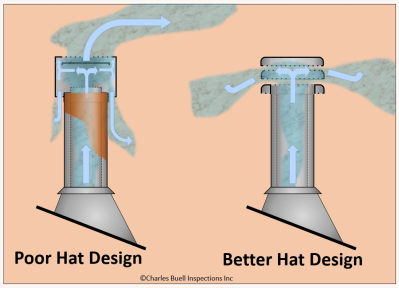
(HS-4) Recommended Maintenance:
The furnace burner assembly needed cleaning at the time of the inspection. This condition can reduce heating efficiency and increase heating costs.

This shows the data plate from the furnace.

Vents and Flues

Common Observations: B-Vents (Corrosion - Repair)

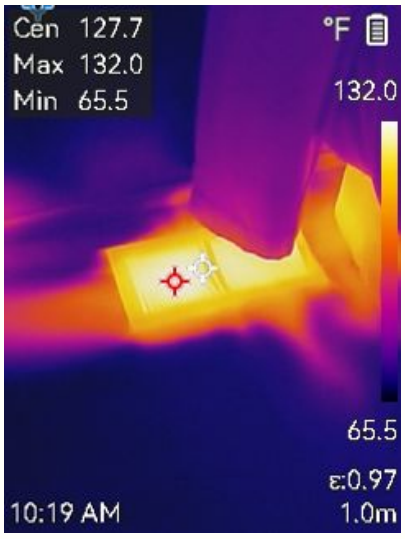
(HS-7) Repair/Replace: The metal flue for the furnace was corroded and requires repair or replacement. Have this further evaluated and repaired as recommended. Please note that often a poor cap design can result in premature deterioration of the flue.

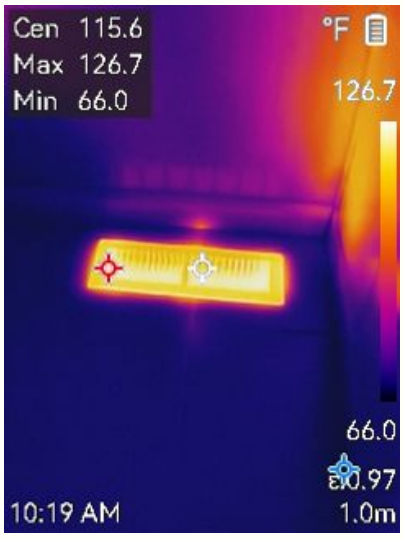


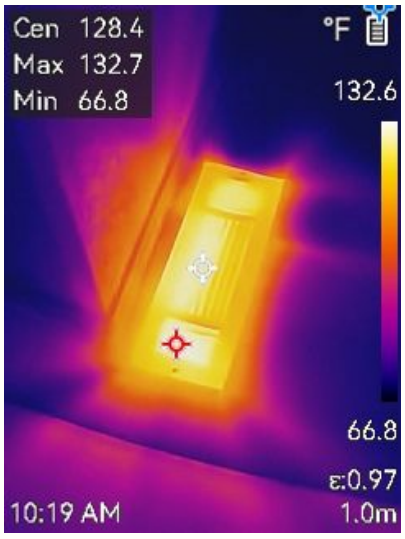
Thermal Imaging

Presence of Heat Source in Each Room: Present, Incomplete

(HS-8) Note: The pictures illustrate that the heating equipment responded to operating controls at the thermostat when placed in the heating mode. Heated air was discharging from all supply air registers (representative amount shown) unless otherwise noted. No further equipment diagnostics were performed as part of this home inspection.







(HS-9) Improvement: No heat or cooling source was noted for the Laundry area**.** An adequate heat supply is needed for all finished square footage. Recommend further evaluation and installing

heat sources as needed.

Cooling System

Cooling System

Cooling Type: Air Conditioning Present, Split System
Listed Nominal Capacity: 3.0 Tons
Cooling Equipment Refrigerant Type: R-22 - Freon
Energy Source: Electric
Condensate Overflow Piping and Warning Device: Configured Improperly - Alarm Missing
Temperature Differential: Acceptable: Within 12-22 Degrees F.
Age: 2003
Manufacturer: International Comfort Products

📌 **(CS-1) Note:**
This shows the location of the cooling system at the rooftop.

📌 **(CS-2) Note:** The air conditioner compressor system currently uses the R-22 type of refrigerant. On January 1, 2010, the Environmental Protection Agency placed a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is estimated to be complete by the year 2020. New, more efficient systems will utilize non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making substantial and costly changes to the equipment. A loophole in current regulations allowed the manufacturer of units after 2010 that were delivered with no refrigerant. These units were designed for R-22 refrigerant to be installed in the field. ***Maintenance of this unit could pose unexpected challenges due to the growing scarcity of R-22 refrigerant and replacement of the unit may become necessary prior to the end of its expected life.***

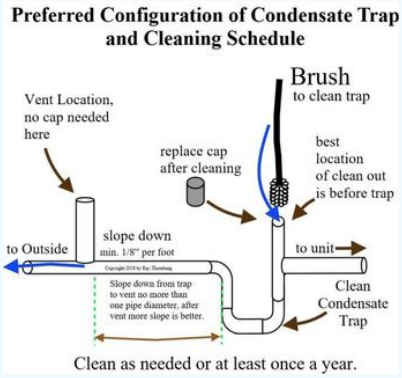
📌 **(CS-3) Note:** The differences in air temperature measured at supply and return registers fell within the acceptable range of between 12 and 22 degrees F.

(CS-4) Note: The following list is a minimum set of requirements to be expected of air conditioning servicing. These are provided as a courtesy to show they types of check-ups that should be expected from a professional servicing.
Check compressor efficiency. Check refrigerant level. Clean the condenser coil. Change or clean air filters. Inspect contactors and wiring. Inspect drive-sheaves, pulleys and belts. Check and adjust for proper air flow. Clean the blower motor as needed. Lubricate all motors and shaft bearings. Check, calibrate and program the thermostats and be sure the thermostat has adequate batteries as needed. Check unit smoke detector, clean filter if applicable. Check safety disconnect, laser-temp -- check across contacts

(CS-5) Repair/Replace:
The air conditioner was missing a grounding conductor (only two visible) at the electrical disconnect. Recommend further evaluation and repairs as needed.

(CS-6) Improvement: This air conditioning system was past the mid point of it's design life expectancy. Air conditioning compressors have fairly unreliable service lives that can range from as little as 7 to as many as 30 years. Recommend further evaluation as needed by a Qualified HVAC Contractor.

(CS-7) Improvement: The condensation line designed to properly dispose of condensate produced by the operation of the air-conditioning evaporator coils was improperly configured. Recommend repairs as needed.
The cooling system evaporator coil had no condensate overflow warning/shutoff device installed. If the condensate drainage system should fail, this condition could result in moisture damage to the home. Recommend that a proper condensate overflow/shutoff device be installed. Click here for information

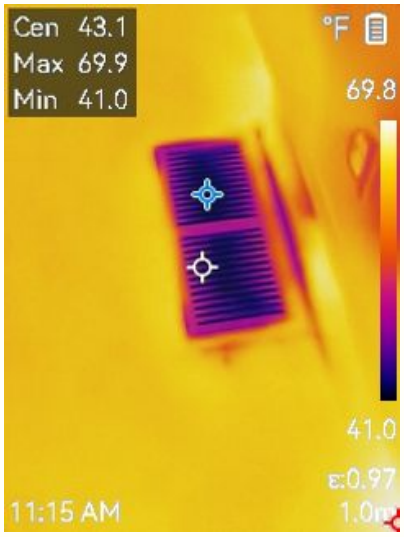


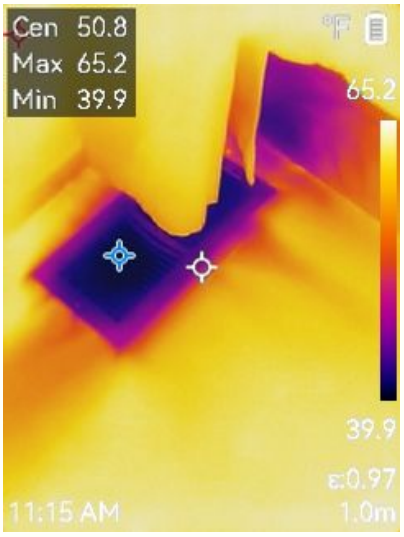
This shows the data plate for the air conditioner.

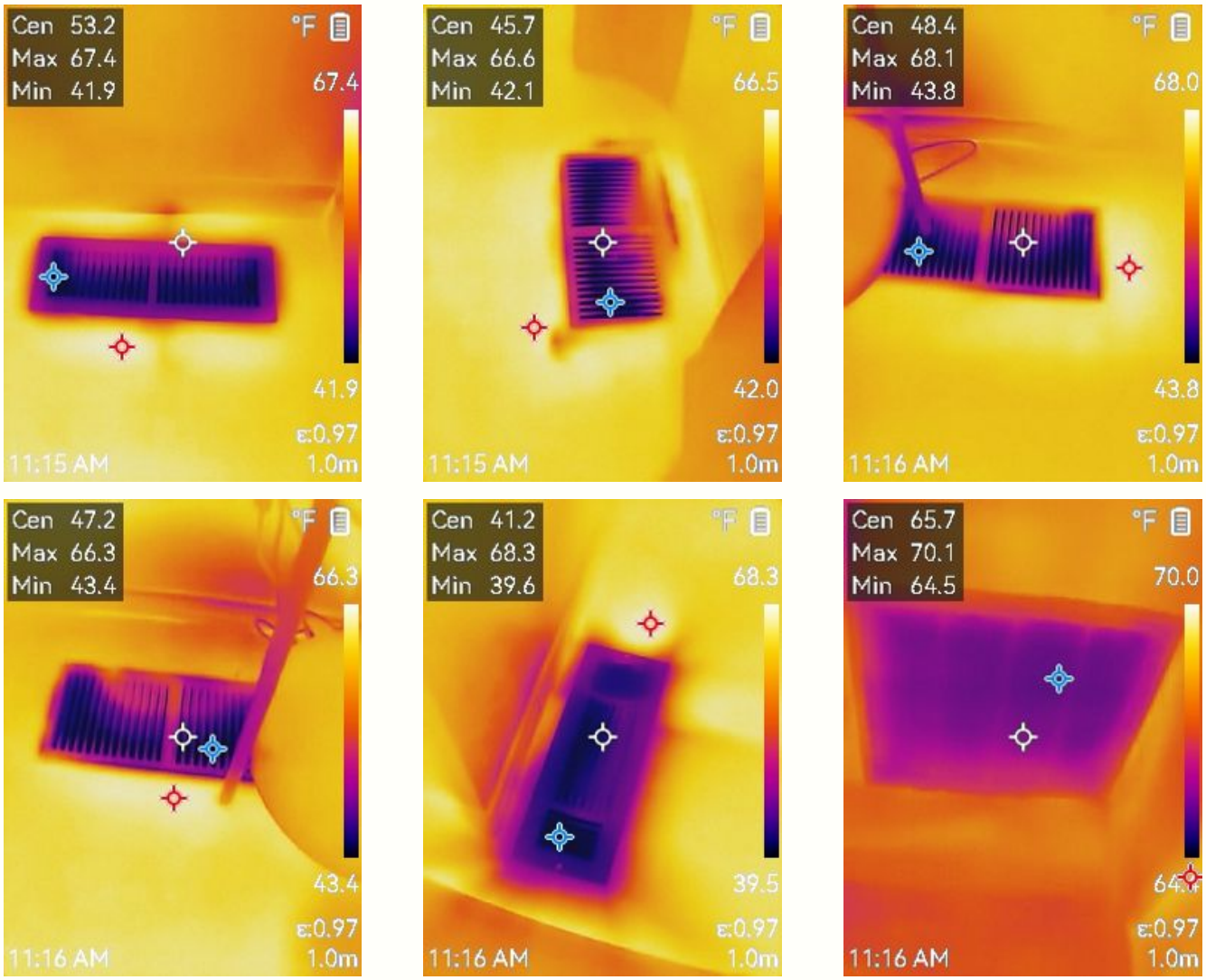
Thermal Imaging

Presence of Cooling Source in Each Room: Present

📌 **(CS-9) Note:** Thermal images show approximate temperatures at the cooling registers. These images just show the system was generally functioning during inspection. These are representative photos.







