



**Professional**  
Inspection Network

INSPECTION REPORT  
832 W 95th St  
Los Angeles CA 90044

INSPECTED BY  
Christopher Vella  
Professional  
Inspection  
Network

INSPECTION DATE  
📅 7/31/2024  
🕒 09:00 AM



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## General Info

<b>Property Address</b> 832 W 95th St Los Angeles CA 90044	<b>Date of Inspection</b> 7/31/2024	<b>Report ID</b> 20240731-832-W-95th-St
<b>Customer(s)</b> Yolanda Dove Larry Dove	<b>Time of Inspection</b> 09:00 AM	<b>Real Estate Agent</b> Melinda Elmer Century 21 Masters
<b>Inspection Details</b>		
<b>In Attendance:</b> Vacant	<b>Type of building:</b> Single Family (1 story)	<b>Approximate age of building(s):</b> 95 Years Old
<b>Building(s) Faces:</b> North	<b>Temperature:</b> Over 75 (F)	<b>Weather:</b> Clear
<b>Ground/Soil surface condition:</b> Dry	<b>Rain in last 3 days:</b> No	<b>Radon Test:</b> No
<b>Water Test:</b> No		

## Comment Key &amp; Definitions

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Major Concern:** = Denotes a major improvement recommendation that is uncommon for a home of this age or location.

**Safety Issue:** = Denotes an observation or recommendation that is considered an immediate health and safety concern.

**Repair or Replace:** = Denotes the item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Improve:** = Denotes improvements that should be anticipated over a short term.

**Monitor:** = Denotes an area where further investigations and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigations or observations are made.

**Inspected** = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

This structure has been added to and/or upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities. Determination of compliance with manufacturer's installation instructions, building codes, ordinances, regulations, covenants or other restrictions is beyond the scope of this inspection.

The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

**SCOPE OF THE INSPECTION:**

Professional Inspection Network endeavors to perform all inspections in substantial compliance with the Standards of Practice of the California Real Estate Inspector Association (CREIA). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the CREIA Standards of Practice. When systems or components designated in the CREIA Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

**USE OF PHOTOS:**

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

This home is an older home and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

The inspection covered the accessible areas of the property, including [list of areas inspected, e.g., structural components, electrical systems, plumbing systems, etc.], as outlined in the CREIA standards of practice. It is important to note that the inspection is a visual examination of the readily accessible components of the property at the time of inspection. Hidden or concealed defects, inaccessible areas, and items beyond the scope of the inspection were not examined. The inspection revealed several observations, which have been detailed in the comprehensive report provided separately. These observations encompass [briefly describe major findings, if any, e.g., structural issues, plumbing leaks, electrical concerns, etc.]. Appropriate

recommendations for further evaluation or corrective actions have been included in the report. It is advised that qualified professionals assess and address the identified issues. Please be aware that the inspection has its limitations, and not all components or areas of the property may have been accessible or fully examined during the process. In conclusion, while the inspection has provided valuable insights into the condition of the property, it is imperative to recognize that it is not an exhaustive guarantee of the property's condition. It is advisable to consult with relevant specialists for more detailed assessments as needed. The detailed inspection report is attached herewith for your review. If you have any questions or require further clarification on any aspect of the report, please do not hesitate to contact us. Thank you for entrusting us with the inspection of your property. We look forward to assisting you with any additional information you may require.

This pre-listing home inspection report is intended to provide a comprehensive overview of the condition of the property as observed during the inspection. It is important to note that this report is not exhaustive, and there may be other issues not identified or mentioned in this report. The inspection was conducted in accordance with industry standards and practices.

**Purpose:** The purpose of this inspection is to assist the seller in identifying any existing or potential issues with the property prior to listing it for sale. It is not intended to be a warranty, guarantee, or assurance of the property's condition.

**Scope:** The inspection covered visible and accessible areas of the property at the time of the inspection. Areas that were not accessible or obstructed were not inspected, and the report will specifically mention any limitations or inaccessible areas.

**General Observations:** The report will include detailed observations and findings regarding various components of the property, such as the roof, exterior, interior, electrical systems, plumbing systems, HVAC systems, structural elements, and other visible areas. It will highlight any deficiencies, defects, or areas of concern that were observed during the inspection.

**Recommendations:** The report may provide recommendations for further evaluation, repairs, or maintenance by qualified professionals in areas where issues were identified. These recommendations are important for the seller to consider in order to address any necessary repairs or improvements prior to listing the property for sale.

**Limitations:** It is important to understand that not all issues or defects may be visible or detectable during a visual inspection. Hidden or concealed problems may exist that were not identified during the inspection. Additionally, the inspection does not cover areas that are inaccessible, hidden behind walls or ceilings, or underground.

**Responsibility:** The responsibility for addressing any issues or defects identified in the report rests with the seller. It is recommended that the seller consult with qualified professionals, such as contractors, plumbers, electricians, or structural engineers, to obtain further assessments or estimates for repairs.

**Disclosures:** The seller should disclose the findings of this pre-listing home inspection report to potential buyers. Providing this information transparently and proactively can help establish trust and ensure that potential buyers have a clear understanding of the property's condition.

**Disclaimer:** This pre-listing home inspection report is based on the observations made during the inspection and does not guarantee the absence of defects or future issues. The inspector is not liable for any issues or damages that may arise after the inspection.

It is strongly recommended that the seller review this report thoroughly and consider addressing any necessary repairs or improvements prior to listing the property for sale. It is also advisable to consult with a real estate professional for guidance on how to best disclose the findings of this report to potential buyers.

Please be aware that this inspection report is intended solely for the use of the client for whom it was prepared. The contents of this report, along with any liability arising from its findings and recommendations, are not transferable to any third parties, including prospective buyers of the property. This non-transferability clause is important for several reasons:

**Specific Client Agreement:** The inspection and resulting report are conducted based on an agreement with

the specific client and may not cover aspects that a prospective buyer might be interested in.

**Report Relevance and Timing:** The findings in the report are based on the condition of the property at the time of the inspection and may not accurately reflect changes or issues that arise after the date of the inspection.

**Liability Limitations:** The liability for the inspection findings and recommendations is limited to the contractual relationship between the inspector and the client. Extending this liability to others, such as prospective buyers, would require a separate agreement or arrangement.

**Recommendation for New Inspection:** Prospective buyers are advised to commission their own property inspection to obtain current information and findings relevant to their interests and to establish their own contractual relationship with an inspector.

It is important for all parties to understand and respect the limitations and scope of this inspection report as being specific to the client and the inspection date. Prospective buyers are encouraged to seek their own independent inspections to inform their decisions.

## Summary



**17141 Erwin Lane  
Huntington Beach, CA  
92647**

**Customer**  
Yolanda Dove  
Larry Dove

**Address**  
832 W 95th St  
Los Angeles CA 90044

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### Summary

#### Roof Coverings

- 1. (1) Repair or Replace:** The rolled asphalt roofing is deteriorated at uneven rates, with some areas requiring replacement. Deteriorated roofing can allow water to penetrate, leading to leaks, water damage, and potential mold growth within the home. Engage a licensed roofing contractor to assess the extent of the damage and recommend the necessary repairs or replacements.



