



EQUITY BUILDING INSPECTION

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RESIDENTIAL BUILDING INSPECTION

2112 Via Pacheco
Palos Verdes Estates, CA 90274

Sherry Day Kao Charles Day

03/18/2024



Inspector

Michael Boeger

ASHI, CREIA, NACHI

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Client: Sherry Day Kao Charles Day

How to read this report

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. You will also find a copy at the end of this inspection report. The following report is an overview of the conditions observed.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and opportunity for inspection, reportable conditions may be discovered. Inspection of the

inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Photographs: Several photos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

This report should be read in its entirety. Not all information is in the Summary section.

SUMMARY

SUMMARY

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

THE CONDITIONS OUTLINED IN THIS REPORT SHOULD BE EVALUATED BY A QUALIFIED TRADESPERSON PRIOR TO THE END OF THE CONTINGENCY PERIOD! This is important in order to give the tradesperson the opportunity to not only provide you with an estimate for repair or replacement, but also allows him an opportunity to further inspect the item in question. In doing so, they may find the scope of the repair or replacement to be greater than originally thought. This allows you to make a more informed purchase decision.

Please read the entire report. The COMPLETE REPORT consists of: Action Items, Full Report and Inspection Agreement.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

-
- ⊖ 3.4.1 Exterior - Trim and Flashing: Trim - peeling paint
 - ⊖ 4.3.1 Grounds - Fence - Gates: Gate Repair - Moderate
 - ⊖ 4.3.2 Grounds - Fence - Gates: Fence - In Need of Repairs
 - ⊖ 4.4.1 Grounds - Vegetation : Vegetation - In Close Contact
 - ⊖ 4.9.1 Grounds - Planters: Cracked
 - ⚠ 4.12.1 Grounds - Retaining walls: Retaining Wall - Failing/Leaning
 - ⚠ 5.3.1 Electrical - Service Panel(s) / Wiring: Federal Pacific / Stab-Lok / Sylvania
 - ⚠ 5.3.2 Electrical - Service Panel(s) / Wiring: Dead front Cover - Missing/Repair/Replace
 - ⊖ 5.4.1 Electrical - Sub Panel: Deadfront - Missing/Damaged
 - ⊖ 5.7.1 Electrical - Receptacles: Receptacle - 2 Prong
 - ⊖ 5.7.2 Electrical - Receptacles: Receptacle - Damaged outlet
 - ⊖ 5.8.1 Electrical - Lighting: Light Fixture - Damaged
 - ⚠ 5.12.1 Electrical - GFCI & AFCI: GFCI Protection Not Installed
 - ⊖ 6.4.1 Plumbing - Drain, Waste, & Vent Systems: Drain Stop Defective

- ⊖ 6.4.2 Plumbing - Drain, Waste, & Vent Systems: Cast Iron Crawl Warning
- ⊖ 6.4.3 Plumbing - Drain, Waste, & Vent Systems: Drain Active Leak
- ⊖ 6.5.1 Plumbing - Faucets: Faucet - In Need of Repair
- ⊖ 6.7.1 Plumbing - Toilet: Not low flow
- ⊖ 6.7.2 Plumbing - Toilet: Toilet - Running
- ⊖ 6.8.1 Plumbing - Bathtub: Jetted Tub - Inoperable
- ⊖ 7.9.1 Heating - Ducts and Registers: Ducts - Insulation Missing / Loose / Deteriorated
- ⊖ 7.9.2 Heating - Ducts and Registers: Ducts Come Apart or Gaps
- 🔧 7.10.1 Heating - Filter & Thermostat: Filter Dirty
- 🔧 8.1.1 Water Heater Garage - Water Heater: No bonding present
- 🔧 8.1.2 Water Heater Garage - Water Heater: No Protective Bollards
- ⚠️ 8.2.1 Water Heater Garage - Water heater gas/TPR: TPR Leaking
- ⊖ 8.3.1 Water Heater Garage - Water Heater Vent: Too close to combustables
- ⊖ 9.1.1 Water Heater Interior - Water Heater: Lifespan over 12 years
- ⊖ 10.4.1 Garage - Garage Door Opener and Safety: No Photo Cells
- ⊖ 10.5.1 Garage - Floor: Crack - Repair
- ⊖ 11.2.1 Attic/Roof Structure - Attic Insulation: None
- 🔧 12.3.1 Built-In Appliances - Garbage Disposal: Wire Clamp - Missing
- ⊖ 12.5.1 Built-In Appliances - Cooktop: Cooktop - Burner Not Operating
- ⊖ 13.2.1 Interior - Doors / Windows - Surfaces Overall: Cosmetic Wear
- ⊖ 13.3.1 Interior - Doors / Windows - Doors: Door - Repair/Replace Hardware
- ⊖ 13.4.1 Interior - Doors / Windows - Windows: Difficult to Open,Close
- ⚠️ 13.4.2 Interior - Doors / Windows - Windows: 44" Above Floor / Bedroom Egress
- ⚠️ 13.4.3 Interior - Doors / Windows - Windows: Restricted Egress Not Large Enough
- ⊖ 13.4.4 Interior - Doors / Windows - Windows: Poor Condition
- ⊖ 13.4.5 Interior - Doors / Windows - Windows: Hardware - Repair/Replace
- ⊖ 13.7.1 Interior - Doors / Windows - Ceilings: Evidence of a Past Leak
- ⚠️ 15.7.1 Roofing - Wood Shake Roof: Severe deterioration- QC
- ⊖ 15.8.1 Roofing - Gutters: No Gutters
- ⊖ 15.9.1 Roofing - Chimneys & Other Roof Penetrations: No rain cap/spark arrestor
- ⊖ 16.2.1 Foundation & Structure - Access: Access Door Damaged
- ⊖ 16.2.2 Foundation & Structure - Access: Animal present
- ⊖ 17.2.1 Fireplace & Chimney - Masonry Wood Burning Fireplace: Flue dirty
- ⊖ 17.2.2 Fireplace & Chimney - Masonry Wood Burning Fireplace: Damper Difficult to Operate or Stuck

1: INSPECTION DETAILS

2513 Moorhees Ave #2, Redondo Beach, CA 90278

Information

General: Overview

A building inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the ASHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Repair Estimates

If your inspector provides repair estimates understand that these are just that....ESTIMATES! These estimates can vary greatly depending on a number of factors. These estimates are provided as a courtesy only and should not be the sole source of estimating total repair or replacements needed.