Return air register

HVAC Distribution and Ventilation

Distribution Systems

Heating/Cooling Ductwork Location: Attic and Crawlspace

Distribution Method: Flex Duct, Insulated

(HDV-1) Improvement:
The heating / cooling register cover was bent at the 3rd Bedroom. Repair as needed.

Air Filters

Air Filter Location: Hallway Ceiling
Air Filter Type: Disposable
Air Filter Size: 20x20

(HDV-2) Note:
The furnace filter was located at the cold air return.

(HDV-3) Note: The heating and cooling system had disposable air filter(s) installed. These should be changed quarterly or more to ensure proper air flow at the furnace. Be sure to install the filters with the arrows pointing in the same direction as the air flow in the furnace.

Thermostat

Type: Programmable

📌 **(HDV-4) Note:**
The heating and cooling systems were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Mechanical Ventilation Systems

Bathroom / Laundry Area Exhaust Ducting: Ducted to Exterior, Laundry Area - N/A
Kitchen Fan Ducting: Not Applicable

Main Electrical System

Service Entrance and Meter

Service Entrance: Above Ground
Meter Base Amperage: 200 Amps

📌 **(MES-1) Note:**
This shows the electrical meter.

Service Voltage

Service Voltage: 120/240 Volts

Solar/Photovoltaic Systems

🔍 **(MES-2) Due Diligence:** This house had a solar photovoltaic system installed. Photovoltaic or

PV systems convert the sun's energy into electricity. Inspection and evaluation of solar installations are beyond the scope of this inspection. Recommend inquiring with the seller for any additional maintenance, installer, and warranty information.

Service Panel Type

Type: Load Center With Fused Sub-Panel

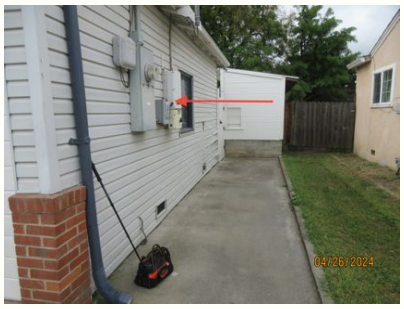
(MES-3) Repair/Replace: Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained fuses protecting and controlling other branch circuits.
This was an older electrical system which, while it may technically meet National Electric Code requirements, may not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, recommend a comprehensive inspection of the entire electrical system by a Qualified Electrical Contractor.

Main Electrical Panel

Service Disconnect Location: At Service Panel
Service Disconnect Type: Breaker
Service Disconnect Amperage: 200 Amps
Main Electrical Panel Amperage: Unable to Determine (label missing)
Main Electrical Panel Manufacturer: Siemens, Requires Verification (label missing)
Service Overcurrent Protection Device: Breakers
Service Panel (AFCI) Protection: Yes, Not Tested

Service Panel (GFCI) Protection: No

📌 **(MES-4) Note:** This shows the location of the main electrical panel at the right side of the house.

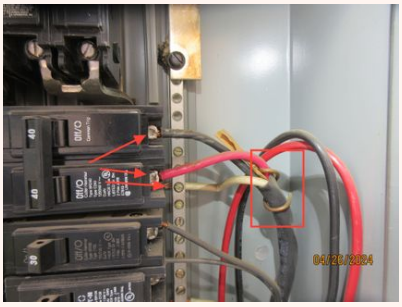


📌 **(MES-5) Note:**
Main electrical panel wiring.

📌 **(MES-6) Note:** The main electrical panel contained Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

(MES-7) Repair/Replace:
Openings were noted in the sub-panel dead front cover. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

(MES-8) Repair/Replace:
The upper 40 Amp 2 pole breaker feed did not have the grounding conductor landed in the panel, it was coiled around the wiring. Recommend further evaluation to determine if this is proper.

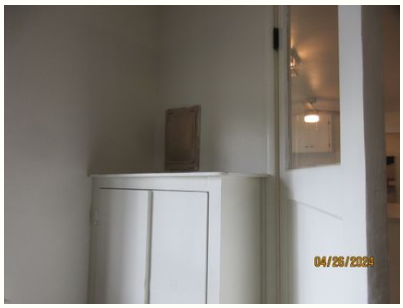


Sub-Panels

Sub-Panel

Sub-Panel Disconnect Type: Breaker
Sub-Panel Disconnect Ampacity: 60 Amps
Sub-Panel Type: Main Disconnect
Sub-Panel Amperage: 60 Amps
Sub-Panel Manufacturer: Unknown
Sub-Panel Overcurrent Protection Device: Edison Fuses (threaded)
Sub-Panel (AFCI) Protection: No
Sub-Panel (GFCI) Protection: No
Number of Sub-Panels: One

📌 **(S-1) Note:**
This shows the location of the electrical sub-panel at the Laundry area.



📌 **(S-2) Note:**
Sub-panel wiring at the Laundry area.

📌 **(S-3) Note:** Overcurrent protection of branch circuits was provided by screw in-type fuses.

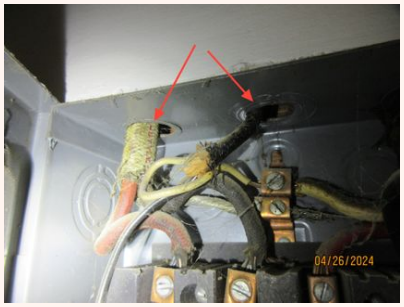
⚠ **(S-4) Major Concern:** Currently all sub-panels are required to be fed with four wires (two hots, a neutral and a ground). The fourth ground conductor can be done with metal conduit, no metal conduit was visible here. The sub-panel here appears to be a three-wire feed. Recommend further evaluation and repair by a Qualified Electrical Contractor. On sub-panels it is important that neutrals and equipment grounds be separated to control stray voltage. To accomplish this, you generally need a four-wire feed. There are some cases where three-wire feeds can be used for outbuildings, but never when the sub-panel is located within the same structure.

Undetermined if this is incoming line

Undetermined if this is incoming line

⚠ **(S-5) Major Concern:**
Fuse socket(s) in the sub-panel contained fuses that exceeded the typical installation standards. Branch wiring circuits are typically rated at 15 Amp or 20 Amp, the fuses in the panel were 25 Amp or 30 Amp. This condition is typical of a circuit in which fuses constantly burn out due to an electrical problem with the circuit. The fuse is removed and a fuse of a higher rating is inserted in its place to provide constant power to the affected circuit. Without the correct fuse, this circuit is no longer protected from overheating and is a potential fire hazard. Recommend evaluation and any necessary repairs be performed by a Qualified Electrical Contractor.

(S-6) Repair/Replace: Grommets or bushings were missing at the sub-panel and are needed to protect the non-metallic sheathed cable where the wiring enters the electrical panel and provide strain relief. Recommend further evaluation and repairs as needed.

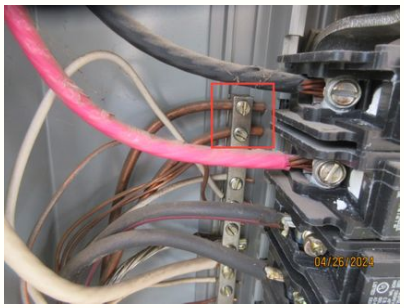


Grounding / Bonding

Grounding System

Grounding Type: Grounding Rod Noted

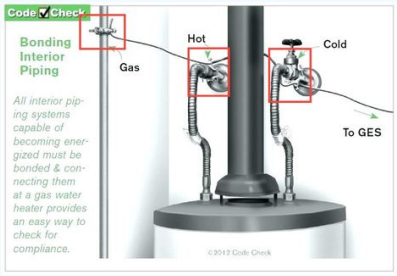
📌 **(GB-1) Note:** Ground rod connections were noted at the exterior. The ground rods looked to be fully driven and connections looked standard,



Water Bonding

Bonding Present: Noted - Cold Piping Only

(GB-2) Improvement: Metal cold water distribution pipes appeared to be properly bonded. Metal hot water pipes were not bonded. Electrical bonding of the water pipes helps to ensure that safe conditions exist if the pipes should somehow come into contact with electrical wiring and become energized. Bonding of water pipes is required in new homes by generally-accepted modern safety standards. Although it may not have been required at the time the building was originally constructed, as a safety measure the Inspector recommends that the hot water pipes be bonded also.



Gas Bonding

Bonding Present: Gas to Water Bond Only

(GB-3) Improvement:
At the time of the inspection, the gas piping appeared to be bonded to the water piping only.

Electrical Distribution and Fixtures

Branch Wiring Circuits

Branch Wiring Method: Cloth Cable Sheathed Wiring, Non-Metallic Sheathed Cable

Branch Wiring Material Type: Copper - Solid

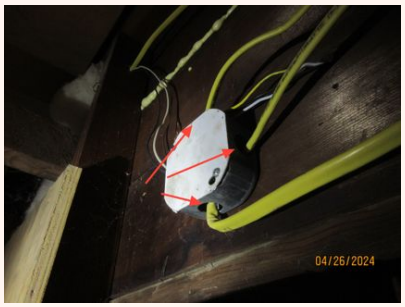
(EDF-1) Repair/Replace: Older cloth covered cable wiring was noted in use. This is generally older wiring that should be considered for updating, especially in the course of renovation work. This wiring cable can become brittle over time so the jacket may be more vulnerable to deterioration and physical damage. The wiring was also likely rated for 60 degree Celsius, an older rating that makes the wiring more vulnerable to heat buildup.

(EDF-2) Repair/Replace:
The electrical conduit had been disconnected at the shop and requires repair. Repair as needed.

(EDF-3) Repair/Replace:
An extension cord is being used to supply power at the shop. This is non-standard and a safety hazard. Hire an electrician to provide an electric receptacle for this opener.

(EDF-4) Repair/Replace:
The wiring was not properly protected by a sheathing or conduit at the shop. This is a potential safety hazard. Repair as needed.

(EDF-5) Repair/Replace: The non-metallic sheathed cable was poorly run into the junction boxes at the shop and has not been properly restrained, protected or sleeved. Also, check for additional boxes that could have a similar condition as most boxes are not visible to inspection. Wiring cable should have proper clamps to protect and secure the wire where it enters the junction box. Recommend further evaluation and repairs as needed.



(EDF-6) Repair/Replace:
At the time of the inspection, cover plates were missing at the Crawlspace. This condition left energized electrical components exposed to touch. Recommend that listed cover plates be installed.

Electrical Disconnects

Disconnects Noted: Air Conditioner

📌 **(EDF-7) Note:**
This shows the electrical disconnect for the A/C compressor unit.

Lighting, Switches and Receptacles

Inspection Method: Tested All Accessible

Receptacle Types: Three Wire Receptacles, Two Wire and Three Wire Open Ground Receptacles, Two Wire Receptacles

Interior GFCI Protection : Yes, Partial in Areas

Exterior GFCI Protection: Yes

📌 **(EDF-8) Note:** During the inspection we make every effort to test and inspect all accessible electric receptacles and switches. In general, the scope of testing is directly related to access; where personal belonging and furniture obstruct access to receptacles and fixtures, fewer of them can be reasonably tested during inspection. All defects found during inspection today will be listed in this report.

📌 **(EDF-9) Note:** The exterior electrical receptacles at the home had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The Inspector tested a representative number of readily accessible receptacles only.

🛠 **(EDF-10) Repair/Replace:** Multiple inoperative lights were noted at the rear of the house, Garage and shop. This is likely due to bulbs being burned out or functional with a photo sensor, but could be due to an inoperative fixture, circuit or switch. Replace bulbs or repair lights as needed.

Rear of the house

Garage

Shop

Shop

(EDF-11) Repair/Replace: I was unable to determine what device was controlled by switches at the Main Bedroom, Garage and shop. They may connect to future ceiling fans. Switches sometimes control exterior lights which are controlled by photo sensors and will operate only at night or only the upper or lower half of an interior switchable receptacle. Tracing the devices controlled by all switches exceeds the scope of the general home inspection. Recommend further evaluation as needed.