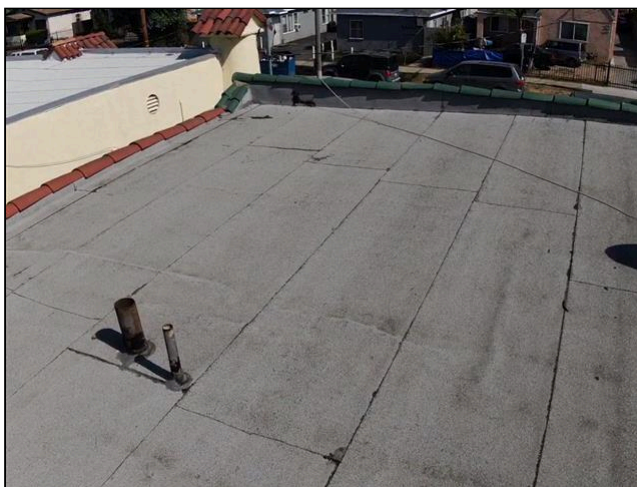
Item 1 - Item 1 (Picture) Roofing



Item 1 - Item 2 (Picture) Roofing



Item 1 - Item 3 (Picture) Roofing



Item 1 - Item 4 (Picture) Roofing

2. (2) **Repair or Replace:** Missing roof tiles and missing or deteriorated felt paper were observed, leaving the sheathing exposed. Exposed sheathing increases the risk of water intrusion, leading to leaks, water damage, and potential mold growth inside the home. Prolonged exposure to the elements can weaken the roof decking and other structural components, compromising the integrity of the roof.

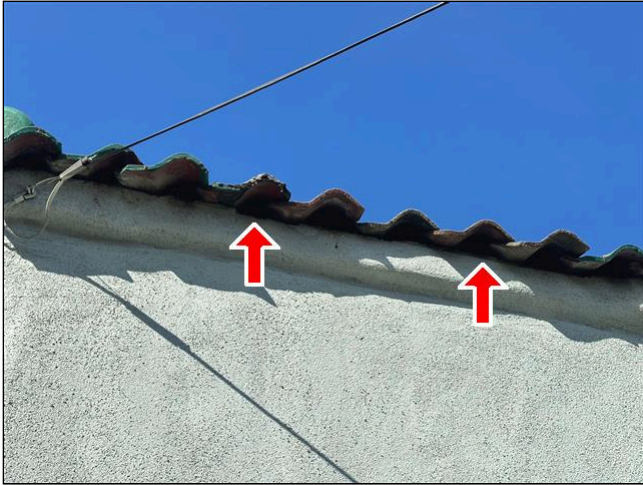


Item 2 - Item 1 (Picture) Roofing

3. (3) **Improve:** The end of the roof tiles lack eave enclosures or bird end caps, which could allow birds and vermin to enter the space under the tiles. Eave enclosures and bird end caps are essential components of a roof system, as they help prevent birds, rodents, and other pests from accessing the area under the roof tiles. Without proper protection, birds and vermin may build nests, cause damage to insulation, and create

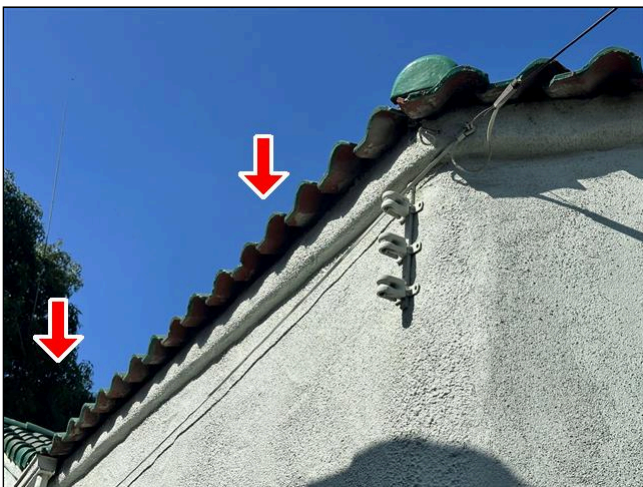


potential hygiene and safety issues. To address this issue, it is recommended to install eave enclosures or bird end caps along the edges of the roof to seal off the gaps and openings. These components are specifically designed to keep pests out while still allowing for proper ventilation and airflow. Consulting a qualified roofing contractor or professional familiar with eave enclosures and bird end caps is advisable. They can assess the specific requirements of the roof and recommend appropriate solutions to prevent bird and vermin intrusion while maintaining the roof's functionality and aesthetics.



Item 3 - Item 1 (Picture) Roofing

4. (4) **Monitor:** Due to the age of the subject property, the felt paper under the roof tiles could be at the end of its service life. Felt paper, also known as roofing felt or underlayment, is a type of material used as a barrier between the roof deck and the roofing material. It is commonly used under tile roofs to provide an additional layer of protection against moisture and to prevent the tiles from sticking to the roof deck. The lifespan of felt paper under a tile roof can vary depending on several factors such as the quality of the material, the climate conditions in the area, and the level of maintenance provided to the roof. Generally, high-quality felt paper can last for up to 30 years under a tile roof if it is installed properly and maintained regularly. However, some lower quality felts may only last for 10-15 years or less. It's important to note that felt paper is not designed to be a permanent roofing solution and will eventually need to be replaced. Regular maintenance of the tile roof, such as keeping the gutters clean and removing debris, can help to extend the lifespan of the felt paper by reducing the risk of water damage and other types of wear and tear.



Item 4 - Item 1 (Picture) Roofing



Item 4 - Item 2 (Picture) Roofing

**Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Bridges, Porches, Patio/Cover and Applicable Railings**

5. (1) **Repair or Replace:** The rear concrete steps are cracked and damaged. Cracked and damaged steps can pose a safety risk, increasing the likelihood of trips and falls. Engage a licensed contractor to assess the extent of the damage and determine the necessary repairs. Depending on the assessment, repair minor cracks using suitable patching materials or consider replacing severely damaged steps to ensure safety and stability.



Item 5 - Item 1 (Picture) Exterior

**Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

6. (1) **Safety Issue:** The rear concrete patio exhibits an uneven surface, which poses a potential trip hazard. The safety of individuals utilizing the walkway is of utmost importance, and it is strongly advised to rectify this issue to prevent accidents or injuries. The unevenness in the patio can result from factors such as settling, shifting of the ground, or general wear and tear over time. The irregular surface may create unexpected changes in elevation, leading to trips and falls, particularly for individuals with limited mobility or impaired balance. To mitigate the trip hazard, it is recommended to engage the services of a professional concrete contractor or a qualified mason. They should assess the condition of the patio and propose appropriate corrective measures.



Item 6 - Item 1 (Picture) Exterior

7. (2) **Safety Issue:** The location of the trash bin cover at the rear patio poses a safety hazard. The location can result in a fall or injury. Suggest removal.



Item 7 - Item 1 (Picture) Exterior

8. (3) **Improve:** There is a negative slope towards the home at the rear wall which will cause water to pond during rain or extended irrigation. This configuration can cause or contribute to water intrusion or deterioration of the foundation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. Recommend further evaluation by a qualified grading contractor to determine corrections needed.



Item 8 - Item 1 (Picture) Exterior

### Fence/Block Walls & Gates

9. **Repair or Replace:** The block wall at the rear West area of the subject property is loose and there is missing mortar between the blocks. Suggest further review and repair by a qualified professional.