For Agents

Viewing the summary may be a more efficient use of your time! You can click the summary button under my name for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Scroll up to the top of the report to choose the options shown in the picture below.



General: Clients Name

Sherry Day Kao Charles Day

General: Type of Inspection

Pre-Listing

General: Type of Building

Single Family Residence

General: What really matters in a Home or Building Inspection

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into these areas:

Major defects. An example of this would be a structural failure or things that lead to major defects, such as a small roof-flashing leak, for example.

Things that may hinder your ability to finance, legally occupy, or insure the home; and safety hazards, such as an exposed, live buss bar at the electrical panel or expose, accessible live wires.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective.

Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

General: In Attendance

Buyer Agent, Sewer camera tech,
Termite inspector

General: Weather

Clear

General: Occupancy

Vacant

General: Things To Know

Scope: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and or vegetation.

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the [Standards of Practice](#) set forth by the American Society of Home Inspectors for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

LIFE EXPECTANCIES

The following link will give you a chart of the life expectancies of most home products and materials. Click [HERE](#)

Notice to Third Parties: This report is the exclusive property of Equity Building Inspection and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

General: Pre 1970

Due to the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building, such as this one, will require upgrading and repair now and then and in the future, as all buildings do.

General: Added or Remodded

Sections of this building may have been remodeled or added on to. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained. This information can also be so obtained through the cities building department.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

General: Lead / Asbestos Info

Note: Structures built prior to 1978s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, 'Environmental Hazards: Guide for Homeowners and Buyers' available from your real estate professional.

General: Final Walkthrough

During your final walk-through inspection you will have the opportunity to check the building for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning

systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

General: Repairs vs. Upgrades

REPAIRS VERSUS UPGRADES: We inspect buildings to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the building was constructed. Building standards change and are improved for the safety and benefit of the occupants of the building and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the buildings items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the building could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

Limitations

General

OCCUPIED/FURNISHED DISCLAIMER

If during the inspection, the building was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the building , therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.

3: EXTERIOR

Inspection of 2112 Via Pacheco, San Jose, CA 95128, on 10/10/2024

Information

General: Exterior Notes

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Keep in mind that if this is a condo or townhome, we may make a specific comment concerning a deck or balcony but this would not include an entire exterior inspection as these areas would be covered under the Homeowners Association.

General: Ok, Items to note

The exterior components were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

General: Construction Material

Wood Frame

Stucco: Stucco ok

The stucco siding was found to be in acceptable condition with possible exceptions noted here in the report.

Trim and Flashing: Trim ok

The numerous building trim components, including eaves, fascia, door and window trim, were found to be in acceptable condition with exceptions found here in this report.

Doors: Ok both doors and windows

Both the exterior doors and windows were found to be in serviceable condition except where noted and other parts of this report.

Windows: Caulk all windows

We recommend periodic inspection of all exterior window frames. We recommend ensuring there is proper caulking around all of the window frames to prevent water intrusion.

Observations

3.4.1 Trim and Flashing

TRIM - PEELING PAINT

NUMEROUS LOCATIONS

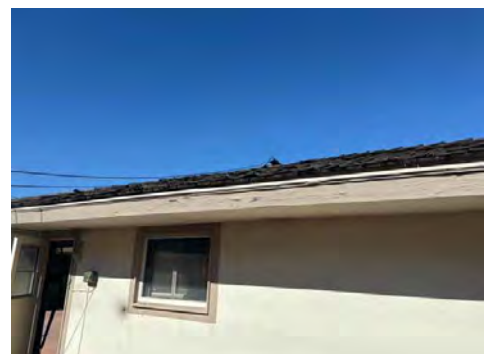
One or more areas of the building trim show signs of peeling paint. We recommend repair to prevent water penetration.

Recommendation

Contact a qualified professional.



Recommendation



4: GROUNDS

Information

Grading: Grading Outline

Grading / Lot Drainage: Grading / Drainage Overview The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Grading / Lot Drainage: Grading Limitations The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Grading: Grading OK

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure with exceptions noted herein.

Grading: Subsurface Drainage

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. We recommend inquiries of the seller regarding past performance of these drains.

Driveway - Patio, Walkways: Driveway - OK

The driveway was in good condition based on its age. Small cracks are normal.

Driveway - Patio, Walkways: Walkways - OK

The walkways were found to be in good condition based on their age unless noted in other parts of this report. Minor cracking is normal.

Driveway - Patio, Walkways: Grounds / Drive / Walkways General Information

Driveway and Walkway Condition: Driveway/Walkway Information The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Stairs - Guardrails - Handrails: Stairs ok

The exterior stairs, and related components, were inspected and found to be in serviceable condition.

Irrigation: Irrigation System Not Tested

The irrigation, if installed, is not within the scope of this general building inspection.

Observations

4.3.1 Fence - Gates

GATE REPAIR - MODERATE

One or more gates are damaged and/or deteriorated. A qualified contractor should evaluate and replace or make repairs as necessary.

Recommendation

Contact a qualified fencing contractor



4.3.2 Fence - Gates

FENCE - IN NEED OF REPAIRS

LEFT SIDE

Areas of the fence are in need of repair. I recommend having this evaluated and repaired/replaced as necessary by a qualified fence contractor prior to closing.