Main bedroom

Main bedroom

Garage

Shop

Shop

(EDF-12) Repair/Replace: ***Recommend a Qualified Electrical Contractor repair all open grounds*** throughout the house**.** This is a common condition in older buildings (prior to 1962) where three prong receptacles have been installed on an older two wire system. This creates a safety hazard; appliances that rely on an equipment ground to discharge a fault can be plugged into ungrounded circuits. This disables the important safety feature of an equipment ground. Proper repair can include:

- Running an equipment grounding conductor or a new three-wire circuit
- Restoring a two-prong receptacle or
- Installing GFCI protection for this circuit and labeling the open ground receptacles

If GFCI protection is used, the outlets on this circuit should be labeled so it is clear they are protected. Examples of locations where open grounds were found include:

Dining room

Family room

2nd bedroom


3rd bedroom


Hallway bathroom

Laundry area

Kitchen

Kitchen


Shop

(EDF-13) Repair/Replace:
Several electric receptacles in the house were an older, un-grounded, two wire system. Though there is nothing wrong with this configuration you may find it inconvenient in some areas, especially in offices and media areas. In general, this indicates an older electrical system that has not been updated and may not safety or reliably meet modern demands and expectations for the wiring system. Recommend further consultation about options for updating this older wiring.

3rd bedroom

(EDF-14) Repair/Replace:
Reverse polarity was noted at the rear of the house electrical receptacle. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be further evaluated and corrected as needed.

(EDF-15) Repair/Replace:
The house interior had ground fault circuit interrupter (GFCI) protection where needed except for the Kitchen, Hallway Bathroom, Laundry area, Garage and bar sink which had none. Although GFCI protection may not have been required at the time the home was built, for safety reasons, Baker Inspection Group recommends that electrical receptacles located in Basements, Cellars, Crawlspaces, Garages, and interior receptacles located within 6-feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Missing at bar sink

(EDF-16) Repair/Replace: The exterior electrical receptacles at the shop were not enclosed in weather-resistant covers. Recommend repairs as needed.

Ceiling Fans

Ceiling Fans: Present and Tested

📌 **(EDF-17) Note:** The ceiling fans were tested and functional during the inspection.

(EDF-18) Repair/Replace:
The ceiling fan blades were not functional at the 2nd Bedroom. Recommend further evaluation and repairs as needed.

Low Voltage Wiring

📌 **(EDF-19) Note:**
The front door had a combination code actuated deadbolt.

(EDF-21) Note:
Current regulations require an “Inter-System Bonding Terminal” to be installed as a place for the low voltage utilities to run their ground wires to. It will be attached to a #6 minimum copper ground wire run to the location from the service equipment. Such a terminal was found during inspection.

(EDF-20) Improvement: No doorbell was found during inspection. Have a doorbell installed as desired.

Interior Components

Ceilings, Walls and Trim

Wall and Ceiling Materials: Sheetrock

(IC-1) Recommended Maintenance:
Cracks were noted in the walls at the Hallway. These were straight line cracks and no other indications were found to indicate settlement. Cracking lines like these can be due to routine settlement or moderate seasonal expansion and contraction of the structure. Cracks like these can also be related to workmanship and nailing of framing and sheetrock or deflection from the framing. The seasonal types of cracking can be most problematic as they will tend to re-open after repair. Repair and paint cracks as needed and monitor.

At the addition?

Windows

Inspection Method: Tested All Accessible

(IC-2) Note: During the inspection we inspected the headers and sills around all windows where accessible. No water stains, or signs of leakage were found. It is always good practice to monitor any exposed windows, especially those with South and West exposures to check for leaks during heavy wind-driven rains.

(IC-3) Due Diligence: ***Window Blind Cord Safety*** Young children can strangle in the cord and bead chain loops. They can also wrap cords around their necks and strangle. Always ensure that the inner cord stop devices are within 3-inches of the headrail when the blind is in the fully lowered position. Read the adjustment instructions for your blinds. Always keep the cords and bead chains out of children's reach. Move cribs, playpens, and other furniture away from cords and bead chains. Children can climb furniture to get to cords. Do not tie cords together. Make sure cords do not twist together and create a loop.

(IC-4) Repair/Replace: The window balancers that help the single hung windows to move up and down were damaged or disconnected at the Kitchen and 2nd Bedroom and need to be repaired so the windows will operate smoothly. Please note that these windows are designed to be able to disengage the springs so that the window frames can be removed for cleaning and balancers can be replaced.
CLICK HERE for a how to video.

(IC-5) Repair/Replace:
The window lock hardware at the Kitchen was damaged. Recommend repairs as needed.

Doors

Inspection Method: Tested All Accessible

(IC-6) Repair/Replace: The door at the Laundry area opened over a drop down, but did not open over a landing. This condition is improper and a fall hazard. Recommend that this door be replaced with one which opens away from the steps or that a landing which complies with generally-accepted current standards.

(IC-7) Repair/Replace: The closet doors were missing at the 3rd Bedroom. This is discretionary and some people prefer to use hangings or leave them open. Install the missing doors as desired or needed.

(IC-8) Improvement: The door stop system for the house was incomplete. Recommend installing door stops to protect doors and wall finishes.

Floor Condition and Flooring Materials

(IC-9) Recommended Maintenance: The sub-floor was squeaking at the rooms throughout the house This happens when inadequate adhesive was used to secure the sub-floor to the floor frame. Screws can be used to secure loose sub-floor if the framing lay-out can be found. Finding the layout can be difficult if the ceiling below is finished. Often this involves removing the carpet to find the lay out and screw / secure the loose sub-floor. This is a cosmetic defect that should be repaired as desired. The best time to repair this is when replacing the current finish floor.

Smoke and Carbon Monoxide Alarms

Smoke Alarms: Present
Smoke Alarms Noted: Where Needed
Carbon Monoxide Alarms: Present, Incorrect Location

(IC-10) Note: Smoke alarms are not tested as part of a general home inspection. Recommend that all Smoke alarms be checked to confirm that they don't need battery replacement.

(IC-11) Note: For reliability, Fire Marshals recommended updating Smoke alarms every 10

years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our Smoke alarms for improved fire detection and to reduce problems with false alarms which can lead to disabling of this important safety system. Unfortunately, the alarms have to be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a Smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many houses can have half a dozen or more alarms throughout the house. A complete evaluation of Smoke alarms is beyond the scope of this inspection. For optimal fire safety, recommend taking control of these important safety devices and learning about how to service and maintain your Smoke alarm system to keep the building occupants safe.
FOR MORE INFORMATION CLICK HERE.

📌 **(IC-12) Note:** Carbon Monoxide alarms were found and noted during inspection. Be sure to check these regularly. The standard is one per floor and one outside all sleeping areas.

📌 **(IC-13) Note:** The installation of a Carbon Monoxide alarm is recommended for all houses that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces and wood stoves. The location should be: at least one alarm outside of all sleeping areas and one on each floor of the house. Best practices are to have these alarms hardwired with a battery back-up, though requirements are for the installation to meet manufacturer's specifications. Carbon Monoxide is a colorless, odorless gas that can cause sickness, nausea and even death. Carbon Monoxide alarms have a useful service life of roughly 6 years, so changing them more frequently than Smoke alarms is recommended.

🛠 **(IC-14) Repair/Replace:** A Carbon Monoxide alarm was found and noted during inspection, but it was not located adequately. Recommend moving it to the front of the Hallway.
The default safety standard is one Carbon Monoxide alarm per floor and one outside of all sleeping areas. Be sure to install and check these important safety devices regularly with the test button to ensure they are operational.

Kitchen Sinks and Cabinetry

Sinks and Plumbing

Sink Functional: Tested

Kitchen Appliances

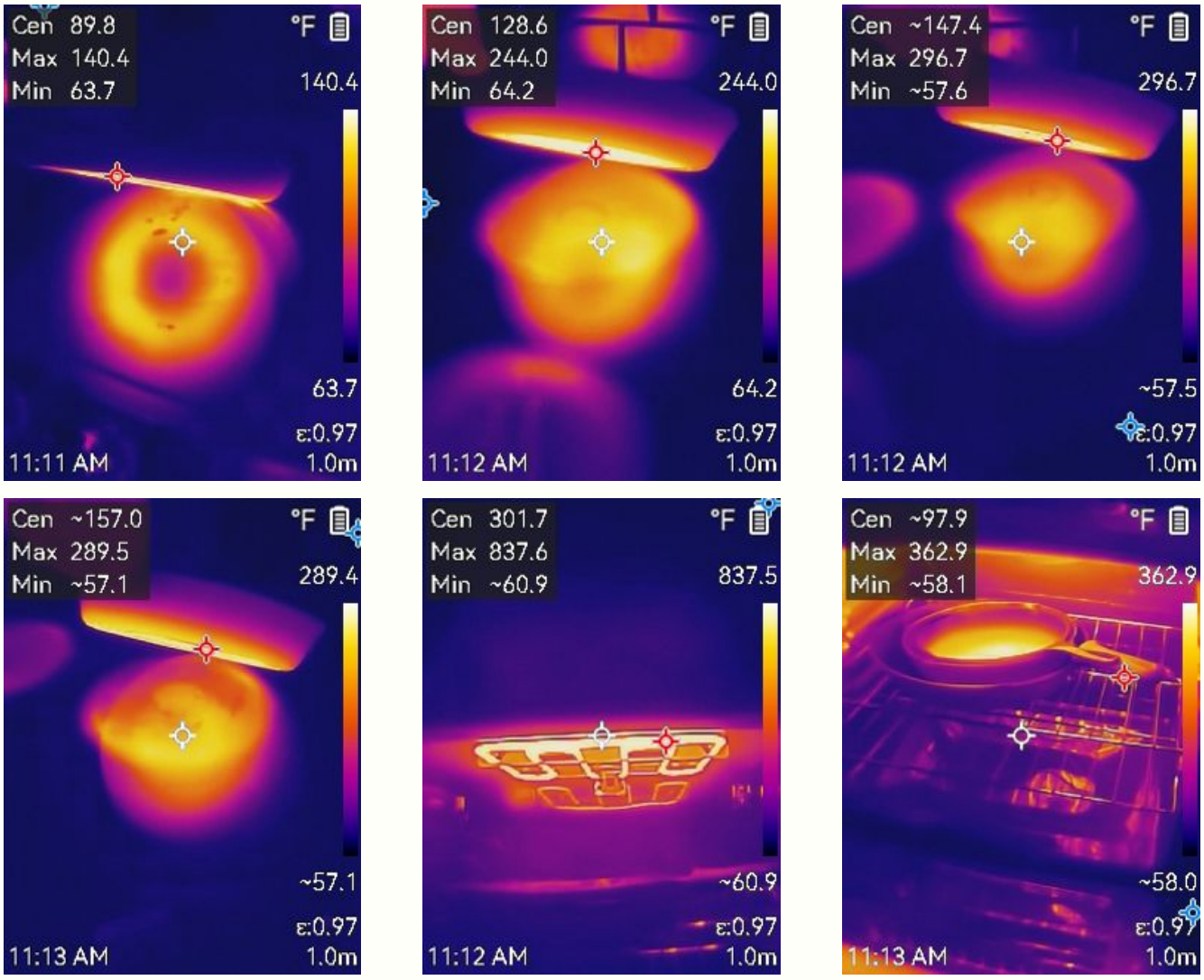
Range, Cooktop and Oven

Range, Cooktop and Oven: Induction Range
Manufacturer: Samsung

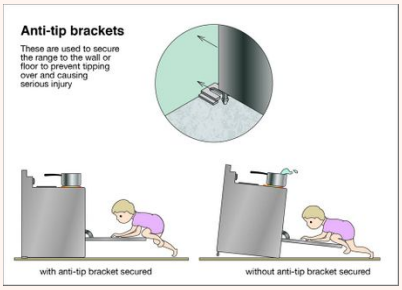
📌 **(KA-1) Note:**
The Kitchen had an induction range. These are unique cooking systems and are very energy efficient. Induction cooking uses induction heating to directly heat a cooking vessel, as opposed to using heat transfer from electrical coils or burning gas as with a traditional cooking stove. For nearly all models of induction cooktop, a cooking vessel must be made of a ferromagnetic metal, or placed on an interface disk which enables non-induction cookware to be used on induction cooking surfaces. In an induction cooker, a coil of copper wire is placed underneath the cooking pot. An alternating electric current flows through the coil, which produces an oscillating magnetic field. This field induces an electric current in the pot. Current flowing in the metal pot produces resistive heating which heats the food. While the current is large, it is produced by a low voltage. An induction cooker is faster and more energy-efficient than a traditional electric cooking surface. It allows instant control of cooking energy similar to gas burners. Other cooking methods use flames or red-hot heating elements; induction heating heats only the pot. Because the surface of the cook top is heated only by contact with the vessel, the possibility of burn injury is significantly less than with other methods. The induction effect does not directly heat the air around the vessel, resulting in further energy efficiencies. Cooling air is blown through the electronics but emerges only a little warmer than ambient temperature. The magnetic properties of a steel vessel concentrate the induced current in a thin layer near its surface, which makes the heating effect stronger. In non-magnetic materials like aluminum, the magnetic field penetrates too far, and the induced current encounters little resistance in the metal.[1] At least one high-frequency "all metal" cooker is available, that works with lower efficiency on non-magnetic metal cookware. The Inspector was not able to operate the burners.