Item 9 - Item 1 (Picture) Exterior

### Foundations, Basement and Crawlspace

- 10. (1) Major Concern:** There is damage to the East foundation wall of the home. Significant damage to a foundation wall can compromise the structural integrity of the home, leading to potential shifts, settling, or collapse if not addressed. Engage a licensed structural engineer or foundation specialist to assess the extent of the damage and determine the necessary repairs. Based on the assessment, implement the recommended repairs, which may include reinforcing the wall, installing piers, underpinning, or replacing sections of the foundation.



Item 10 - Item 1 (Picture) Structural Components



Item 10 - Item 2 (Picture) Structural Components

- 11. (2) Safety Issue/Repair/Replace:** No anchor bolts were observed at the foundation walls of the structure. Also, the cripple walls have not been reinforced. It is suggested that the foundation be improved/retrofitted with approved structural hardware and cripple walls be reinforced by a qualified professional. The primary purpose of earthquake retrofitting is to keep your home from being displaced from its concrete foundation and cripple walls from movement - making the building safer and less prone to major structural damage during an earthquake. Existing homes need to be retrofitted because our understanding of the effects of earthquakes as well as construction techniques have improved after the homes were built.
- 12. (3) Repair or Replace:** Surface deterioration can be an early indicator of more significant structural issues that could compromise the integrity of the foundation. Engage a licensed structural engineer or foundation specialist to assess the extent and cause of the deterioration and recommend appropriate repair strategies.



Item 12 - Item 1 (Picture) Structural Components

- 13. (4) Improve:** A condition known as efflorescence is evident on portions of the concrete foundation walls or slab. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the foundation. We suggest to keep the exterior moisture to a minimum, exterior surface drainage, including downspout water, should be directed as far away from the building as possible. Landscape watering should always be directed away from the building and limited to short durations.



Item 13 - Item 1 (Picture) Structural Components



Item 13 - Item 2 (Picture) Structural Components

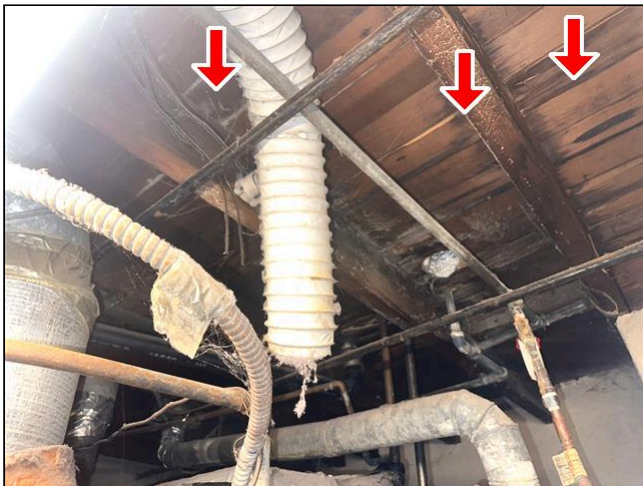
- 14. (5) Improve/Monitor:** The basement lacks a sump pump at the floor. A sump pump is a pump used to remove water that has accumulated in a water-collecting sump basin, commonly found in the basements of homes. The water may enter via the perimeter drains of a basement waterproofing system, funneling into the basin or because of rain or natural ground water, if the basement is below the water table level. It is suggested that a sump pump drainage system be installed as needed by a qualified professional.



Item 14 - Item 1 (Picture) Structural Components

### Floors/Columns/Piers

- 15. Repair or Replace:** Water staining, wood deterioration, and potential fungus were observed at the subfloor. The presence of water staining and deterioration suggests possible past or ongoing moisture intrusion. Wood deterioration can compromise the structural integrity of the subfloor, leading to potential safety hazards. The presence of fungus indicates the potential for mold growth, which can have adverse health effects. It is strongly recommended to have a qualified contractor assess the condition of the subfloor below the hallway bathroom. Based on the contractor's evaluation, necessary repairs or replacement of the subfloor may be required to address any structural or moisture-related issues. Identify and address the source of moisture to prevent future damage. This may involve addressing leaks, improving ventilation, or other moisture control measures. Timely intervention and professional assessment are crucial to address potential structural issues and ensure the safety and integrity of the bathroom subfloor.



Item 15 - Item 1 (Picture) Structural Components



Item 15 - Item 2 (Picture) Structural Components

### Heating Equipment

- 16. Major Concern:** The forced air heater is an old unit that is no longer working and requires replacement. Engage a licensed HVAC technician to replace the old forced air heater with a modern, energy-efficient unit that meets current safety and efficiency standards. Assess the condition of the existing ductwork and make any necessary repairs or upgrades to ensure optimal performance of the new heating system.



Item 16 - Item 1 (Picture) Heating/Central Air  
**Flues and Vents (for gas heating systems)**

- 17. (1) Repair or Replace:** The sheet metal vent for the heater was observed to terminate inside an old concrete/asbestos Transite vent during the inspection. It was observed that the sheet metal heater vent terminates inside an old concrete/asbestos Transite vent. This configuration may result in the formation of condensation from the Transite material, which can lead to corrosion and deterioration of both the flue and the water heater. Additionally, this configuration does not meet the manufacturer's specifications or industry standards. Immediate action is strongly recommended to reconfigure the vent system by a qualified technician to meet the manufacturer's specifications and industry standards. Contact a qualified HVAC technician or heating specialist to assess the vent system, verify compliance with manufacturer's specifications, and recommend necessary modifications or repairs. Based on the technician's assessment, reconfigure the vent system to ensure it complies with safety and industry standards, which may involve redirecting the vent to the exterior.



Item 17 - Item 1 (Picture) Heating/Central Air

- 18. (2) Monitor:** The older ceramic exhaust flue at the rear slope of the roofing may contain Asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Suggest further review, testing and removal by a qualified professional.

#### **Air Return & Distribution Systems**

- 19. Safety Issue:** The ducting for the forced air heater appears to be an Asbestos like material. The identification of Asbestos is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the ducting and make further recommendations. Testing and remediation of Asbestos can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, Asbestos can be released into the interior of the building and may create a health hazard. The ducting has been damaged. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the

release of fibers). Suggest further review, testing and removal by a qualified professional.



Item 19 - Item 1 (Picture) Heating/Central Air



Item 19 - Item 2 (Picture) Heating/Central Air



Item 19 - Item 3 (Picture) Heating/Central Air

### Plumbing Drain, Waste and Vent Systems

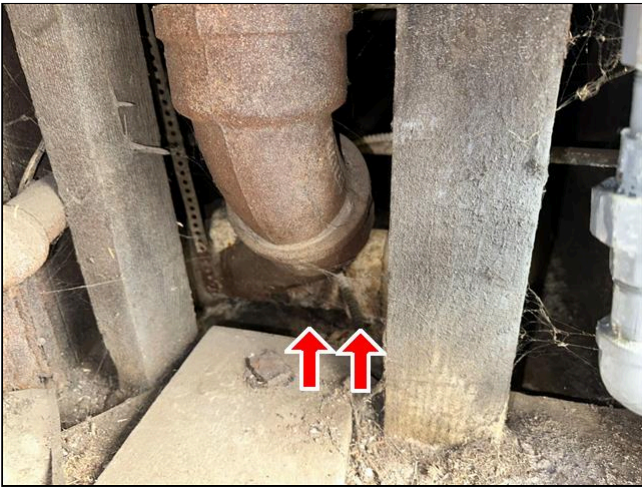
- 20. (1) Repair or Replace:** The older cast iron drain pipes throughout the home show signs of corrosion. The older cast iron drain piping is prone to unexpected problems. The corrosion indicates potential issues and raises concerns about the longevity and reliability of the drain system. Corroded drain pipes can weaken the integrity of the drain pipes, making it more susceptible to leaks or further deterioration. It is recommended to have a qualified plumber assess the condition of the drain pipes and replace the corroded sections. This proactive measure will help prevent future leaks and ensure the proper functioning of the drainage system. By addressing the corroded drain pipes now, you can mitigate the risk of water damage, potential mold growth, and further deterioration of the plumbing system. A qualified plumber will be able to provide the necessary expertise and replace the corroded components with new, reliable materials, ensuring the long-term integrity of the drain system.