Recommendation

Contact a qualified fencing contractor



4.4.1 Vegetation

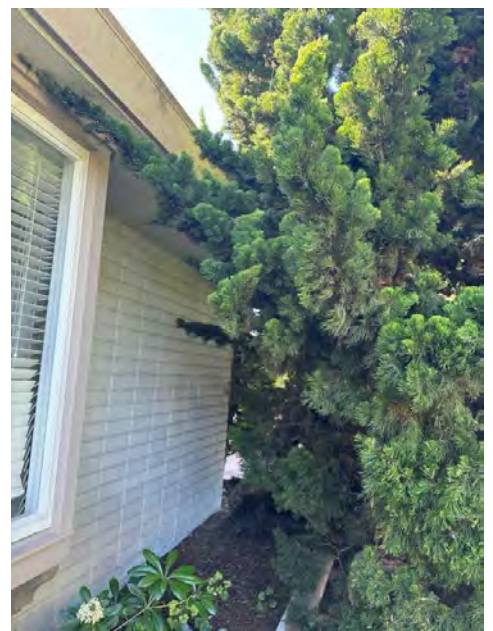
VEGETATION - IN CLOSE CONTACT

FRONT

Areas of vegetation are in close contact with the building. In order to prevent branches from chafing the siding or roof, leaves from clogging gutters, and roots from damaging the foundation, critters from having a way to get onto the roof, etc., I recommend having the vegetation around the home evaluated and addressed as necessary.

Recommendation

Contact a qualified landscaping contractor



4.9.1 Planters

CRACKED



The planter was cracked or otherwise damaged. We recommend repair or replacement.

Recommendation

Contact a qualified landscaping contractor



4.12.1 Retaining walls

RETAINING WALL - FAILING/LEANING

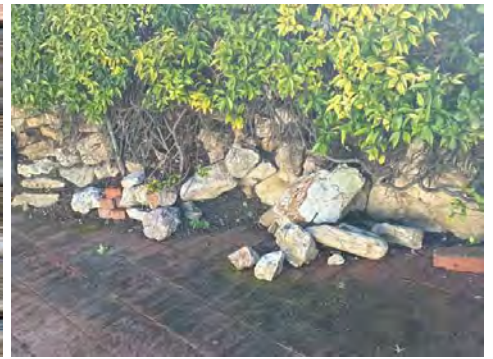
 Safety Hazard

REAR

Areas of the retaining wall appeared to be failing/leaning. I recommend having the wall evaluated and repaired as necessary by a licensed contractor prior to closing.

Recommendation

Contact a qualified landscaping contractor



5: ELECTRICAL

Equity Building Inspection - 2112 Via Pacheco - 10/10/2018 - 10/10/2018 - 10/10/2018

Information

Basic Information: Electrical Notes

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Information: Electrical Service Conductors:

Overhead service, Copper, 120/240 volt service

Basic Information: Service Panel Ampacity:

100 amps
Appears adequate for this building.

Basic Information: Service Disconnect Type:

Breaker

Basic Information: Service Disconnect Location:

At Service Panel

Basic Information: Service Grounding Electrode:

None visible

Basic Information: Arc Fault Circuit Interruptor (AFCI) Protection:

NO

Basic Information: Recommend further evaluation by qualified electrician

Based on one or more portions of the electrical system, we recommend a licensed electrical contractor be consulted for further information and inspection.

Service Panel(s) / Wiring: Picture of Service Panel



Sub Panel: Sub Panel Location

Master bedroom closet

Sub Panel: Picture of Sub Panel



Sub Panel: Sub Panel(s) Ok

The sub panel(s) was inspected and found to be installed properly with possible exception noted herein.

Branch Wiring : Branch Wiring

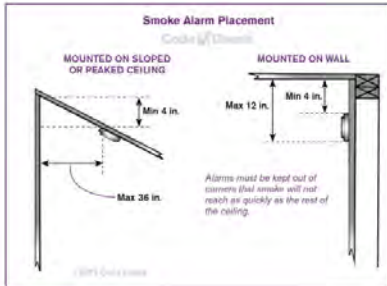
Copper

Grounding: Grounding OK

The grounding element was found to have been installed properly.

Receptacles: Exterior Light Fixtures Disclaimer

Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

Smoke & Carbon Monoxide Alarms: CA Health and Safety Code 13113.7

California Health and Safety Code 13113.7 and 17926 and 310.9.1.4 of the California Building Code.

Smoke and Carbon Monoxide Detectors:

Proper placement requires one smoke detector for each floor of dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector. These smoke detectors must be the type that have the 10 year battery life, have a hush feature and a place to write the installation date. Exception being if the existing units are hard wired.

Carbon Monoxide Detectors:

Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and on every level of the building.

Smoke & Carbon Monoxide Alarms: Units not tested

The actual testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. We report on the proper location of the individual units only. We recommend testing your units every six months. Also, if your detectors are more than 3 years, we recommend replacement.

Smoke & Carbon Monoxide Alarms: Both Smoke and Carbon Detectors Installed

There are carbon monoxide and smoke detectors installed in their approved locations unless otherwise noted herein

Smoke & Carbon Monoxide Alarms: Not tested

We do not actually test the smoke or carbon monoxide detectors. Testing of These devices during a home inspection will not provide definitive proof that these detectors will respond as needed in the event of a fire or a carbon monoxide leak. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

GFCI & AFCI: GFCI Installed

GFCI outlets were installed where required with exceptions noted within this report.

Limitations

Sub Panel

SPECIALIZED EQUIPMENT

ATTIC

There is specialized equipment installed that is beyond the scope of this inspection. We recommend contacting an electrician for further inspection.