📌 **(KA-2) Note:** Thermal images show the induction range was tested and working during the

inspection.



(KA-3) Repair/Replace:
An anti-tip device is needed to prevent the range from tipping during operation of the oven door. This is a small clip that secured the back adjustable feet of the range to the floor. Recommend repairs as needed.



Microwave, Range Hood Ventilation System

Type: Fan Missing - Just a Window

(KA-4) Repair/Replace: The Kitchen had no provisions for ventilation. An exhaust fan that ducts to the exterior is required at least somewhere in the Kitchen, in this case, the window is the ventilation. Lack of ventilation to the exterior could be inconvenient with cooking odors. Recommend further evaluation and repairs as needed to install a cooktop fan and exhaust system to the outdoors.

Dishwasher

Dishwasher: Operated
Dishwasher Air Gap: None Noted
Manufacturer: General Electric

(KA-5) Note: Though the Kitchen appliances are generally beyond the scope of a home inspection, we did run the dishwasher as a courtesy. The appliance seemed to be performing normally. No signs of leakage or water damage were visible. It is always wise to monitor the dishwasher after moving in as testing during inspection is different than regular use.

(KA-6) Repair/Replace: The loose dishwasher should be secured to the countertop and cabinets as needed to prevent a tipping hazard that could damage the plumbing. Recommend further evaluation and repairs as needed.

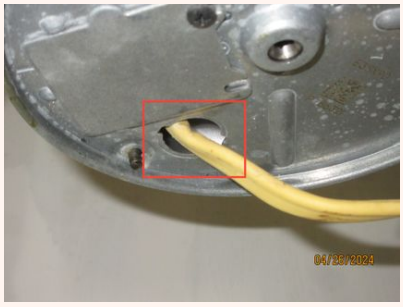
(KA-7) Improvement: An **air gap** is recommended to protect the dishwasher from accidental contamination if the sewer line were to back up. If an air gap cannot be installed, at least run the drain line above the level of the sink drain to create a high loop. This was an older way of protecting the dishwasher. Recommend further evaluation to determine if the dishwasher has an internal air gap / high loop or repair as needed to install an air gap.

This shows the data plate for this dishwasher.

Garbage Disposal

Garbage Disposal: Operated
Manufacturer: Badger

(KA-9) Repair/Replace:
The garbage disposal wiring was missing the electrical housing (anti-strain device) clamp. Clamps are electrical connectors designed to protect and secure conductors where they pass through sheet metal. Recommend that a proper clamp be installed.



(KA-10) Improvement: The sink disposal was making loud noises during operation suggesting that something is stuck inside the disposal. Clean or repair the sink disposal as needed.

This shows the data plate for the garbage disposal.

Refrigerator

Refrigerator: Not Inspected

Bathrooms

General Bathroom

📌 **(B-1) Note:** During the inspection, I operated all the plumbing fixtures in the Bathrooms. I tapped for loose tiles and finishes in shower and tub enclosures. I do not test bathtub overflow drains as this risks damaging finishes around the tub. Monitor tubs while filling and avoid pushing water into the overflow. Even well-installed overflow drains can leak as the gaskets that seal the overflow will dry out over time and may no longer provide a watertight seal. I also do not perform shower pan testing, this is performed by blocking the drain and filling the shower pan with water and allowing it to sit for a determined amount of time. Monitor plumbing after moving into a new house as testing during inspection presents less stress on plumbing than daily use. Please note that vacant houses present additional risk as it can be difficult to distinguish how the plumbing system will respond to daily use. Any defects uncovered during inspection are listed in this report.

Ceiling, Wall and Floor Finishes

📈 **(B-2) Improvement:**
The tile floor in the Main Bathroom was cracked. This is a cosmetic defect but would require tile replacement to repair, a significant expense. It can also indicate that the tile was not set properly, cracking may continue to get worse.

Sinks, Countertops and Cabinets

Sinks Functional: Tested

Showers and Bathtubs

Bathtub / Shower Functional: Tested

(B-3) Repair/Replace:
Cracked tile were noted in the Hallway Bathroom shower surround. This can lead to water intrusion behind the tile and subsequent tile failure and water damage. Recommend further investigation and repairs to the cracked tiles as recommended. Please note that the ability to repair this tile depends on what the tile is mounted on and what type of adhesives were used to mount the tile.

(B-4) Repair/Replace:
The mixing valves in the Hallway Bathroom bathtub was installed so that hot and cold were backwards. This can lead to confusion when turning on and off the water and should be repaired as needed.

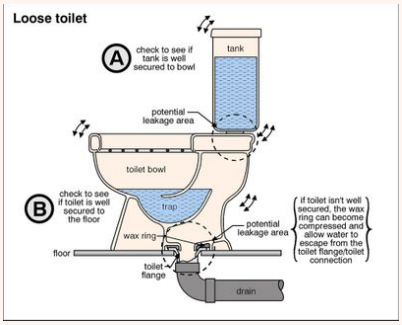
(B-5) Improvement: The bathtub stoppers in the Bathrooms were missing and requires repair or replacement - or a rubber stopper can be used.

(B-6) Recommended Maintenance:
Recommend sealing the Hallway Bathroom bathtub spout between the shower wall and the spout to prevent water leakage.

Toilets

Toilets Functional: Tested

(B-7) Repair/Replace:
The loose toilets in the Bathrooms need to be reset and the wax rings and flanges should be replaced to prevent hidden plumbing leaks. This is a simple job unless the bolts that fasten the toilet also require repair. Sometimes, loose toilets can even be shimmed for a tight and proper seal and sometimes simply caulking can help prevent the toilet from rocking and twisting.



Ventilation Method

Type: Bath Fan - 1, Operable Window - 1

(B-8) Note: The Main Bathroom fan was operated today and it appeared to be working as intended.

(B-9) Improvement: No ventilation fan was noted in the Hallway Bathroom; there was a window but no fan. Fans that vent to the exterior are recommended and will help reduce indoor humidity and risks for molds. Installation of a Bathroom fan is recommended.

Laundry Area

General Laundry

Sinks, Countertops and Cabinets

Sink Functional: Tested

(LA-2) Repair/Replace:
The sink plumbing had been done in an improper configuration. A straight "tee" fitting was used horizontally to connect the two sink drain lines to the waste line. The water will drain over the "tee" fitting instead of down into it. A corrugated section of drain line was also used. These tend to clog more easily than smooth wall piping. Recommend repairs as needed.

(LA-3) Improvement:
The sink in the Laundry area was loose and needs to be secured to prevent accidental damage to the sink or plumbing.

Clothes Washer and Connections

Clothes Washer: Not Tested

Clothes Dryer and Connections

Clothes Dryer: Not Tested
Power Source: Electric 240-Volt Only
Dryer 240-Volt Electrical Receptacle: 3-Prong Older
Dryer Venting: Ducted to Exterior

(LA-6) Note:
The electric receptacle to the clothes dryer was a three-prong or three-wire system. This is an older configuration. Modern electric dryers circuits require a four-wire system. These older three-wire circuits are still allowed, but be sure that you have a three prong outlet so the cord can be swapped out and the appliance appropriately bonded.

(LA-8) Repair/Replace:
The dryer vent was improperly installed and used improper material in the Crawlspace. Failure to correct the vent piping may result in lint and moisture accumulation within the vent pipe. Lack of proper dryer venting can also result in the accumulation of lint in the home. Lint is combustible and its accumulation is a potential fire hazard and a possible health hazard from the inhalation of particulates. Recommend the proper installation of an Underwriter's Laboratory (UL)-approved dryer vent for safety reasons.

(LA-7) Recommended Maintenance: The clothes dryer exhaust duct should be cleaned for improved safety. This is important regular maintenance to eliminate a potential fire hazard.

Ventilation Method

Type: Operable Window

(LA-9) Note: The Laundry area had an operable window as the source of ventilation.

Chimneys and Fireplaces

Chimney At Roof

Present

Chimney Flue Liners: Tile

(CF-1) Due Diligence:
Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, recommend you have the flue inspected by a Qualified Contractor.

Chimney Exterior

Exterior Material: Brick

(CF-2) Improvement:
Cracks and mortar separation were noted in the masonry chimney. These were small and minor at the time of inspection. Recommend repairs as needed.

Solid Fuel Fireplaces

Fireplace Types: Masonry Firebox

(CF-3) Note: At the time of the inspection, Baker Inspection Group observed the condition of the wood-burning fireplace, but it was not operated. Any exceptions will be listed in this report. Inspection of wood-burning fireplaces typically includes visual examination of the following: adequate hearth, firebox condition, operable damper, visible flue condition, ember barrier,

exterior condition. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, we recommend that you have the fireplace inspected by an Inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-Certified Inspector near you at http://www.csia.org/search.

(CF-4) Repair/Replace:
Damaged / cracked brick were noted to the walls of the fireplace firebox. This can make the fireplace unsafe for fires. Recommend further evaluation of this condition and repairs as needed to ensure safe and reliable performance from the fireplace. Firebox repairs need to be made using firebrick and proper refractory mortars designed for high temperatures.

(CF-6) Repair/Replace:
The wood-burning fireplace lacked a spark barrier. This condition is a potential fire hazard as it may allow sparks from the firebox to ignite the combustible floor-covering material. Recommend the installation of a means for containing fireplace sparks, such as a screen.

(CF-5) Improvement:
There was not an adequate non-combustible hearth under the fireplace (typical in older houses), the hearth was supported by combustible wood (as seen in the Crawlspace). Generally, a 20-inch deep hearth is recommended in front of all fireplaces greater than 6 sq. ft. The hearth should extend 12-inches to the sides of the firebox. For smaller fireplaces, minimum recommended clearances are 16-inches deep and 8-inches on either side. Recommend further evaluation and repairs as needed.

(CF-7) Recommended Maintenance: The exhaust flue of the fireplace appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a Qualified Contractor. Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, we recommend that you have the flue inspected by a Qualified Contractor.

(CF-8) Recommended Maintenance:
The firebox of the wood-burning fireplace needed cleaning at the time of the inspection. This condition is a potential fire hazard. Recommend cleaning as needed.

Garage

General Garage Conditions

Garage Type: Attached

Garage Occupant Doors: Self Closing Hinges Missing

(G-1) Due Diligence: Storage in the Garage inhibited the view of the Garage and limited visual inspection of this space. Recommend further inspection of the Garage when the area is cleared of personal belongings.

Window screwed closed

(G-2) Repair/Replace:
An unprotected opening was found in the Garage wall finishes. This should be repaired to complete the fire separation between the house and the Garage. Large holes should be repaired with the proper sheetrock materials. Small holes and openings should be sealed with mud or high temperature of "fire stop" caulking. Openings with doors should employ listed fire-rated doors.