Item 20 - Item 1 (Picture) Plumbing System

- 21. (2) Repair or Replace:** The cast iron drain pipe at the West area of the crawl space is leaking and/or disconnected. Water was observed in the crawl space during the inspection. Leaking or disconnected pipes can lead to water accumulation in the crawl space, causing damage to the foundation, support beams, and other structural components. Engage a licensed plumber to assess the condition of the cast iron drain pipe and determine the exact cause of the leak or disconnection. Based on the assessment, repair or replace the leaking or disconnected cast iron pipe to restore proper drainage and prevent further water accumulation.



Item 21 - Item 1 (Picture) Plumbing System

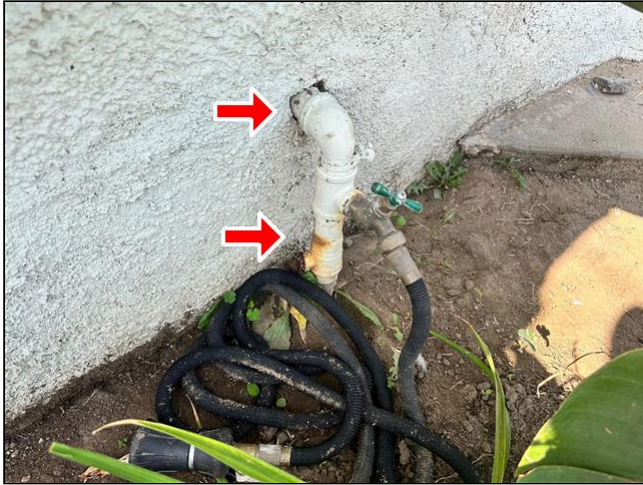


Item 21 - Item 2 (Picture) Plumbing System

- 22. (3) Monitor:** Unable to determine the condition of underground drain and waste piping during the inspection. Drain lines can experience blockages due to construction debris, lack of proper slope in the lines, or improper fittings. -- We recommend that the building sewer be evaluated by camera by a qualified plumber to determine if any repairs or modifications are needed.

#### **Plumbing Water Supply, Distribution System and Fixtures**

- 23. (1) Major Concern:** The main water supply pipe routed from the street to the home is a galvanized steel pipe. Galvanized steel pipes are used in the interior water supply, and generally have a finite life span. The quality of the plating, installation methods, water temperature, water quality and water usage all factor into the actual serviceable life. Scale builds up inside the pipe which eventually restricts the flow of water to the fixtures. Corrosion eats away at the inside of the pipes, eventually causing leaks. Thirty to forty years is the average life of galvanized pipes. Replacement of the galvanized steel supply pipes will eventually be required. Note: There is visible debris, and possible metal flakes, when water is run to the sinks in the home. The makeup of this debris is unknown.



Item 23 - Item 1 (Picture) Plumbing System

24. (2) **Repair or Replace:** The older galvanized water supply piping is corroded and rusted in various locations.



Item 24 - Item 1 (Picture) Plumbing System

25. (3) **Repair or Replace:** The main water shut off valve handle at the front exterior wall of the home is rusted. The valve and or handle is in need of replacement by a qualified professional.



Item 25 - Item 1 (Picture) Plumbing System

**Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.**

26. (1) **Safety Issue:** The hallway bathroom lacks an electrical outlet. Without a proper outlet, residents might resort to using extension cords from other rooms, which can pose tripping hazards and increase the risk of electrical accidents. Engage a licensed electrician to install a GFCI-protected outlet in the hallway bathroom. This type of outlet is designed to protect against electrical shock in wet areas.



Item 26 - Item 1 (Picture) Electrical System

27. (2) **Repair or Replace:** Light fixtures at the exterior walls of the home are damaged and inoperative. Suggest further review and repair or replacement by a qualified professional.



Item 27 - Item 1 (Picture) Electrical System

### Venting Systems

28. **Safety Issue:** The installation of the laundry dryer vent at the crawl space is non-conforming. If a laundry dryer is located in a crawl space, there are several important requirements for the dryer vent to ensure safety and adequate drying. The crawl space must have adequate ventilation to prevent moisture buildup and reduce the risk of mold and mildew growth. This includes vents that allow fresh air to circulate and exhaust vents that remove stale air and moisture. The dryer vent must be as short and straight as possible to minimize air resistance and reduce the risk of lint buildup and fire hazards. A maximum of 25 feet is recommended, with 90-degree angles and bends kept to a minimum. The dryer vent should be at least 4 inches in diameter to facilitate adequate airflow and prevent lint buildup. It should also be made of rigid metal or flexible metal ductwork that meets UL (Underwriters Laboratories) safety standards. The dryer vent should terminate outside the crawl space, either through a wall, roof, or vent hood. It should be located at least 3 feet from any opening or vent that leads to the crawl space to prevent air intake and backdrafting. Regular cleaning and maintenance of the dryer vent are necessary to prevent lint buildup and reduce the risk of fire hazards. This includes cleaning the lint trap after each use, inspecting the vent regularly for blockages or damage, and having it professionally cleaned every year. Suggest further review and conforming installation by a qualified professional.

### Walls and Ceilings

29. (1) **Repair or Replace:** Signs of water intrusion and water damage were observed on the interior walls

below and adjacent to the windows. Water intrusion can compromise the structural integrity of the walls, leading to potential deterioration and weakening of materials. Persistent moisture can promote mold and mildew growth, affecting indoor air quality and posing health risks to occupants. Engage a licensed contractor or building envelope specialist to assess the extent of the water damage and identify the source of the intrusion. Repair or replace any damaged materials, including drywall, insulation, and framing, to restore the integrity of the walls.



Item 29 - Item 1 (Picture) Interiors

### Windows (representative number)

- 30. (1) Safety Issue/Monitor:** Testing of the release mechanisms for the security bars is beyond the scope of the inspection. Even if the mechanism appears functional, it is possible that its ability to operate has become compromised by rust, paint, or some other factor. Windows that are equipped with bars and which are intended for emergency egress should have a quick-release mechanism installed. If a room's egress requirements are already satisfied by another window or door, it is still helpful for window bars to be equipped with a quick-release mechanism. Where window bars are installed in windows that are part of a building's means of egress, the IRC requires that they be equipped with a quick-release mechanism that complies with today's standards. It is suggested that the security bars be removed by a qualified professional.



Item 30 - Item 1 (Picture) Interiors

- 31. (2) Repair or Replace:** Water staining was observed on the interior side of the window frames in various locations, suggesting that the windows are leaking. Leaking windows can allow water to penetrate the building envelope, leading to potential water damage, mold growth, and deterioration of building materials. Engage a licensed window contractor or building envelope specialist to assess the condition of the windows and identify the source of the leaks. Based on the assessment, repair any damaged window components or replace the windows if necessary to ensure proper sealing and functionality.