Observations

5.3.1 Service Panel(s) / Wiring

 Safety Hazard

FEDERAL PACIFIC / STAB-LOK / SYLVANIA

One or more panels were manufactured by the Federal Pacific Electric company (also none as Sylvania brand and Zinsco) and used "Stab-Lok" circuit breakers. Due to the safety issues involved, we do not open these panels. There is evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to, which in term often leads to breakers overheating and in some cases, electrical fires. Due to evidence of safety issues, it is recommended that a qualified electrician carefully evaluate all Federal Pacific panels and make recommendations. Some insurance companies in the state are not offering property insurance with this manufacturer's panel installed in single family homes that require a 4 point insurance inspection. For more information on the issues with these panels, you can go [HERE](#) and [HERE](#)



Recommendation

Contact a qualified electrical contractor.

5.3.2 Service Panel(s) / Wiring

 Safety Hazard

DEAD FRONT COVER - MISSING/REPAIR/REPLACE

The service panel's deadfront cover is missing or is in need of repair. I recommend having this evaluated and repaired/replaced by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



5.4.1 Sub Panel

DEADFRONT - MISSING/DAMAGED

ATTIC

The dead front cover for the panel was damaged or missing. I recommend having it replaced by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation



5.7.1 Receptacles

RECEPTACLE - 2 PRONG

NUMEROUS LOCATIONS

Older 2 prong receptacles were observed, which are not grounded. Although this was common in older homes, I recommend having them properly grounded by a licensed electrician in order to increase the safety of the home.

Recommendation

Contact a qualified electrical contractor.



Recommendation

5.7.2 Receptacles

RECEPTACLE - DAMAGED OUTLET

GARAGE

The outlet in this area was damaged or missing. We recommend replacement.

Recommendation

Contact a qualified professional.



Recommendation



5.8.1 Lighting

LIGHT FIXTURE - DAMAGED

GARAGE

The light fixture(s) was damaged. I recommend having this evaluated and repaired/replaced by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation



5.12.1 GFCI & AFCI

GFCI PROTECTION NOT INSTALLED

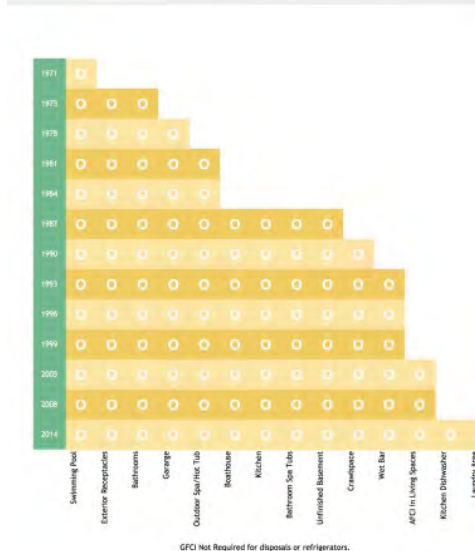


GARAGE, EXTERIOR

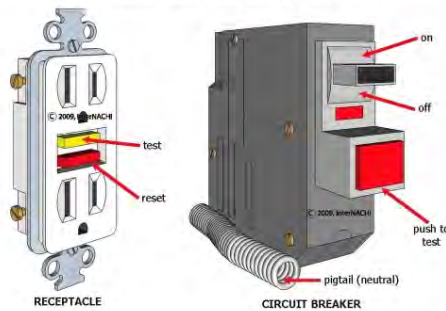
The receptacle(s) was not GFCI protected at the following areas. Although, these receptacles may not have been required at the original time of construction, we highly recommend they be installed in order to protect against electrical shock. Note: Anytime you upgrade or remodel an area, that area shall conform to the current building standard.

Recommendation

Contact a qualified electrical contractor.



Ground Fault Circuit Interrupters



6: PLUMBING

Inspection of the plumbing system was performed on the following items:

Information

Basic Information: Plumbing Notes

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. The actual shut off valves are not operated during our visual inspection. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, operating any shutoff valves, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Basic Information: Main Water

Line

Copper

Basic Information: Supply Water Line

Copper

The type of supply piping is listed above. This is only a small visible section of the supply plumbing. Other plumbing materials may be present but were not detected at the time of the inspection. There are many variables as to the exact lifespan of various supply plumbing materials.

Basic Information: Water Service	Basic Information: Drain Line
Drain Type	Materials

Public

ABS, Cast Iron

Basic Information: Sewer Drain Scope Advisory

Based on the inspection industries definition of a recommended water test for functional drainage in a plumbing system, the plumbing drain pipes appear operational at this time. However, only a video scan of the interior of drain pipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines video scanned prior to closing.

Basic Information: Ok, With Exceptions

The plumbing system was found to be in serviceable condition with the possible exceptions noted herein.

Service / Water Pressure:	Service / Water Pressure: Water
Pressure Regulator Present	Pressure
No	60-70 PSI

Water Supply: Water Supply Serviceable

The water supply plumbing was inspected and found to be in working order with exceptions noted within this report.

Drain, Waste, & Vent Systems: Plumbing Drainage System

The buildings plumbing drains, and their related equipment, were found to be in working order with possible exception noted herein.

Toilet: Low Flow Toilets Installed

No

Limitations

Service / Water Pressure

NOT TESTED

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Observations

6.4.1 Drain, Waste, & Vent Systems

DRAIN STOP DEFECTIVE

BATHROOM TUBS

The drain stop is either defective for missing. We recommend further inspection and repair or replacement. Clcik [HERE](#) for information on how to easily repair your drain stop.

Recommendation

Contact a qualified handyman.



6.4.2 Drain, Waste, & Vent Systems

CAST IRON CRAWL WARNING

Some or all of the drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.