(G-3) Repair/Replace:
The self-closing hinges on the Garage occupant door were missing. This safety device is recommend to ensure the door to the Garage is closed to keep pollutants and even fire from spreading into the house. This is a requirement that has been enforced and then removed from building standards over the years. It is currently recommended considered best-practices for improved safety.

(G-4) Repair/Replace: The Garage wall had damage visible at the time of the inspection. Recommend repairs as needed.

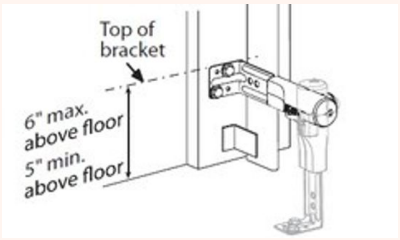
Vehicle Doors and Automatic Openers

Overhead Garage Door Type: Tilt-Up (one piece)
Number of Vehicle Doors: Two
Automatic Garage Door Opener: Present
Number of Automatic Openers: One
Manufacturer: Genie

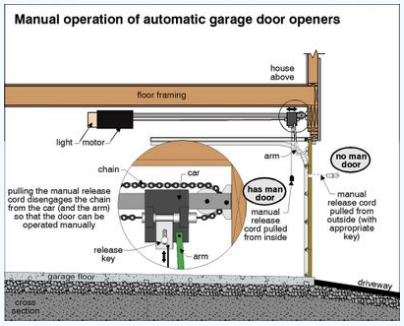
📌 **(G-5) Note:** The front automatic Garage door opener pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Overhead Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. If you wish to ensure that the overhead Garage door complies with the manufacturer's specifications you should have the it inspected by a Qualified Contractor.
The photoelectric sensors designed to activate the automatic-reverse at the overhead Garage doors responded to testing as designed.

🛠 **(G-6) Repair/Replace:**
Recommend having the rear tilt up Garage door serviced and repaired as recommended. During visual inspection and testing, the door would not stay open correctly. This is an indication that the torsion springs require adjustment, repair or replacement.
The door should be able to stay open on its own.

🛠 **(G-7) Repair/Replace:** The laser eye safety mechanisms for the overhead Garage doors had been set too high, this sensor should be 5 to 6-inches off of the floor to perform as intended and prevent entrapment. Have this repaired as needed.



(G-8) Improvement: The handle that attaches to the overhead Garage door detaching mechanism was located too high off the floor. These release handles should be accessible, less than 6-feet off the ground. Repair as needed for improved safety.



(G-9) Recommended Maintenance:
The automatic overhead Garage door opener had a loose belt. This can eventually affect the performance of the automatic opener. Recommend repairs as needed.

This shows the data plate for the Garage door opener.

Floor

Garage Slab: Concrete

(G-11) Improvement: Typical cracks were noted in the concrete Garage slab. You can fill the cracks with a masonry rated caulking, but no repair is needed at this time; this is a cosmetic defect.

Safe Home Book

Safe Home Book

(SHB-1) Note: Baker Inspection Group is proud to include our *SAFE HOME BOOK* as part of your home inspection report. This publication is a compilation of well-researched articles especially for homeowners. They include valuable information and tips for helping keep families safe and their homes in top condition. Please enjoy it with our compliments.

THE SAFE HOME BOOK contains chapters on the following:
CHILD SAFETY Twelve safety devices to protect your children, crib safety, furniture and TV tip-over hazards, anti-tip brackets, window falls, safety glass, child-proofing windows and stairs, Garage doors and openers, trampoline safety, tree swings, treehouses.
LADDERS AND STAIRWAYS Ladder safety, Attic pull-down ladders, stairways, deck safety.
SWIMMING POOL SAFETY Home pools, swimming pool barriers, pool alarms, pool drain hazards, pool water pathogens, saunas.
HOME SECURITY Burglar-resistant homes, bump keys, the 10 best places to hide valuables in your home, window bars, Safe Rooms (panic rooms).
FIRE SAFETY Dryer vent safety, pilot lights, hearths and hearth extensions, holiday safety, firestops, clothes closet lighting, barbecue safety, kerosene heaters, attached Garage fire containment, non-conforming Bedrooms, window wells, fire extinguishers, smoke alarms, fire sprinklers, house numbers.
ELECTRICAL SAFETY Aluminum wiring, knob-and-tube wiring, ungrounded electrical receptacles, ground-fault circuit interrupters (GFCI), arc-fault circuit interrupters (AFCI), electric fences, generators.
ENVIRONMENTAL CONCERNS Asbestos, Asbestos cement siding, lead facts, formaldehyde, carbon

monoxide, backdrafting, fireplace fuel, ventless fireplaces, mold, central humidifiers, Bathroom ventilation, sewer gases, pesticides, pet allergens, greywater, backflow prevention, carpeted Bathrooms, Chinese drywall, home heating oil tanks, underground fuel storage tanks, compost pile hazards, Hantavirus, plants and Indoor Air Quality.
MOTHER NATURE Earthquake preparedness, tornado inspections, wind mitigation, windbreaks, tree dangers, lightning, poison ivy, oak and sumac, rodents, bed bugs, venomous pests, snow guards, defensible space, emergency preparedness.
ELDERLY SAFETY Aging in place, aging in place checklist, anti-scald valves.
CLICK HERE to view

Checking Out Procedure

Check Out List

Lights: Off
Heating and Cooling: Restored to Pre-Inspection Settings
Oven: Off
Appliances: Off / Finishing Cycle

📌 **(COP-1) Note: CA PUBLIC RESOURCES CODE 25401.7** At the time a single-family residential dwelling is sold, a buyer or seller may request a home inspection, as defined in subdivision (a) of Section 7195 of the Business and Professions Code, and a Home Inspector, as defined in subdivision (d) of Section 7195 of the Business and Professions Code, shall provide, contact information for one or more of the following entities that provide home energy information: (a) A nonprofit organization. (b) A provider to the residential dwelling of electrical service, or gas service, or both. (c) A government agency, including, but not limited to, the commission.
UTILITY BILL, REBATES AND OTHER ASSISTANCE Online Consumer and Business Conservation Rebate Database: http://www.energy.ca.gov. California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm. California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or http://www.energy.ca.gov/. California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov. California Energy Alternative Rates (CARE): Call your local utility company for information and applications.
PRODUCT RECALLS Baker Inspection Group has included pictures of the appliance data plates for your informational needs. Links are provided below to enter the information to determine if any recalls have been issued for the appliances in the house.
United States Consumer Safety Product Commission Website CLICK HERE.
WeMakeItSafer Website CLICK HERE.
CONCLUSION We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every

problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, Crawlspaces may have water problems and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a Seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions.

PRE-CLOSING WALK-THROUGH The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect of problem discovered the walk-through should be negotiated with the Owner/Seller of the property prior to closing. Purchasing the property with a known defect or problem releases BAKER INSPECTION GROUP of all responsibility. Client assumes responsibility for all known defects after settlement. The following are recommendations for the pre-closing walk-through your new house.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 65 degrees. You should not operate a heat pump in the heating mode when it is over 66 degrees outside. 2. Operate all appliances. 3. Run water at all fixtures and flush all toilets. 4. Operate all exterior doors, windows and locks. 5. Test smoke and carbon monoxide detectors. 6. Ask for all remote controls to any Garage door openers, fans, gas fireplaces, etc. 7. Inspect areas that may have been restricted at the time of the inspection. 8. Ask Seller questions about anything that was not covered during the home inspection. 9. Ask Seller about prior infestation treatment and warranties that may be transferable. 10. Read Seller's disclosure.

We recommend that you re-key all of the properties exterior door dead bolts and locks and purchase multiple hand held fire extinguishers and place them in the Kitchen and Garage accordingly.

We are always attempting to improve quality of our service and our report. Online reviews are very much appreciated and go a long way to help a small business like ours. If you could please take a moment and click a link below to give us a quick review or Facebook Like we would really be thankful.

Google Business Page YELP Zillow Facebook

We are a very social company, please come by and visit us online and give us a like or a follow.

Facebook Instagram LinkedIn Twitter YouTube Pinterest

Report Summary

Major Concerns

⚠ S-4 Sub-Panels - Sub-Panel:

Currently all sub-panels are required to be fed with four wires (two hots, a neutral and a ground). The fourth ground conductor can be done with metal conduit, no metal conduit was visible here. The sub-panel here appears to be a three-wire feed. Recommend further evaluation and repair by a Qualified Electrical Contractor. On sub-panels it is important that neutrals and equipment grounds be separated to control stray voltage. To accomplish this, you generally need a four-wire feed. There are some cases where three-wire feeds can be used for outbuildings, but never when the sub-panel is located within the same structure.

Undetermined if this is incoming line

Undetermined if this is incoming line

⚠ S-5 Sub-Panels - Sub-Panel:

Fuse socket(s) in the sub-panel contained fuses that exceeded the typical installation standards. Branch wiring circuits are typically rated at 15 Amp or 20 Amp, the fuses in the panel were 25 Amp or 30 Amp. This condition is typical of a circuit in which fuses constantly burn out due to an electrical problem with the circuit. The fuse is removed and a fuse of a higher rating is inserted in its place to provide constant power to the affected circuit. Without the correct fuse, this circuit is no longer protected from overheating and is a potential fire hazard. Recommend evaluation and any necessary repairs be performed by a Qualified Electrical Contractor.

Due Diligence Items

🔍 SEF-1 Site and Exterior Features - Site Grading and Drainage:

The building is situated on a generally flat lot. This could lead to seasonal drainage problems.

Recommend inquiring with the sellers and or building department for any history of water problems on the site.

RC-3 Roofing and Components - Roofing Materials:

This roof was not fully visible due to the solar panel installation. I inspected the visible areas around the panels but the area below and the panel roof penetrations were not visible. Recommend further inspection as needed.

RC-4 Roofing and Components - Roofing Materials:

The asphalt composition roof shingles have been repaired. We were unable to determine if these repairs will prevent damage to the underlying roof structure from moisture intrusion. Recommend further evaluation as needed.

AC-5 Attic and Components - Ventilation Type:

Thermostatically controlled vent fan in the Attic may work, but due to the low temperature the unit was not on. Baker Inspection Group could not access or inspect this unit.

Rear of the house

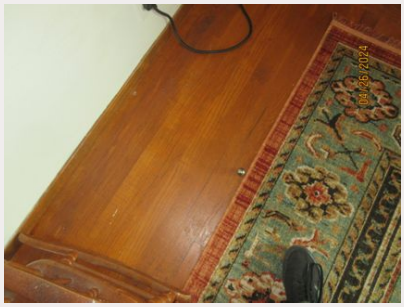
SF-2 Structure and Foundation - Ceiling, Wall and Floor Structures:

Minor floor settlement was noted in the house. Inquire with the seller for any history of repairs or

movement. No signs of recent movement were visible at the time of inspection.

(This video is only viewable online.)

(This video is only viewable online.)



PS-17 Plumbing System - Drain, Waste and Vent Systems:

A video camera sewer scope is recommended. An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is always recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line or septic tank. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line.
The front wall cleanout was missing the cap and the wall below the opening was visibly damp. Prior to closing confirm with the seller on the reasons and if the sewer system has drainage issues.

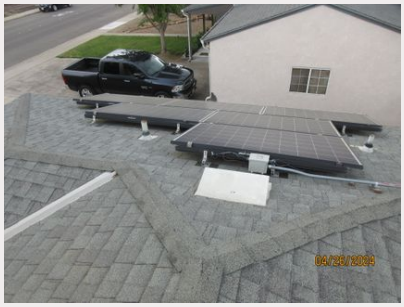
AP-1 Additional Plumbing - Landscape Irrigation:

An exterior irrigation system was noted. Sprinkler systems are beyond the scope of this inspection. Irrigation systems require annual attention / repair / servicing after every winter. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Recommend further evaluation as needed.

MES-2 Main Electrical System - Solar/Photovoltaic Systems:

This house had a solar photovoltaic system installed. Photovoltaic or PV systems convert the sun's energy into electricity. Inspection and evaluation of solar installations are beyond the scope of this inspection. Recommend inquiring with the seller for any additional maintenance, installer, and

warranty information.