Item 31 - Item 1 (Picture) Interiors

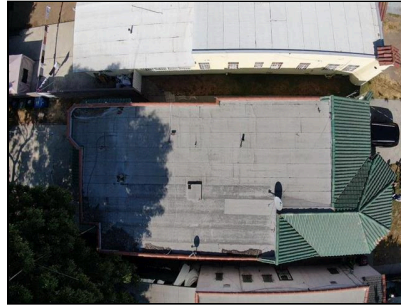
Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Christopher Vella

# 1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



### Styles & Materials

**Roof Covering:**

Asphalt/Fiberglass Shingles  
Ceramic/Clay

**Viewed Roof Covering From:**

Drone

**Number Of Roofing Layers:**

Flat Roof: Unknown Layers

**Gutters & DownSpouts:**

Metal  
Discharge Above Grade Level

### Items

#### 1.0 Roof Coverings

**Comments:** Repair or Replace, Improve

(1) **Repair or Replace:** The rolled asphalt roofing is deteriorated at uneven rates, with some areas requiring replacement. Deteriorated roofing can allow water to penetrate, leading to leaks, water damage, and potential mold growth within the home. Engage a licensed roofing contractor to assess the extent of the damage and recommend the necessary repairs or replacements.



1.0 Item 1 (Picture) Roofing



1.0 Item 2 (Picture) Roofing



1.0 Item 3 (Picture) Roofing



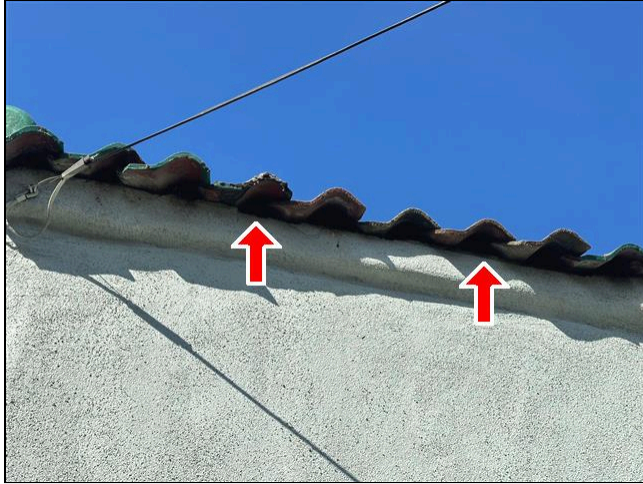
1.0 Item 4 (Picture) Roofing

(2) **Repair or Replace:** Missing roof tiles and missing or deteriorated felt paper were observed, leaving the sheathing exposed. Exposed sheathing increases the risk of water intrusion, leading to leaks, water damage, and potential mold growth inside the home. Prolonged exposure to the elements can weaken the roof decking and other structural components, compromising the integrity of the roof.



1.0 Item 5 (Picture) Roofing

(3) **Improve:** The end of the roof tiles lack eave enclosures or bird end caps, which could allow birds and vermin to enter the space under the tiles. Eave enclosures and bird end caps are essential components of a roof system, as they help prevent birds, rodents, and other pests from accessing the area under the roof tiles. Without proper protection, birds and vermin may build nests, cause damage to insulation, and create potential hygiene and safety issues. To address this issue, it is recommended to install eave enclosures or bird end caps along the edges of the roof to seal off the gaps and openings. These components are specifically designed to keep pests out while still allowing for proper ventilation and airflow. Consulting a qualified roofing contractor or professional familiar with eave enclosures and bird end caps is advisable. They can assess the specific requirements of the roof and recommend appropriate solutions to prevent bird and vermin intrusion while maintaining the roof's functionality and aesthetics.



1.0 Item 6 (Picture) Roofing



(4) **Monitor:** Due to the age of the subject property, the felt paper under the roof tiles could be at the end of its service life. Felt paper, also known as roofing felt or underlayment, is a type of material used as a barrier between the roof deck and the roofing material. It is commonly used under tile roofs to provide an additional layer of protection against moisture and to prevent the tiles from sticking to the roof deck. The lifespan of felt paper under a tile roof can vary depending on several factors such as the quality of the material, the climate conditions in the area, and the level of maintenance provided to the roof. Generally, high-quality felt paper can last for up to 30 years under a tile roof if it is installed properly and maintained regularly. However, some lower quality felts may only last for 10-15 years or less. It's important to note that felt paper is not designed to be a permanent roofing solution and will eventually need to be replaced. Regular maintenance of the tile roof, such as keeping the gutters clean and removing debris, can help to extend the lifespan of the felt paper by reducing the risk of water damage and other types of wear and tear.



1.0 Item 7 (Picture) Roofing



1.0 Item 8 (Picture) Roofing

### 1.3 Roof Drainage Systems

**Comments:** Improve

**Improve:** It is suggested that all debris be removed away from the roofing surfaces to allow for proper drainage.



1.3 Item 1 (Picture) Roofing



1.3 Item 2 (Picture) Roofing

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Professional Inspection Network recommends an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

The entire underside of the roof sheathing is not inspected for evidence of leakage.

Interior finishes may disguise evidence of prior leakage.

No comment can be offered on the condition of the membrane beneath the roof surface.

## 2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



### Styles & Materials

**Siding Material:**

Stucco Cladding

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Patio

Steps

**Driveway:**

Concrete

**Walkways:**

Concrete

**Fence Type:**

Wood

Block

### Items

**2.0 Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Bridges, Porches, Patio/Cover and Applicable Railings**

**Comments:** Repair or Replace, Monitor

(1) **Repair or Replace:** The rear concrete steps are cracked and damaged. Cracked and damaged steps can pose a safety risk, increasing the likelihood of trips and falls. Engage a licensed contractor to assess the extent of the damage and determine the necessary repairs. Depending on the assessment, repair minor cracks using suitable patching materials or consider replacing severely damaged steps to ensure safety and stability.



2.0 Item 1 (Picture) Exterior

(2) **Monitor:** The home was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil. The stucco wicks water up out of the soil which causes the stucco to deteriorate from being moist for prolonged periods. We recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.



2.0 Item 2 (Picture) Exterior

## 2.1 Doors (Exterior)

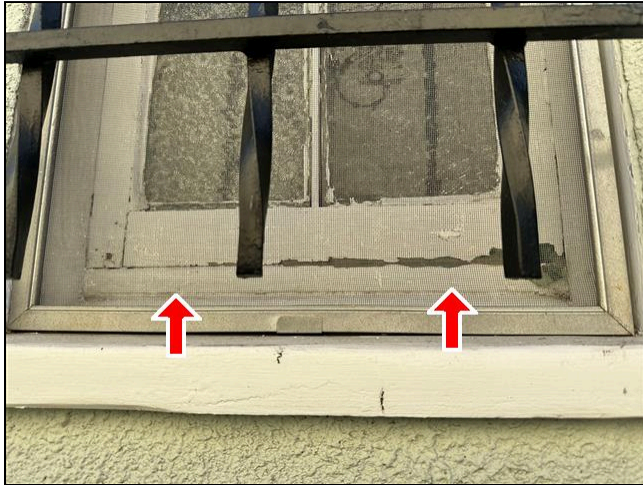
**Comments:** Inspected

## 2.2 Windows

**Comments:** Improve

**Improve:** There is peeling paint on the exterior window frames, indicating that the windows have not been properly maintained. Peeling paint can expose the underlying wood to moisture,

leading to potential rot, mold, and deterioration of the window frames. Engage a licensed contractor or painter to assess the condition of the window frames and recommend appropriate maintenance or repairs.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture) Exterior

### 2.3 Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

**Comments:** Safety Issue, Improve

(1) **Safety Issue:** The rear concrete patio exhibits an uneven surface, which poses a potential trip hazard. The safety of individuals utilizing the walkway is of utmost importance, and it is strongly advised to rectify this issue to prevent accidents or injuries. The unevenness in the patio can result from factors such as settling, shifting of the ground, or general wear and tear over time. The irregular surface may create unexpected changes in elevation, leading to trips and falls, particularly for individuals with limited mobility or impaired balance. To mitigate the trip hazard, it is recommended to engage the services of a professional concrete contractor or a qualified mason. They should assess the condition of the patio and propose appropriate corrective measures.