6.4.3 Drain, Waste, & Vent Systems

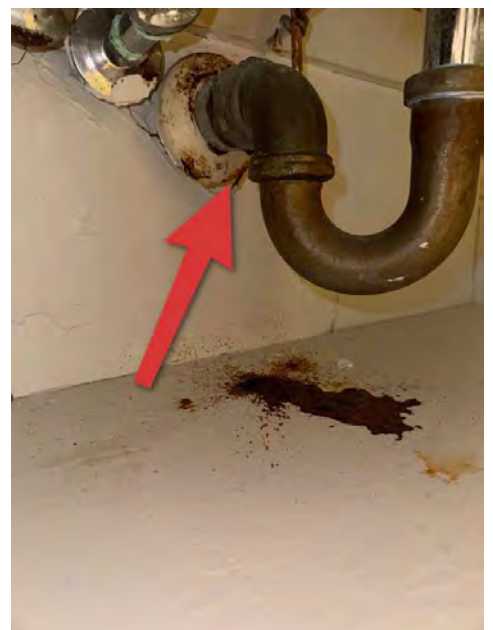
DRAIN ACTIVE LEAK

HALL BATHROOM UNDER SINK

The DWV pipe(s) was actively leaking. I recommend having this evaluated and repaired as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Faucets

FAUCET - IN NEED OF REPAIR

KITCHEN

The faucet(s) is in need of repair. I recommend having the faucet evaluated and repaired/replaced as necessary by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



6.7.1 Toilet

NOT LOW FLOW

One or more of the toilets are not the low flow type, which is required for the transfer and sale of a home. We recommend installing the required low flow toilets.

Recommendation

Contact a qualified professional.



6.7.2 Toilet

TOILET - RUNNING

REAR BATHROOM

The toilet(s) was running for an excessive period of time, indicating that a repair may be needed inside the toilet tank. I recommend having it evaluated and repaired as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



6.8.1 Bathtub

JETTED TUB - INOPERABLE

The jetted tub was not functioning during the inspection. I recommend having it evaluated and repaired as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



7: HEATING

Equity Building Inspection - 2112 Via Pacheco - 12/15/2017 - 10:54 AM

Information

General Information: Your Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is important to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

General Information: Heating Notes

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

General Information: Heating Type

Gas Fired Forced Air

General Information: Brand

Payne

General Information: AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Forced Air Furnace: Furnace/Heater

The heating system for the home was visually inspected and tested including the following:

o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.

o Opening readily accessible panels to visually inspect the system.

o Inspecting the venting system, flues and chimneys, where present.

o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.

This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Any defects are noted below.

Forced Air Furnace: Equipment Photo



Forced Air Furnace: Heater Age

Unknown

Forced Air Furnace: Energy Source

Natural Gas

Forced Air Furnace: Operating Properly

The heating system(s) were tested and operated properly with possible exceptions noted below. We recommend periodic maintenance by a qualified technician.

Forced Air Furnace: Ductwork
Insulated

Ducts and Registers: Type
Ducts and Registers

Filter & Thermostat: Filter
Location(s)
Hallway

Observations

7.9.1 Ducts and Registers

DUCTS - INSULATION MISSING / LOOSE / DETERIORATED

There was missing insulation from the heating ducts. We recommend repair or replacement by a qualified tradesperson.

Recommendation

Contact a qualified HVAC professional.

 Recommendation



7.9.2 Ducts and Registers

DUCTS COME APART OR GAPS

There are one or more gaps in the heating ducts. This is allowing air to escape. We recommend repair or replacement by a qualified tradesperson.

Recommendation

Contact a qualified HVAC professional.

 Recommendation



7.10.1 Filter & Thermostat

FILTER DIRTY

The filter was dirty and in need of replacment.

Recommendation

Recommended DIY Project

 Maintenance Item

8: WATER HEATER GARAGE

Inspection Report: 2018-01-10 10:00 AM - 10:30 AM

Information

Water Heater: Water Heater Notes

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Water Heater: Energy Source / Type

Tank, Gas

Water Heater: Water Heater Age(s)

2018

Water Heater: Location

Garage

Water Heater: Earthquake straps

Yes

Water Heater: Equipment Photo



Water heater gas/TPR: TPR Valve

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Earthquake Straps: Earthquake Straps

Earthquake straps are required in the state of California. These straps are required to be installed in a specific method. Escrow can not close unless there is documentation that these straps are indeed installed properly.

Observations

8.1.1 Water Heater

**NO BONDING PRESENT**

There was missing or improperly installed electrical bonding for the water heater piping. We recommend further inspection and repair.

Recommendation

Contact a qualified professional.

8.1.2 Water Heater

**NO PROTECTIVE BOLLARDS**

There are no protective bollards installed in front of the water heater to protect it from auto impact. We recommend repair.

Recommendation

Contact a qualified general contractor.

8.2.1 Water heater gas/TPR

**TPR LEAKING**

The TPR (temperature-pressure relief) valve was leaking. Recommend that a qualified plumber repair as necessary. For example, by replacing the valve or seeing if a thermal expansion tank is needed.

Recommendation

Contact a qualified plumbing contractor.



8.3.1 Water Heater Vent

**TOO CLOSE TO COMBUSTIBLES**

The water heater vent is installed too close to a combustible surface. We recommend repairing this issue to prevent a fire hazard.

Recommendation

Contact a qualified handyman.



9: WATER HEATER INTERIOR

Section 9: Water Heater Interior

Information

Water Heater: Water Heater Notes

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Water Heater: Energy Source / Type

Tank, Gas

Water Heater: Capacity

40 Gallon

Water Heater: Water Heater Age(s)

2003

Water Heater: Location

Laundry

Water Heater: Earthquake straps

Yes

Water Heater: Equipment Photo



Water heater gas/TPR: TPR Valve

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Earthquake Straps: Earthquake Straps

Earthquake straps are required in the state of California. These straps are required to be installed in a specific method. Escrow can not close unless there is documentation that these straps are indeed installed properly.