IC-3 Interior Components - Windows:

Window Blind Cord Safety Young children can strangle in the cord and bead chain loops. They can also wrap cords around their necks and strangle. Always ensure that the inner cord stop devices are within 3-inches of the headrail when the blind is in the fully lowered position. Read the adjustment instructions for your blinds. Always keep the cords and bead chains out of children's reach. Move cribs, playpens, and other furniture away from cords and bead chains. Children can climb furniture to get to cords. Do not tie cords together. Make sure cords do not twist together and create a loop.

CF-1 Chimneys and Fireplaces - Chimney At Roof:

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, recommend you have the flue inspected by a Qualified Contractor.

G-1 Garage - General Garage Conditions:

Storage in the Garage inhibited the view of the Garage and limited visual inspection of this space. Recommend further inspection of the Garage when the area is cleared of personal belongings.

Window screwed closed

Repair or Replacement

EWC-3 Exterior Wall Components - Siding and Trim:

The exterior vinyl siding at the right side and rear of the house had areas of damage that should be repaired to prevent moisture intrusion of the exterior wall structure.

EWC-5 Exterior Wall Components - Siding and Trim:

The exterior walls and door at the shop had areas of deteriorated wood siding that should be repaired or replaced to help prevent damage from moisture intrusion.

EWC-6 Exterior Wall Components - Windows:

A cracked window pane was noted at the right side of the house. This requires window glass replacement for a proper repair. Recommend further evaluation and repairs as needed.

CC-4 Crawlspace / Cellar - Ventilation Type:

The Crawlspace vents have been installed at grade at the front of the house. The risk here is water entry into the vents. Recommend correcting the grade here so water cannot flow into the vents. Often, digging a small well around the vents can help.

PS-11 Plumbing System - Exterior Hose Bibs:

The leaky hose bibs at the front and rear of the house require repair or replacement - they leaked from the hose bib handle when the water was turned on and under pressure. This often requires tightening the packing around the handle stem.

PS-18 Plumbing System - Drain, Waste and Vent Systems:

The drain, waste and/or vent pipes were visibly leaking in the Crawlspace under the Main and Hallway Bathrooms at the time of the inspection should be repaired to prevent the development of unhealthy conditions. Recommend repairs as needed.

Main bathroom

Hallway bathroom

PS-19 Plumbing System - Drain, Waste and Vent Systems:

The sewer cleanout in the front of the house was missing a proper cap. This could be a safety hazard and could also lead to debris clogging the waste piping. Recommend repairs as needed.

WH-4 Water Heater - Water Heater:

A partial amount of the exhaust flue visible was insulated with a material which had a strong possibility of containing Asbestos. A newer section of metal flue was connected to it from the appliance. A Qualified Contractor should inspect this connection further and correct as needed. Although Asbestos is considered to be a known carcinogen, it is not considered to be a health hazard unless it is in a form in which it can be inhaled. Confirming the presence of Asbestos requires testing by a Qualified Laboratory. Consider consulting with a Qualified Contractor about importance of the presence of this material and the need for removal.

WH-5 Water Heater - Water Heater:

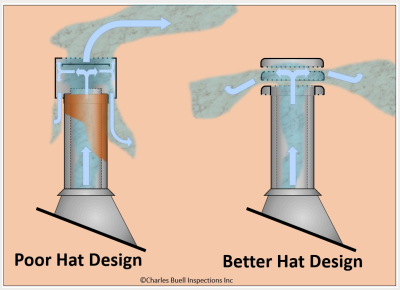
Signs of back-drafting or combustion roll out were noted at the water heater. This is a safety hazard that indicates the unit is not venting as intended. This could allow moisture and carbon monoxide to enter the house. Have this water heater serviced and repaired or replaced as recommended to ensure safe and reliable performance. Examples of specific observations noted during inspection include:

Distorted plastic bushing

HS-7 Heating System - Vents and Flues:

The metal flue for the furnace was corroded and requires repair or replacement. Have this further

evaluated and repaired as recommended. Please note that often a poor cap design can result in premature deterioration of the flue.



CS-5 Cooling System - Cooling System:

The air conditioner was missing a grounding conductor (only two visible) at the electrical disconnect. Recommend further evaluation and repairs as needed.

MES-3 Main Electrical System - Service Panel Type:

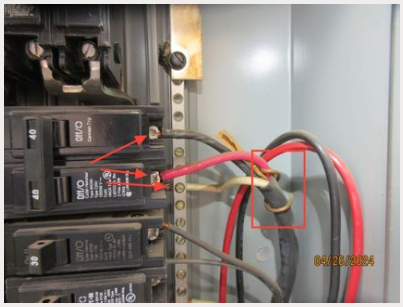
Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained fuses protecting and controlling other branch circuits.
This was an older electrical system which, while it may technically meet National Electric Code requirements, may not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, recommend a comprehensive inspection of the entire electrical system by a Qualified Electrical Contractor.

MES-7 Main Electrical System - Main Electrical Panel:

Openings were noted in the sub-panel dead front cover. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

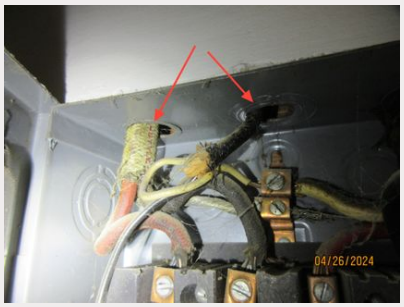
MES-8 Main Electrical System - Main Electrical Panel:

The upper 40 Amp 2 pole breaker feed did not have the grounding conductor landed in the panel, it was coiled around the wiring. Recommend further evaluation to determine if this is proper.



S-6 Sub-Panels - Sub-Panel:

Grommets or bushings were missing at the sub-panel and are needed to protect the non-metallic sheathed cable where the wiring enters the electrical panel and provide strain relief. Recommend further evaluation and repairs as needed.



EDF-1 Electrical Distribution and Fixtures - Branch Wiring Circuits:

Older cloth covered cable wiring was noted in use. This is generally older wiring that should be considered for updating, especially in the course of renovation work. This wiring cable can become brittle over time so the jacket may be more vulnerable to deterioration and physical damage. The wiring was also likely rated for 60 degree Celsius, an older rating that makes the wiring more vulnerable to heat buildup.

EDF-2 Electrical Distribution and Fixtures - Branch Wiring Circuits:

The electrical conduit had been disconnected at the shop and requires repair. Repair as needed.

EDF-3 Electrical Distribution and Fixtures - Branch Wiring Circuits:

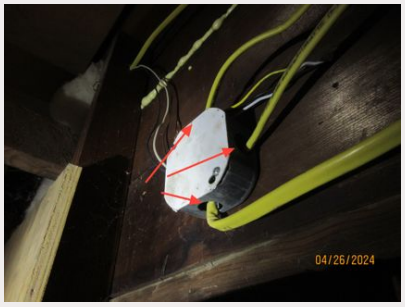
An extension cord is being used to supply power at the shop. This is non-standard and a safety hazard. Hire an electrician to provide an electric receptacle for this opener.

EDF-4 Electrical Distribution and Fixtures - Branch Wiring Circuits:

The wiring was not properly protected by a sheathing or conduit at the shop. This is a potential safety hazard. Repair as needed.

EDF-5 Electrical Distribution and Fixtures - Branch Wiring Circuits:

The non-metallic sheathed cable was poorly run into the junction boxes at the shop and has not been properly restrained, protected or sleeved. Also, check for additional boxes that could have a similar condition as most boxes are not visible to inspection. Wiring cable should have proper clamps to protect and secure the wire where it enters the junction box. Recommend further evaluation and repairs as needed.



EDF-6 Electrical Distribution and Fixtures - Branch Wiring Circuits:

At the time of the inspection, cover plates were missing at the Crawlspace. This condition left energized electrical components exposed to touch. Recommend that listed cover plates be installed.

EDF-10 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

Multiple inoperative lights were noted at the rear of the house, Garage and shop. This is likely due

to bulbs being burned out or functional with a photo sensor, but could be due to an inoperative fixture, circuit or switch. Replace bulbs or repair lights as needed.


Rear of the house


Garage


Shop


Shop

EDF-11 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

I was unable to determine what device was controlled by switches at the Main Bedroom, Garage and shop. They may connect to future ceiling fans. Switches sometimes control exterior lights which are controlled by photo sensors and will operate only at night or only the upper or lower half of an interior switchable receptacle. Tracing the devices controlled by all switches exceeds the scope of the general home inspection. Recommend further evaluation as needed.


Main bedroom


Main bedroom


Garage


Shop


Shop

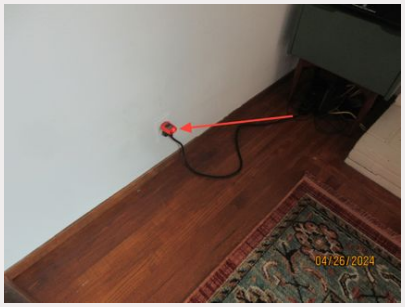
EDF-12 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

Recommend a Qualified Electrical Contractor repair all open grounds throughout the house**.** This is a common condition in older buildings (prior to 1962) where three prong receptacles have been installed on an older two wire system. This creates a safety hazard; appliances that rely on an equipment ground to discharge a fault can be plugged into ungrounded circuits. This disables the important safety feature of an equipment ground. Proper repair can include:

- Running an equipment grounding conductor or a new three-wire circuit
- Restoring a two-prong receptacle or
- Installing GFCI protection for this circuit and labeling the open ground receptacles

If GFCI protection is used, the outlets on this circuit should be labeled so it is clear they are protected. Examples of locations where open grounds were found include:


Dining room


Family room


2nd bedroom


3rd bedroom


Hallway bathroom

Laundry area


Kitchen


Kitchen


Shop

EDF-13 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

Several electric receptacles in the house were an older, un-grounded, two wire system. Though there is nothing wrong with this configuration you may find it inconvenient in some areas, especially in offices and media areas. In general, this indicates an older electrical system that has not been updated and may not safety or reliably meet modern demands and expectations for the wiring system. Recommend further consultation about options for updating this older wiring.

3rd bedroom

EDF-14 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

Reverse polarity was noted at the rear of the house electrical receptacle. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be further evaluated and corrected as needed.

EDF-15 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

The house interior had ground fault circuit interrupter (GFCI) protection where needed except for the Kitchen, Hallway Bathroom, Laundry area, Garage and bar sink which had none. Although GFCI protection may not have been required at the time the home was built, for safety reasons, Baker Inspection Group recommends that electrical receptacles located in Basements, Cellars, Crawlspaces, Garages, and interior receptacles located within 6-feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Missing at bar sink

EDF-16 Electrical Distribution and Fixtures - Lighting, Switches and Receptacles:

The exterior electrical receptacles at the shop were not enclosed in weather-resistant covers. Recommend repairs as needed.

EDF-18 Electrical Distribution and Fixtures - Ceiling Fans:

The ceiling fan blades were not functional at the 2nd Bedroom. Recommend further evaluation and repairs as needed.

IC-4 Interior Components - Windows:

The window balancers that help the single hung windows to move up and down were damaged or disconnected at the Kitchen and 2nd Bedroom and need to be repaired so the windows will operate smoothly. Please note that these windows are designed to be able to disengage the springs so that the window frames can be removed for cleaning and balancers can be replaced. CLICK HERE for a how to video.

IC-5 Interior Components - Windows:

The window lock hardware at the Kitchen was damaged. Recommend repairs as needed.

IC-6 Interior Components - Doors:

The door at the Laundry area opened over a drop down, but did not open over a landing. This condition is improper and a fall hazard. Recommend that this door be replaced with one which opens away from the steps or that a landing which complies with generally-accepted current standards.

IC-7 Interior Components - Doors:

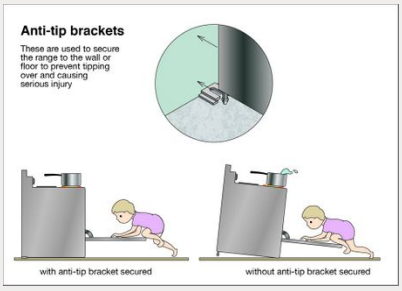
The closet doors were missing at the 3rd Bedroom. This is discretionary and some people prefer to use hangings or leave them open. Install the missing doors as desired or needed.