2.3 Item 1 (Picture) Exterior

(2) **Safety Issue:** The location of the trash bin cover at the rear patio poses a safety hazard. The location can result in a fall or injury. Suggest removal.



2.3 Item 2 (Picture) Exterior

(3) **Improve:** There is a negative slope towards the home at the rear wall which will cause water to pond during rain or extended irrigation. This configuration can cause or contribute to water intrusion or deterioration of the foundation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. Recommend further evaluation by a qualified grading contractor to determine corrections needed.



2.3 Item 3 (Picture) Exterior

## 2.5 Fence/Block Walls & Gates

**Comments:** Repair or Replace

**Repair or Replace:** The block wall at the rear West area of the subject property is loose and there is missing mortar between the blocks. Suggest further review and repair by a qualified professional.



2.5 Item 1 (Picture) Exterior

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The inspection does not include an assessment of geological conditions and/or site stability. If further concerned about hillside, lot, or soil conditions, we recommend that you refer to a qualified licensed Geo-Technical Engineer before the close of escrow.

### 3. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

#### Styles & Materials

<b>Foundation:</b> Poured Concrete	<b>Method used to observe</b> <b>Crawlspace:</b> Crawled	<b>Floor Structure:</b> Wood Joists
<b>Wall Structure:</b> Not Visible	<b>Columns or Piers:</b> Wood Piers	<b>Ceiling Structure:</b> Not Visible
<b>Roof Structure:</b> Not Visible	<b>Roof-Type:</b> Flat	<b>Method used to observe attic:</b> Inaccessible
<b>Attic Information:</b> No Access		

#### Items

### 3.0 Foundations, Basement and Crawlspace

**Comments:** Major Concern, Repair or Replace, Improve

(1) **Major Concern:** There is damage to the East foundation wall of the home. Significant damage to a foundation wall can compromise the structural integrity of the home, leading to potential shifts, settling, or collapse if not addressed. Engage a licensed structural engineer or foundation specialist to assess the extent of the damage and determine the necessary repairs. Based on the assessment, implement the recommended repairs, which may include reinforcing the wall, installing piers, underpinning, or replacing sections of the foundation.



3.0 Item 1 (Picture) Structural Components



3.0 Item 2 (Picture) Structural Components

(2) **Safety Issue/Repair/Replace:** No anchor bolts were observed at the foundation walls of the structure. Also, the cripple walls have not been reinforced. It is suggested that the foundation be improved/retrofitted with approved structural hardware and cripple walls be reinforced by a



qualified professional. The primary purpose of earthquake retrofitting is to keep your home from being displaced from its concrete foundation and cripple walls from movement - making the building safer and less prone to major structural damage during an earthquake. Existing homes need to be retrofitted because our understanding of the effects of earthquakes as well as construction techniques have improved after the homes were built.

(3) **Repair or Replace:** Surface deterioration can be an early indicator of more significant structural issues that could compromise the integrity of the foundation. Engage a licensed structural engineer or foundation specialist to assess the extent and cause of the deterioration and recommend appropriate repair strategies.

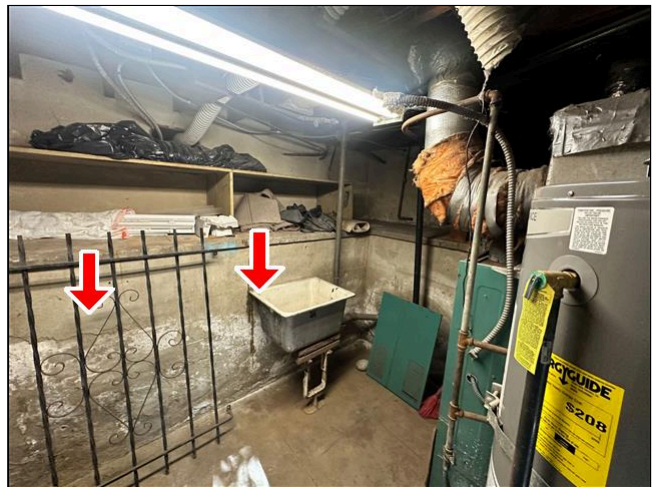


3.0 Item 3 (Picture) Structural Components

(4) **Improve:** A condition known as efflorescence is evident on portions of the concrete foundation walls or slab. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the foundation. We suggest to keep the exterior moisture to a minimum, exterior surface drainage, including downspout water, should be directed as far away from the building as possible. Landscape watering should always be directed away from the building and limited to short durations.



3.0 Item 4 (Picture) Structural Components



3.0 Item 5 (Picture) Structural Components

(5) **Improve/Monitor:** The basement lacks a sump pump at the floor. A sump pump is a pump used to remove water that has accumulated in a water-collecting sump basin, commonly found in the basements of homes. The water may enter via the perimeter drains of a basement waterproofing system, funneling into the basin or because of rain or natural ground water, if the basement is below the water table level. It is suggested that a sump pump drainage system be installed as needed by a qualified professional.

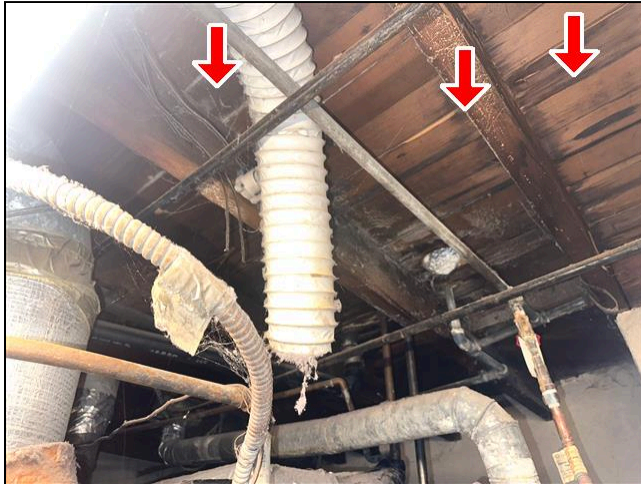


3.0 Item 6 (Picture) Structural Components

### 3.2 Floors/Columns/Piers

**Comments:** Repair or Replace

**Repair or Replace:** Water staining, wood deterioration, and potential fungus were observed at the subfloor. The presence of water staining and deterioration suggests possible past or ongoing moisture intrusion. Wood deterioration can compromise the structural integrity of the subfloor, leading to potential safety hazards. The presence of fungus indicates the potential for mold growth, which can have adverse health effects. It is strongly recommended to have a qualified contractor assess the condition of the subfloor below the hallway bathroom. Based on the contractor's evaluation, necessary repairs or replacement of the subfloor may be required to address any structural or moisture-related issues. Identify and address the source of moisture to prevent future damage. This may involve addressing leaks, improving ventilation, or other moisture control measures. Timely intervention and professional assessment are crucial to address potential structural issues and ensure the safety and integrity of the bathroom subfloor.