Observations

9.1.1 Water Heater

**LIFESPAN OVER 12 YEARS**

The estimated useful life for most water heaters is 8-12 years. Any water heater beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

10: GARAGE

Inspection Report for 2112 Via Pacheco, San Jose, CA 95128

Information

General: Vehicle Door

Tilt-up

General: Method of Operation

Automatic Garage Door Opener

General: All OK

The finished surfaces, garage door opener if installed, hardware, windows, and doors were found to be generally in good condition at the time of our inspection with possible exceptions noted herein.

General: General Photos



Floor: Material

Concrete

Observations

10.4.1 Garage Door Opener and Safety

 Recommendation

NO PHOTO CELLS

The automatic garage door opener(s) did not have the photo cell safety features. In order to increase the safety of the garage, I recommend consulting with a garage door contractor regarding having the sensors added, or upgrading to an opener that has the feature installed as per current building standards..

Recommendation

Contact a qualified garage door contractor.

10.5.1 Floor

CRACK - REPAIR

 Recommendation

Cracking was observed in the garage floor. I recommend having it evaluated and repaired as necessary by a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.



11: ATTIC/ROOF STRUCTURE

Insulation: 11.2.1 Attic Insulation

Information

Access: Access Location(s)

Bedroom closet

Access: How Viewed

No Walking Surface / Viewed From Hatch

Access: Attic ok

The attic's major components were inspected and found to be in serviceable condition with exceptions noted to herein.



Exhaust & Ventilation: Sufficient

The existing attic ventilation system appeared to be serviceable.

Observations

11.2.1 Attic Insulation

NONE

There is no visible attic insulation. We recommend repair.

Recommendation

Contact a qualified insulation contractor.

Recommendation

12: BUILT-IN APPLIANCES

Equity Building Inspection, Inc. 12345 Main St. Suite 100, San Francisco, CA 94102 | Phone: 415-555-1234

Information

General: All ok

All of the built-in appliances were operated using normal controls and found to be in good condition with exceptions noted herein.

Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.

Dishwasher: Dishwasher

When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.

Cooktop: Cooktop

The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any built-in exhaust systems present were tested. Any defects are noted below.

Cooktop: Power Source

Natural Gas

Cooktop: Vent Method

Range Hood

Wine Refrigerator : Wine Refrigerator

The miniature refrigerator was checked to ensure that it was cooling properly and that it was in good physical condition.

Observations

12.3.1 Garbage Disposal

WIRE CLAMP - MISSING

The garbage disposal was missing a strain clamp on the wiring that goes into the bottom of the unit. The purpose of the clamp is to protect the wire connections if the wire were ever to be pulled on accidentally and to prevent the sharp metal hole from cutting into the wire. I recommend having a wire clamp installed by a qualified contractor. also the power cable is not the proper type for this appliance.

Recommendation

Contact a qualified handyman.

 Maintenance Item



GARBAGE DISPOSAL
STRAIN CLAMP

Here's an image of a wire strain clamp.

12.5.1 Cooktop

COOKTOP - BURNER NOT OPERATING

 Recommendation

The burner(s) were not functioning. I recommend having this evaluated and repaired/replaced as necessary by a qualified appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.



13: INTERIOR - DOORS / WINDOWS

13.1 General Interiors Overall | 13.2 Windows | 13.3 Doors

Information

General: Interiors overall

Our review of the interior includes inspection of walls, ceiling, floors, doors, windows, steps, stairways, balconies and railing. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

General: Overall Ok

The interior walls, floors, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear with exceptions noted herein this report.

General: Obvious addition or modification.

There are one or more areas that have been work done which may not be permitted. We recommend further review of any and all permits and plans.

Windows: Material

Wood

Observations

13.2.1 Surfaces Overall

 Recommendation

COSMETIC WEAR

There is wear and tear throughout the building, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

Recommendation

Contact a qualified professional.

13.3.1 Doors

 Recommendation

DOOR - REPAIR/REPLACE HARDWARE

REAR BEDROOM

The interior door(s) had hardware that is in need of a repair or replacement. I recommend having the doors evaluated and repaired/replaced as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



13.4.1 Windows

DIFFICULT TO OPEN,CLOSE

NUMEROUS LOCATIONS

One or more windows were difficult to open and close or lock. Recommend repair by a qualified window contractor.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation

13.4.2 Windows

44" ABOVE FLOOR / BEDROOM EGRESS

BEDROOM

One or more bedrooms had windows that were too high above the floor. At least one window is required to be installed no higher than 44" above the floor. This will allow for easier access in case of fire. We recommend modification. At the least, keep a chair near the window to aid in egress.

Recommendation

Contact a qualified window repair/installation contractor.

 Safety Hazard



13.4.3 Windows

RESTRICTED EGRESS NOT LARGE ENOUGH

BEDROOM

 Safety Hazard

The bedroom window(s) does not meet current egress standards. In the event of an emergency, egress openings can provide a way to exit the home or for firefighters to enter the home. I recommend not using these rooms for sleeping rooms, or consider upgrading the windows to proper egress openings. The following are general guidelines for egress windows

- Basements sleeping rooms need to have an egress opening
- The bottom of the required opening must be within 44 inches of the floor.
- The width of the opening must be at least 20 inches.
- The height of the opening must be at least 24 inches.
- The net clear opening must be at least 5.7 square feet unless the bottom of the opening is within 44 inches of the ground at the exterior. In those cases, the opening can be reduced to 5 square feet.
- Window wells must be at least 3 feet x 3 feet, and they must allow the window to open fully. If the window well is more than 44 inches deep, it needs a ladder.
- If there's a deck or porch above the basement window well, at least 36 inches of headroom is needed.

Recommendation

Contact a qualified window repair/installation contractor.