IC-14 Interior Components - Smoke and Carbon Monoxide Alarms:

A Carbon Monoxide alarm was found and noted during inspection, but it was not located adequately. Recommend moving it to the front of the Hallway.
The default safety standard is one Carbon Monoxide alarm per floor and one outside of all sleeping areas. Be sure to install and check these important safety devices regularly with the test button to ensure they are operational.

KA-3 Kitchen Appliances - Range, Cooktop and Oven:

An anti-tip device is needed to prevent the range from tipping during operation of the oven door. This is a small clip that secured the back adjustable feet of the range to the floor. Recommend repairs as needed.



KA-4 Kitchen Appliances - Microwave, Range Hood Ventilation System:

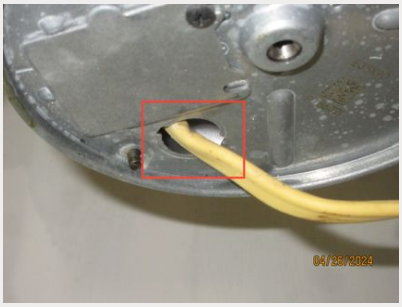
The Kitchen had no provisions for ventilation. An exhaust fan that ducts to the exterior is required at least somewhere in the Kitchen, in this case, the window is the ventilation. Lack of ventilation to the exterior could be inconvenient with cooking odors. Recommend further evaluation and repairs as needed to install a cooktop fan and exhaust system to the outdoors.

KA-6 Kitchen Appliances - Dishwasher:

The loose dishwasher should be secured to the countertop and cabinets as needed to prevent a tipping hazard that could damage the plumbing. Recommend further evaluation and repairs as needed.

KA-9 Kitchen Appliances - Garbage Disposal:

The garbage disposal wiring was missing the electrical housing (anti-strain device) clamp. Clamps are electrical connectors designed to protect and secure conductors where they pass through sheet metal. Recommend that a proper clamp be installed.



B-3 Bathrooms - Showers and Bathtubs:

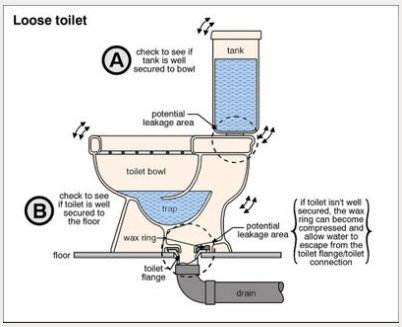
Cracked tile were noted in the Hallway Bathroom shower surround. This can lead to water intrusion behind the tile and subsequent tile failure and water damage. Recommend further investigation and repairs to the cracked tiles as recommended. Please note that the ability to repair this tile depends on what the tile is mounted on and what type of adhesives were used to mount the tile.

B-4 Bathrooms - Showers and Bathtubs:

The mixing valves in the Hallway Bathroom bathtub was installed so that hot and cold were backwards. This can lead to confusion when turning on and off the water and should be repaired as needed.

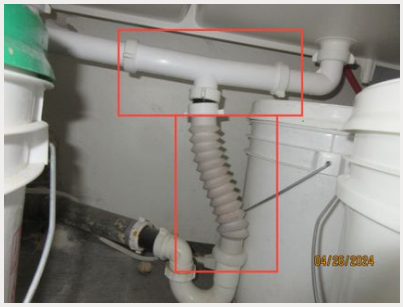
B-7 Bathrooms - Toilets:

The loose toilets in the Bathrooms need to be reset and the wax rings and flanges should be replaced to prevent hidden plumbing leaks. This is a simple job unless the bolts that fasten the toilet also require repair. Sometimes, loose toilets can even be shimmed for a tight and proper seal and sometimes simply caulking can help prevent the toilet from rocking and twisting.



LA-2 Laundry Area - Sinks, Countertops and Cabinets:

The sink plumbing had been done in an improper configuration. A straight "tee" fitting was used horizontally to connect the two sink drain lines to the waste line. The water will drain over the "tee" fitting instead of down into it. A corrugated section of drain line was also used. These tend to clog more easily than smooth wall piping. Recommend repairs as needed.



LA-8 Laundry Area - Clothes Dryer and Connections:

The dryer vent was improperly installed and used improper material in the Crawlspace. Failure to correct the vent piping may result in lint and moisture accumulation within the vent pipe. Lack of proper dryer venting can also result in the accumulation of lint in the home. Lint is combustible and its accumulation is a potential fire hazard and a possible health hazard from the inhalation of particulates. Recommend the proper installation of an Underwriter's Laboratory (UL)-approved dryer vent for safety reasons.

CF-4 Chimneys and Fireplaces - Solid Fuel Fireplaces:

Damaged / cracked brick were noted to the walls of the fireplace firebox. This can make the fireplace unsafe for fires. Recommend further evaluation of this condition and repairs as needed to ensure safe and reliable performance from the fireplace. Firebox repairs need to be made using firebrick and proper refractory mortars designed for high temperatures.

CF-6 Chimneys and Fireplaces - Solid Fuel Fireplaces:

The wood-burning fireplace lacked a spark barrier. This condition is a potential fire hazard as it may allow sparks from the firebox to ignite the combustible floor-covering material. Recommend the installation of a means for containing fireplace sparks, such as a screen.

G-2 Garage - General Garage Conditions:

An unprotected opening was found in the Garage wall finishes. This should be repaired to complete the fire separation between the house and the Garage. Large holes should be repaired with the proper sheetrock materials. Small holes and openings should be sealed with mud or high temperature of "fire stop" caulking. Openings with doors should employ listed fire-rated doors.

G-3 Garage - General Garage Conditions:

The self-closing hinges on the Garage occupant door were missing. This safety device is recommend to ensure the door to the Garage is closed to keep pollutants and even fire from spreading into the house. This is a requirement that has been enforced and then removed from building standards over the years. It is currently recommended considered best-practices for improved safety.

G-4 Garage - General Garage Conditions:

The Garage wall had damage visible at the time of the inspection. Recommend repairs as needed.

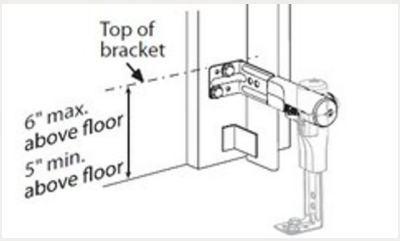
G-6 Garage - Vehicle Doors and Automatic Openers:

Recommend having the rear tilt up Garage door serviced and repaired as recommended. During visual inspection and testing, the door would not stay open correctly. This is an indication that the torsion springs require adjustment, repair or replacement. ***The door should be able to stay open on its own.***

G-7 Garage - Vehicle Doors and Automatic Openers:

The laser eye safety mechanisms for the overhead Garage doors had been set too high, this sensor should be 5 to 6-inches off of the floor to perform as intended and prevent entrapment. Have this

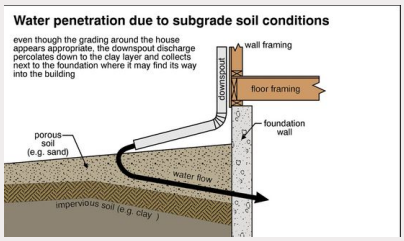
repaired as needed.



Improvement Items

SEF-2 Site and Exterior Features - Site Grading and Drainage:

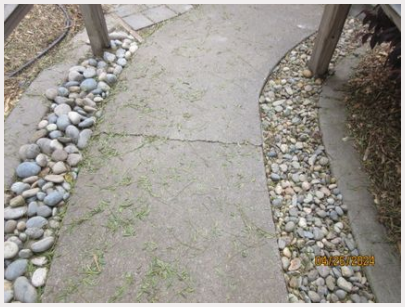
Downspouts were discharging adjacent to the foundation. This can cause foundation settlement or Crawlspace moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5-feet away from the foundation.



SEF-6 Site and Exterior Features - Driveways and Walkways:

Cracks were noted in the driveway and walkway flatwork at the front and right side of the house. No immediate repair appears necessary, though water will continue to deteriorate the surface until the flatwork is repaired or replaced.






RC-5 Roofing and Components - Roofing Materials:

The asphalt composition shingles covering the roof of this house were old, appeared to be past the mid point of their long-term service life. Recommend further evaluation as needed.





RC-9 Roofing and Components - Roof Flashings:

The vents on the roof had corrosion visible and will need to be replaced soon to avoid damage from leakage.

RC-12 Roofing and Components - Roof Drainage System:

Leaks were noted in the gutters at the right side of the house that need to be repaired to control roof runoff. Seal-up all leaking areas and tune-up to ensure gutters are properly secured and sloped to drain.

RC-13 Roofing and Components - Roof Drainage System:

The gutters had corrosion visible at the areas around the house. Continued corrosion will eventually result in leaking gutters. Good maintenance practices will help extend the long-term service life of the gutters.

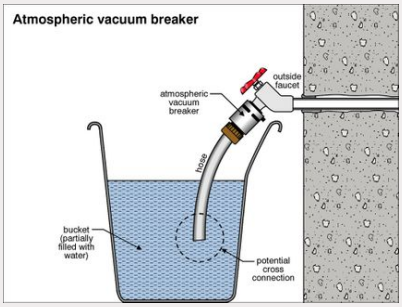
EWC-4 Exterior Wall Components - Siding and Trim:

The vinyl siding was not properly finished at the rear left corner. Repair as needed.

EWC-7 Exterior Wall Components - Windows:

The window screens were missing at the front of the house. Recommend replacement as needed.

PS-12 Plumbing System - Exterior Hose Bibs:



The hose bibs noted on this house were missing anti siphon devices and updating is recommended. Modern hose bibs are typically anti siphon style which can prevent water from your hoses backing into your water supply system. Consider installing anti siphon hose bibs or adding an anti siphon device to the existing hose bibs. The following video shows a vacuum breaker. Click Here

PS-20 Plumbing System - Drain, Waste and Vent Systems:

Drain, waste and/or vent pipes visible in the Crawlspace were corroded. Monitor the pipes on a regular basis to prevent future damage from active leaking. To avoid problems in the future you may wish to have the corroded sections replaced.

PS-21 Plumbing System - Drain, Waste and Vent Systems:

The plastic drain or vent pipes visible at the Crawlspace were supported by wire or plumbers tape. These are improper materials as they may cut the plastic pipe and will not resist upward thrust. Recommend repairs as needed.

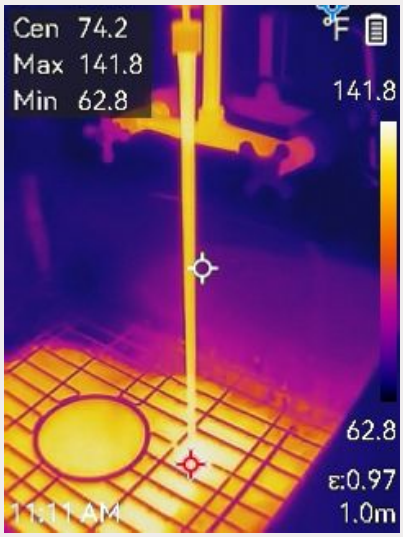
WH-6 Water Heater - Water Heater:

A drain pan has been installed below the water heater, but no drain piping was noted for the pan. A drain pan is recommended under water heaters that are located in finished spaces or where a leak could damage finishes. A pan without drain piping is often of limited benefit / protection. For improved protection from accidental water heater leaks, and where a drain is difficult to install, consider a pan with a moisture alarm and a flood-safe device such as this: Watts Water Heater Leak Prevention.

WH-9 Water Heater - Water Temperature:

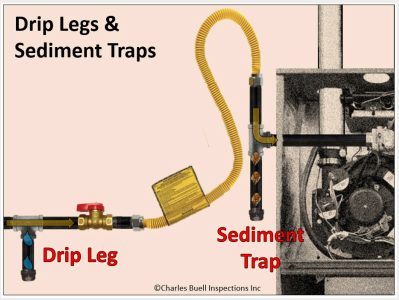
Testing of the plumbing system today, the water tested as too hot - 142 degrees F. This is a scalding hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees F. There is some evidence that hot water temperatures should be greater than 130 degrees F to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot

water tank. Have this further evaluated and repaired or simply turn down the temperature as desired to eliminate a scald hazard. Please note that during inspection it is difficult to accurately test the water temperature as it can vary between fixtures. Testing is done in multiple locations during inspection and a median temperature is taken.