3.2 Item 1 (Picture) Structural Components



3.2 Item 2 (Picture) Structural Components

### 3.3 Roof Structure & Attic Space

**Comments:** Monitor

**Monitor:** There is no access opening to the attic space of the home. Unable to access the attic space during the inspection. m

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components was inspected in the attic garage.

Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

## 4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

<b>Heat Type:</b> Forced Air	<b>Heater Location:</b> Basement	<b>Energy Source:</b> Natural Gas
<b>Number of Heat Systems (excluding wood):</b> One	<b>Heater System Brand:</b> YORK	<b>Heater System Age:</b> 30+ Years Old
<b>Ductwork:</b> Possible Asbestos Ducting	<b>Filter Type:</b> Missing	<b>BTU's:</b> 120,000 BTU

### Items

#### 4.0 Heating Equipment

**Comments:** Major Concern

**Major Concern:** The forced air heater is an old unit that is no longer working and requires replacement. Engage a licensed HVAC technician to replace the old forced air heater with a modern, energy-efficient unit that meets current safety and efficiency standards. Assess the condition of the existing ductwork and make any necessary repairs or upgrades to ensure optimal performance of the new heating system.



4.0 Item 1 (Picture) Heating/Central Air

#### 4.1 Heater Gas Supply

**Comments:** Improve

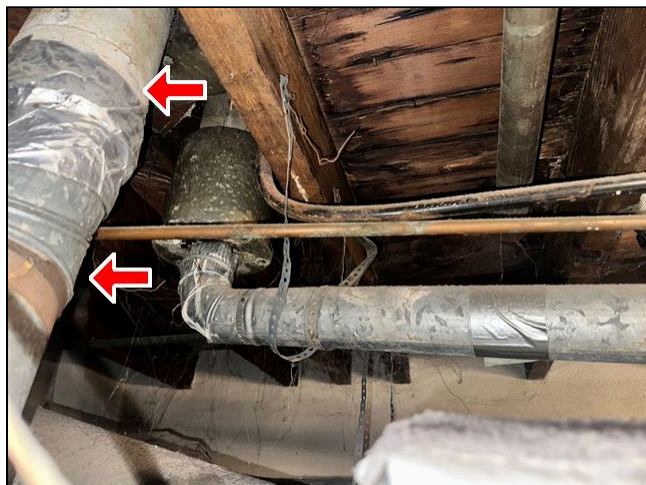
**Improve:** The gas supply line for the forced air heater lacks a sediment trap. A sediment trap, also known as a dirt leg or drip leg, is an important component of a gas supply line. Its purpose is to collect any sediment, debris, or moisture that may be present in the gas line before it reaches the appliance. The absence of a sediment trap can have several potential consequences. Without a sediment trap, debris and moisture can potentially reach the gas valve or other sensitive components of the forced air heater, leading to operational issues or damage. Additionally, sediment can accumulate over time, clogging the gas line and affecting the efficiency and performance of the heater. To ensure the safe and proper operation of the forced air heater, it is recommended to have a qualified HVAC technician install a sediment trap in the gas supply line. The sediment trap should be located at a low point in the gas line, allowing any debris or moisture to collect and be easily drained or cleaned out. Having a properly installed sediment trap can help protect the forced air heater from potential damage, improve its efficiency, and promote safe operation. It is advisable to consult with a qualified professional to ensure the correct installation of the sediment trap according to local building codes and regulations.

#### 4.3 Flues and Vents (for gas heating systems)

**Comments:** Repair or Replace

(1) **Repair or Replace:** The sheet metal vent for the heater was observed to terminate inside an old concrete/asbestos Transite vent during the inspection. It was observed that the sheet metal heater vent terminates inside an old concrete/asbestos Transite vent. This configuration may result in the formation of condensation from the Transite material, which can lead to corrosion and deterioration of both the flue and the water heater. Additionally, this configuration does not meet the manufacturer's specifications or industry standards. Immediate action is strongly recommended to reconfigure the vent system by a qualified technician to meet the manufacturer's specifications and industry standards. Contact a qualified HVAC technician or

heating specialist to assess the vent system, verify compliance with manufacturer's specifications, and recommend necessary modifications or repairs. Based on the technician's assessment, reconfigure the vent system to ensure it complies with safety and industry standards, which may involve redirecting the vent to the exterior.



4.3 Item 1 (Picture) Heating/Central Air

(2) **Monitor:** The older ceramic exhaust flue at the rear slope of the roofing may contain Asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Suggest further review, testing and removal by a qualified professional.

#### 4.4 Air Return & Distribution Systems

**Comments:** Safety Issue

**Safety Issue:** The ducting for the forced air heater appears to be an Asbestos like material. The identification of Asbestos is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the ducting and make further recommendations. Testing and remediation of Asbestos can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, Asbestos can be released into the interior of the building and may create a health hazard. The ducting has been damaged. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Suggest further review, testing and removal by a qualified professional.



4.4 Item 1 (Picture) Heating/Central Air



4.4 Item 2 (Picture) Heating/Central Air



4.4 Item 3 (Picture) Heating/Central Air

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

(We do not inspect filtration systems)

**Plumbing Water Supply (Main Line):**

Galvanized (old)

**Plumbing Water Distribution:**

Galvanized

**Plumbing Waste:**

Cast Iron  
ABS

**Water Heater Power Source:**

Gas

**Water Heater Capacity:**

40 Gallon (1-2 people)

**Water Heater Location:**

Basement

**Water Heater Manufacturer:**

RHEEM

**Water Heater Suspected Age:**

2 Years Old

### Items

#### 5.0 Plumbing Drain, Waste and Vent Systems

**Comments:** Repair or Replace, Monitor

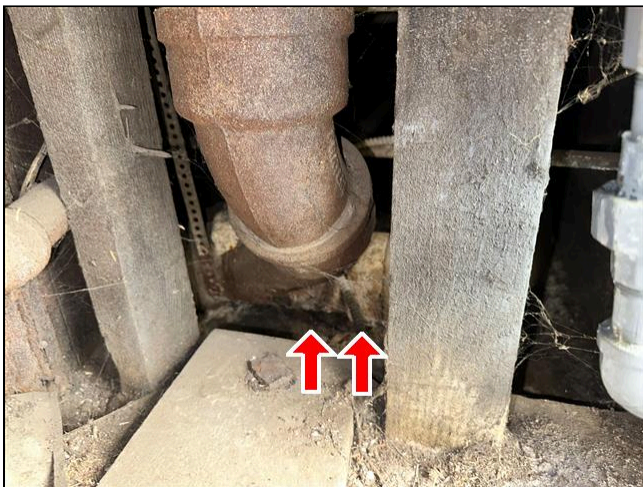


(1) **Repair or Replace:** The older cast iron drain pipes throughout the home show signs of corrosion. The older cast iron drain piping is prone to unexpected problems. The corrosion indicates potential issues and raises concerns about the longevity and reliability of the drain system. Corroded drain pipes can weaken the integrity of the drain pipes, making it more susceptible to leaks or further deterioration. It is recommended to have a qualified plumber assess the condition of the drain pipes and replace the corroded sections. This proactive measure will help prevent future leaks and ensure the proper functioning of the drainage system. By addressing the corroded drain pipes now, you can mitigate the risk of water damage, potential mold growth, and further deterioration of the plumbing system. A qualified plumber will be able to provide the necessary expertise and replace the corroded components with new, reliable materials, ensuring the long-term integrity of the drain system.