13.4.4 Windows

POOR CONDITION

NUMEROUS LOCATIONS

Many of the windows are in overall poor condition. I recommend having them evaluated and repaired/replaced by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



13.4.5 Windows

HARDWARE - REPAIR/REPLACE

REAR BATHROOM

The window(s) have hardware that was missing or was in need of repair. I recommend having the windows evaluated and repaired/replaced as necessary by a licensed window contractor prior to closing.

Recommendation

Contact a qualified handyman.





13.7.1 Ceilings

EVIDENCE OF A PAST LEAK

REAR BEDROOM

Stains/damage was observed on areas of the ceiling, which may have been a past leak. When tested with a moisture meter, there were not elevated levels of moisture. I recommend asking the sellers about the history of these areas and monitoring.

Recommendation

Contact the seller for more info



14: LAUNDRY ROOM

Section 14: Laundry Room (14:00-14:25) (14:00-14:25)

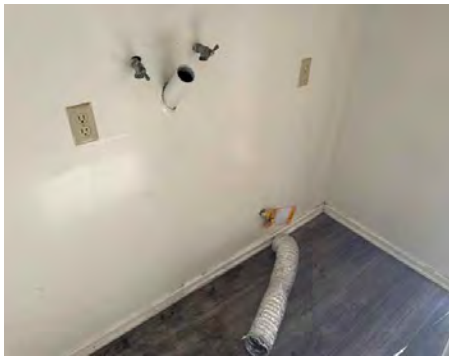
Information

General: Unit installed

None

General: All ok

Both the washer and dryers visible hookups were found to be in acceptable condition where visible. We recommend cleaning the dryer vent on a regular basis to prevent buildup. the operation of these units is outside the scope of this type of inspection.



Dryer Vent: Dryer Vent Information

Dryer Vents

o Duct length - The maximum developed length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree (0.8 rad) bend, and 5 feet for each 90-degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.

o Termination Point Clearances - Dryer vent termination point should be a minimum of **3 feet from any other opening**; window, door, other vents, etc. Dryer vents termination point should be at least **6 feet from the A/C condensing unit**. Dryer vents should not terminate within **3 feet from the gas regulator**, since they could blow lint or moisture on the vent, which could then freeze. The dryer vent termination should be at least **12 inches from the ground**.

o No screws should be used as they can catch lint.

o Dryer ducts are required to be metal with a smooth interior. So no flexible materials (foil or semi-rigid aluminum).

o PVC can not be used. The static will cause lint to cling to it.

Dryer Transition Vents

o Can not be longer than 8ft and a solid piece (no seams).

15: ROOFING

Equity Building Inspection, Inc. 15750 Via Pacheco, Suite 100, San Diego, CA 92127

Information

General: Pictures of the Roof



General: Roof Notes

NOTE: We are not licensed roofing contractors. Feel free to hire one prior to closing. A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.



General: Inspection Method

Climed onto surface

General: Roofing Material

Wood shake

Flashings & Seals: Flashings ok

All visible accessible flashings were inspected and found to be in serviceable condition. These flashings may need maintenance from time to time.

Observations

15.7.1 Wood Shake Roof

SEVERE DETERIORATION- QC

 Safety Hazard

At the time of the inspection, the wood shake roof-covering material exhibited severe deterioration which will require replacement. This roof has reached the end of its useful service life recommend further inspection and replacement by a qualified roofing contractor.

Recommendation

Contact a qualified professional.



15.8.1 Gutters

NO GUTTERS

 Recommendation

There are no, or limited gutters installed. In order to prevent water near the foundation, which can cause structural/foundation damage, I recommend having gutters installed by a licensed gutter contractor.

Recommendation

Contact a qualified gutter contractor

15.9.1 Chimneys & Other Roof Penetrations

NO RAIN CAP/SPARK ARRESTOR

 Recommendation

The rain cap and or spark arrestor was missing from the chimney. We recommend repair.

Recommendation

Contact a qualified professional.



16: FOUNDATION & STRUCTURE

16: FOUNDATION & STRUCTURE

Information

General: Foundation Cracking Guidelines

All foundations will have cracks. Some cracking is expected as the concrete dries and shrinks or minor settlement occurs. For the purpose of this report cracks will be classified as either Minor, Moderate, or Major. This classification is done solely based on the size of the crack and is not meant to represent an actual severity of the crack or potential ongoing risk. All foundation cracks should be evaluated by a professional and monitored for changing. Cracks may extend to hidden or invisible areas and change in size or worsen. Observing a crack over time is the only way to know if the issue is ongoing. Invasive evaluation is the only way to truly know the size of the entire crack. All cracks that can be filled to prevent water entry should be filled by a professional. All cracks that have chipping or have been filled with caulk or cement (unprofessionally) will be considered Moderate or Major and should be evaluated by a qualified professional.

Minor = ~1/8" or less

Moderate = ~1/8" - ~1/4"

Major = ~1/4" and larger

General: Type of Support

Wood post on concrete piers

Access: Location

Exterior, Left side

Access: How Viewed

Viewed From Vents

Foundation: Foundation/Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

Foundation: Style

Crawlspace

Foundation: Material

Concrete

Foundation: Crack - Minor

One or more minor cracks were found in the foundation. These didn't appear to be a structural concern, however, if you want to address these cracks, we recommend sealing them using numerous products which exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

Seismic Re-Inforcement: Anchor Bolts Installed

Anchor bolts, or hold downs, are in place and appear to be properly installed and in good condition based on the age of the building.

Ventilation/Insulation:

Ventilation Type

Vented

Ventilation/Insulation: Insulated

No

Ventilation/Insulation: Ventilation OK

The sub area ventilation was found to be installed properly and provides adequate ventilation to the area.

Limitations

Access

ANIMAL

There was a sign of an animal underneath the crawlspace area. This restricted us from going into the crawlspace. We recommend contacting pest-control and having this area inspected once the animal has been removed.