FDS-3 Fuel Distribution System - Fuel Distribution Systems:

There was no sediment trap found for the gas pipe at the gas water heater. Sediment traps are designed to prevent fouling of gas equipment by allowing sediment to fall out of the gas supply. Sediment traps are required at all automatically controlled gas appliances. Recommend further evaluation and repairs as needed.



HS-6 Heating System - Heating System:

This gas forced air furnace is close to the end of its useful design life. The average service life of natural gas and propane forced air furnaces is 15-20 years. Furnace heat exchangers are not visible to inspection without expensive diagnostics, so is it difficult to know when the furnace could be posing a safety hazard to the occupants. Older furnaces are also less reliable and subject to the need for constant repairs. Recommend further evaluation as needed by a Qualified Contractor.

HS-9 Heating System - Thermal Imaging:

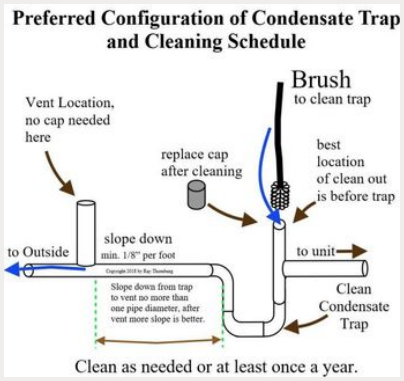
No heat or cooling source was noted for the Laundry area**.** An adequate heat supply is needed for all finished square footage. Recommend further evaluation and installing heat sources as needed.

CS-6 Cooling System - Cooling System:

This air conditioning system was past the mid point of it's design life expectancy. Air conditioning compressors have fairly unreliable service lives that can range from as little as 7 to as many as 30 years. Recommend further evaluation as needed by a Qualified HVAC Contractor.

CS-7 Cooling System - Cooling System:

The condensation line designed to properly dispose of condensate produced by the operation of the air-conditioning evaporator coils was improperly configured. Recommend repairs as needed. The cooling system evaporator coil had no condensate overflow warning/shutoff device installed. If the condensate drainage system should fail, this condition could result in moisture damage to the home. Recommend that a proper condensate overflow/shutoff device be installed. Click here for information

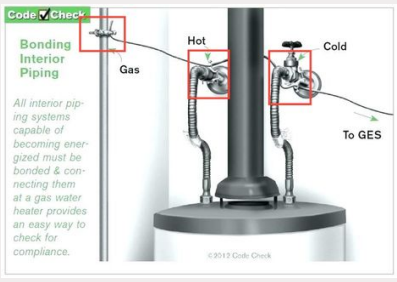


HDV-1 HVAC Distribution and Ventilation - Distribution Systems:

The heating / cooling register cover was bent at the 3rd Bedroom. Repair as needed.

GB-2 Grounding / Bonding - Water Bonding:

Metal cold water distribution pipes appeared to be properly bonded. Metal hot water pipes were not bonded. Electrical bonding of the water pipes helps to ensure that safe conditions exist if the pipes should somehow come into contact with electrical wiring and become energized. Bonding of water pipes is required in new homes by generally-accepted modern safety standards. Although it may not have been required at the time the building was originally constructed, as a safety measure the Inspector recommends that the hot water pipes be bonded also.



GB-3 Grounding / Bonding - Gas Bonding:

At the time of the inspection, the gas piping appeared to be bonded to the water piping only.

EDF-20 Electrical Distribution and Fixtures - Low Voltage Wiring:

No doorbell was found during inspection. Have a doorbell installed as desired.

IC-8 Interior Components - Doors:

The door stop system for the house was incomplete. Recommend installing door stops to protect doors and wall finishes.

KA-7 Kitchen Appliances - Dishwasher:

An **air gap** is recommended to protect the dishwasher from accidental contamination if the sewer line were to back up. If an air gap cannot be installed, at least run the drain line above the level of the sink drain to create a high loop. This was an older way of protecting the dishwasher. Recommend further evaluation to determine if the dishwasher has an internal air gap / high loop or repair as needed to install an air gap.

KA-10 Kitchen Appliances - Garbage Disposal:

The sink disposal was making loud noises during operation suggesting that something is stuck inside the disposal. Clean or repair the sink disposal as needed.

B-2 Bathrooms - Ceiling, Wall and Floor Finishes:

The tile floor in the Main Bathroom was cracked. This is a cosmetic defect but would require tile replacement to repair, a significant expense. It can also indicate that the tile was not set properly, cracking may continue to get worse.

B-5 Bathrooms - Showers and Bathtubs:

The bathtub stoppers in the Bathrooms were missing and requires repair or replacement - or a rubber stopper can be used.

B-9 Bathrooms - Ventilation Method:

No ventilation fan was noted in the Hallway Bathroom; there was a window but no fan. Fans that vent to the exterior are recommended and will help reduce indoor humidity and risks for molds. Installation of a Bathroom fan is recommended.

LA-3 Laundry Area - Sinks, Countertops and Cabinets:

The sink in the Laundry area was loose and needs to be secured to prevent accidental damage to the sink or plumbing.

CF-2 Chimneys and Fireplaces - Chimney Exterior:

Cracks and mortar separation were noted in the masonry chimney. These were small and minor at the time of inspection. Recommend repairs as needed.

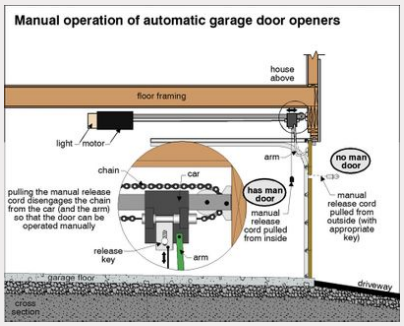
CF-5 Chimneys and Fireplaces - Solid Fuel Fireplaces:

There was not an adequate non-combustible hearth under the fireplace (typical in older houses), the hearth was supported by combustible wood (as seen in the Crawlspace). Generally, a 20-inch deep hearth is recommended in front of all fireplaces greater than 6 sq. ft. The hearth should extend 12-inches to the sides of the firebox. For smaller fireplaces, minimum recommended clearances are 16-inches deep and 8-inches on

either side. Recommend further evaluation and repairs as needed.

G-8 Garage - Vehicle Doors and Automatic Openers:

The handle that attaches to the overhead Garage door detaching mechanism was located too high off the floor. These release handles should be accessible, less than 6-feet off the ground. Repair as needed for improved safety.



G-11 Garage - Floor:

Typical cracks were noted in the concrete Garage slab. You can fill the cracks with a masonry rated caulking, but no repair is needed at this time; this is a cosmetic defect.

Recommended Maintenance

SEF-3 Site and Exterior Features - Site Grading and Drainage:

Some of the downspouts on this home were noted to be discharging into area drains. No evidence of failure was noted, but these pipes are prone to clogging, backing up and below ground failure. Monitor after heavy rains. Failing sub-surface storm drains are one of the most common reasons for concrete slab and Crawlspace moisture problems and can even lead to structural settlement.

SEF-4 Site and Exterior Features - Site Grading and Drainage:

Important area drains were noted around the property at the rear of the house These are designed to capture surface runoff and divert water around the building. Be sure to keep these drains clear, especially before large rain storms.

SEF-5 Site and Exterior Features - Grounds, Trees and Vegetation:

Pruning trees, branches and vegetation away from the house is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is

recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

RC-6 Roofing and Components - Roofing Materials:

Moss build-up was noted on the roof. This is bad for the roof covering and decking as it can trap moisture on the roof and can inhibit drainage off the roof. Moss removal is recommended. Products such as Tide are not recommended as the bleach in these products can deteriorate the shingles. Pressure washers should not be used to clean the moss as they can damage the shingles unless the moss has been killed prior to washing. Only low pressure should be used to clean the roof of moss and chemicals should be used to kill the moss prior to removal. One product people use to kill the moss is baking soda. Recommend a professional clean and service this roof to ensure proper control of roof runoff and proper drainage off the roof.

RC-7 Roofing and Components - Roofing Materials:

The satellite dish penetrations should be maintained to avoid damage to the underlying structure from moisture intrusion.

RC-10 Roofing and Components - Roof Flashings:

The vent at the roof required proper sealing around the perimeter of the piping / vent and the roof flashing.

RC-14 Roofing and Components - Roof Drainage System:

The gutters were bent at the front and rear of the house at the time of the inspection. Recommend repairs as needed.

RC-15 Roofing and Components - Roof Drainage System:

The gutters were filled with organic debris at the areas around the house and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed and leak free, this should be routine house maintenance.

AC-4 Attic and Components - Ventilation Type:

The screens that protect the vent openings appeared to be obstructed and require repair to ensure adequate roof cavity ventilation. Use 1/4-inch wire mesh to seal-up openings from rodents and birds and make sure screens are not blocked by paint or other debris. Refrain from using tight-mesh window screen as this can obstruct air flow.

CC-3 Crawlspace / Cellar - General Crawlspace Conditions:

Clean construction debris from the Crawlspace to eliminate a condition conducive to wood destroying organisms, especially the wood / cellulose debris.

HS-3 Heating System - Heating System:

Annual servicing of the gas forced air furnace is recommended for safe and reliable heat. The design life of these forced air furnaces is 15-20 years. Recommend keeping this furnace on a regular service schedule.

HS-4 Heating System - Heating System:

The furnace burner assembly needed cleaning at the time of the inspection. This condition can reduce heating efficiency and increase heating costs.

IC-1 Interior Components - Ceilings, Walls and Trim:

Cracks were noted in the walls at the Hallway. These were straight line cracks and no other indications were found to indicate settlement. Cracking lines like these can be due to routine settlement or moderate seasonal expansion and contraction of the structure. Cracks like these can also be related to workmanship and nailing of framing and sheetrock or deflection from the framing. The seasonal types of cracking can be most problematic as they will tend to re-open after repair. Repair and paint cracks as needed and monitor.

IC-9 Interior Components - Floor Condition and Flooring Materials:

The sub-floor was squeaking at the rooms throughout the house This happens when inadequate adhesive was used to secure the sub-floor to the floor frame. Screws can be used to secure loose sub-floor if the framing lay-out can be found. Finding the layout can be difficult if the ceiling below is finished. Often this involves removing the carpet to find the lay out and screw / secure the loose sub-floor. This is a cosmetic defect that should be repaired as desired. The best time to repair this is when replacing the current finish floor.

B-6 Bathrooms - Showers and Bathtubs:

Recommend sealing the Hallway Bathroom bathtub spout between the shower wall and the spout to prevent water leakage.

LA-7 Laundry Area - Clothes Dryer and Connections:

The clothes dryer exhaust duct should be cleaned for improved safety. This is important regular maintenance to eliminate a potential fire hazard.

CF-7 Chimneys and Fireplaces - Solid Fuel Fireplaces:

The exhaust flue of the fireplace appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a Qualified Contractor. Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, we recommend that you have the flue inspected by a Qualified Contractor.

CF-8 Chimneys and Fireplaces - Solid Fuel Fireplaces:

The firebox of the wood-burning fireplace needed cleaning at the time of the inspection. This condition is a potential fire hazard. Recommend cleaning as needed.

G-9 Garage - Vehicle Doors and Automatic Openers:

The automatic overhead Garage door opener had a loose belt. This can eventually affect the performance of the automatic opener. Recommend repairs as needed.

Monitoring

CC-7 Crawlspace / Cellar - Moisture Conditions:

The Crawlspace was dry at the time of inspection. It is always a good idea to monitor Crawlspaces to see how they perform regarding drainage.

Baker Inspection Group

209-522-5320
https://bakerinspectiongroup.com/
inspection@bakerinspectiongroup.com

Inspected by:
Scot Baker
State Inspector License No. NACHI-10052303