Observations

16.2.1 Access

— Recommendation

ACCESS DOOR DAMAGED

The crawl space entry door is damaged or missing and is in need of repair or replacement .

Recommendation

Contact a qualified general contractor.



16.2.2 Access

— Recommendation

ANIMAL PRESENT

There was a sign of an animal underneath the crawlspace area. This restricted us from going into the crawlspace. We recommend contacting a pest-control company for further inspection and removal.

Recommendation

Contact a qualified professional.

17: FIREPLACE & CHIMNEY

Section 01 10000 Fireplaces, Stoves, and Furnaces

Information

General: NOTE:

We recommend that all wood burning fireplaces have a Level II Chimney Inspection performed by a certified chimney sweep prior to closing. The inspection of a chimney during a whole home inspection can account for less than 20% of the system.

General: Serviceable Condition

The fireplace, and it's related components, are in in serviceable condition, with exceptions noted herein, at the time of the inspection.

Masonry Wood Burning Fireplace:

Photo of Fireplace(s)



Observations

17.2.1 Masonry Wood Burning Fireplace

FLUE DIRTY

The fireplace and or fireplace flue, is dirty. We recommend further inspection and clean by a qualified fireplace contractor.



17.2.2 Masonry Wood Burning Fireplace

DAMPER DIFFICULT TO OPERATE OR STUCK

The fireplace damper is difficult to operate or is stuck. We recommend further inspection and repair. This is a safety item which should be addressed prior to operating the fireplace.



18: CONCLUSION

Equity Building Inspection, Inc. 10000 Via Pacheco, Suite 100, San Diego, CA 92123

Information

General: Pre Closing Checklist

PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

The following are recommendations for the pre-closing walk-through of your new house (if applicable).

The home inspection report states the condition of the home at the time of inspection. It does not state future events and the home is in the possession of the seller many times for 60 days or more after the inspection is complete. The inspection report does not predict or state the remaining life expectancy of any component of the home. It does state (when data plates are available) the date of manufacture for your water heater, heating and cooling air handler (in door unit) and condenser (outdoor unit). These major components are mechanical in nature and can fail without warning. Re-evaluating them at the closing walk through is a good idea.

Document your findings for future reference and address any new concerns with the seller prior to closing.

Check the heating and cooling system. By means of the thermostat, operate the heating and shut the system down, wait approximately 20 minutes and operate the cooling system. Operate all appliances.

Run the water at all fixtures including the hot water, check below sinks for new leaks and flush all toilets.

Operate all exterior doors, windows and locks. Ensure all exterior doors lock and consider installing new exterior door locks.

Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

Inspect areas that may have been blocked by furniture and personal property at the time inspection including electrical outlets. An outlet tester can be purchased for around \$15.00.

Operate any gas fireplaces by both remote and manually. Request operator's manuals for all appliances including the water heater, HVAC systems and gas fire places. In the event the seller does not have them; most can be found online by using the manufactures name and type of appliance.

Ask the seller questions about anything that was not covered during the home inspection.

Enjoy your new home!

General: Refer to Summary

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Summary Section of the report. Please be sure to refer to this document for further useful information.

General: Home Reference Links

The links listed below are provided to help you better understand the systems of your building.

[ROOFING](#)

[ELECTRICAL](#)

[EXTERIOR](#)

[STRUCTURE](#)

[HEATING](#)

[AIR CONDITIONING](#)

[INSULATION](#)

[PLUMBING](#)

[INTERIORS](#)

[APPLIANCES](#)

[SYSTEM LIFE CYCLES](#)

[SUPPLEMENTARY INFORMATION](#)

[HOME SETUP AND MAINTENANCE](#)

[MORE ABOUT THE HOME INSPECTION PROCESS](#)

General: Thank You!

We appreciate your business!

19: VENDORS

Section 19: Recommended Vendors for General Handyman/Contractor, Plumber, Sewer Line Inspections, Video Roofing Contractor / Repairs Replacement, Structural, soils or geotechnical engineer, Foundation Inspection and Repair Remediation, Mold Remediation, Asbestos & Lead, Pool Services, Radiant Heat (ceiling electric), Termite Inspection and Repair, Chimney Inspection

Information

Recommended Vendors: General Handyman/Contractor

D-Lux Home Services – Dean Lux
310-890-8162
deanlux4@gmail.com

Gerritse Construction – Corey Gerritse
909-529-1056
gerritseconstruction.com

Recommended Vendors: Plumber Recommended Vendors: Video Sewer Line Inspections

Al Garcia Plumbing
310-533-9325

West Coast Sewer Inspection –
Bronzon Pichlik
310-876-4653

Recommended Vendors: Roofing Contractor / Repairs Replacement

America's Best Roofing Ron Karu
O – (310) 792-1261 C – (310) 405-5445
Ronk.abrc@gmail.com www.americasbestroofco.com

Recommended Vendors: Structural, soils or geotechnical engineer

L.A. Private Eyes Engineering
866-436-3647

Alpha Structural, Inc
(323) 258-5482
www.alphastructural.com

Recommended Vendors: Recommended Vendors: Mold Foundation Inspection and Repair Remediation

Alpha Structural Inc.
323-258-5482

Advanced Environmental
310-378-6347
www.moldwhatnow.com
Ray Castro

Recommended Vendors: Asbestos & Lead

JLM Environmental
310-978-8281

Recommended Vendors: Pool Services

Discount Pool & Spa Supply
Mike Bullock
310-3530-3393

Recommended Vendors: Radiant Recommended Vendors: Termite Heat (ceiling electric) Inspection and Repair

Tugman Radiant Heat, Southbay,
John, @ 661-373-8633

All Cities Termite
Corey Gerritse
(714) 895-1113

Recommended Vendors: Chimney Inspection

Oliver Twist Chimney Sweep
David Handel
info@olivertwist.net
310-377-8163

STANDARDS OF PRACTICE