5.0 Item 1 (Picture) Plumbing System

(2) **Repair or Replace:** The cast iron drain pipe at the West area of the crawl space is leaking and/or disconnected. Water was observed in the crawl space during the inspection. Leaking or disconnected pipes can lead to water accumulation in the crawl space, causing damage to the foundation, support beams, and other structural components. Engage a licensed plumber to assess the condition of the cast iron drain pipe and determine the exact cause of the leak or disconnection. Based on the assessment, repair or replace the leaking or disconnected cast iron pipe to restore proper drainage and prevent further water accumulation.



5.0 Item 2 (Picture) Plumbing System



5.0 Item 3 (Picture) Plumbing System

(3) **Monitor:** Unable to determine the condition of underground drain and waste piping during the inspection. Drain lines can experience blockages due to construction debris, lack of proper slope in the lines, or improper fittings. -- We recommend that the building sewer be evaluated by camera by a qualified plumber to determine if any repairs or modifications are needed.

## 5.1 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Repair or Replace

(1) **Major Concern:** The main water supply pipe routed from the street to the home is a galvanized steel pipe. Galvanized steel pipes are used in the interior water supply, and generally have a finite life span. The quality of the plating, installation methods, water temperature, water quality and water usage all factor into the actual serviceable life. Scale builds up inside the pipe which eventually restricts the flow of water to the fixtures. Corrosion eats away at the inside of the pipes, eventually causing leaks. Thirty to forty years is the average life of galvanized pipes. Replacement of the galvanized steel supply pipes will eventually be required. Note: There is visible debris, and possible metal flakes, when water is run to the sinks in the home. The makeup of this debris is unknown.



5.1 Item 1 (Picture) Plumbing System

(2) **Repair or Replace:** The older galvanized water supply piping is corroded and rusted in various locations.



5.1 Item 2 (Picture) Plumbing System

(3) **Repair or Replace:** The main water shut off valve handle at the front exterior wall of the home is rusted. The valve and or handle is in need of replacement by a qualified professional.

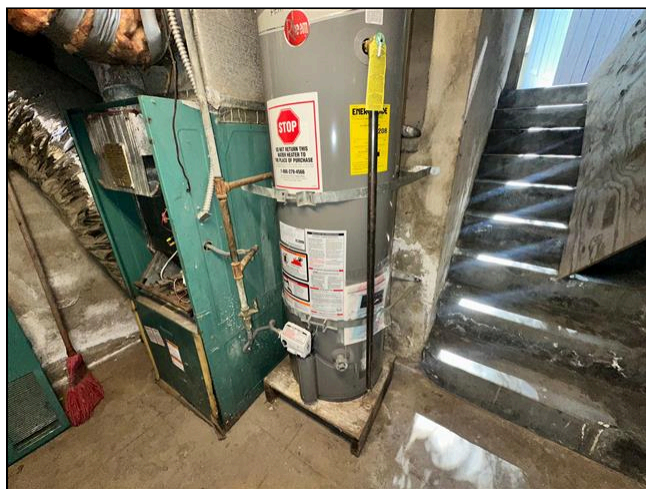


5.1 Item 3 (Picture) Plumbing System

## 5.2 Hot Water Systems, Controls, Flues and Vents

**Comments:** Monitor

(1) **Note/Monitor:** The water heater was operational and produced hot water at time of inspection.



5.2 Item 1 (Picture)

(2) **Repair/Replace/Monitor:** The modern, sheet metal water heater vent terminates inside of an old, concrete/asbestos Transite vent. The usual consequence is the formation of condensation from the Transite material, which can lead to corrosion and/or deterioration of both the flue and the water heater. This configuration does not meet the manufacturer's specifications or industry standards. The vent should be reconfigured by a qualified technician to meet the manufacturer's specifications.



5.2 Item 2 (Picture) Plumbing System

#### 5.4 Gas Supply & Gas Piping

**Comments:** Improve

**Improve:** The gas supply pipe at the water heater lacks a sediment trap. A sediment trap, also known as a dirt leg or drip leg, is a vertical pipe section with a capped end that is installed on the gas supply line before it connects to the water heater flexible connector. The purpose of the sediment trap is to collect any debris, sediment, or moisture that may be present in the gas supply line. The sediment trap helps to prevent these contaminants from reaching and potentially damaging the internal components of the water heater, such as the gas valve or burner assembly. It also helps to ensure the smooth and efficient operation of the unit. Local building codes and regulations may vary, so it's important to consult the specific requirements in your area. In many jurisdictions, including the United States, a sediment trap is commonly required for gas-fired appliances, including water heaters. It is recommended to have a qualified professional, such as a licensed plumber or gas technician, install the sediment trap according to the manufacturer's instructions and local code requirements to ensure proper operation and safety of the water heater.

#### 5.5 Main Gas Meter/Shut Off Valve

**Comments:** Inspected

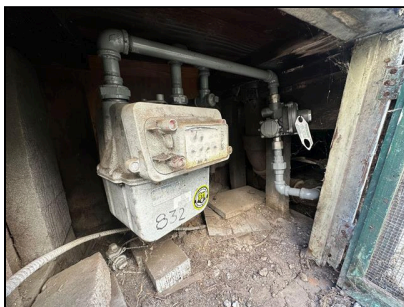
(1) **Improve:** The gas meter lacks a purge valve that is vented to the exterior. Without a properly vented purge valve, there is an increased risk of gas leaks and accumulation within enclosed spaces, posing a significant safety hazard. Engage a licensed plumber or gas technician to assess the gas system and confirm the absence of a purge valve vented to the exterior. If confirmed missing, install a purge valve that is properly vented to the exterior, ensuring compliance with local building codes and safety standards.



5.5 Item 1 (Picture) Plumbing System

(2) **Improve:** The main gas meter at the property lacks a seismic shut-off valve. It was observed that there is no seismic shut-off valve installed for the main gas meter. Seismic shut-off valves are designed to automatically shut off the gas supply in the event of a seismic event (earthquake), reducing the risk of gas leaks and associated hazards. To enhance the safety of the property, it is strongly recommended that a licensed plumber or qualified professional install a seismic shut-off valve for the main gas meter. This valve is an important safety feature, especially in regions prone to seismic activity, and can help prevent gas leaks and potential fire hazards during earthquakes. The installation of a seismic shut-off valve should be carried out in accordance with local building codes and regulations. Homeowners should consult with a licensed plumber or gas service provider to ensure compliance and proper installation.

(3) **Note:** The main gas meter is located at the West wall of the home.



5.5 Item 2 (Picture) Plumbing System

## 5.6 Main Water Shut-Off Device

**Comments:** Inspected

**Inspected:** The main water shut off valve is located at the front wall of the home.



5.6 Item 1 (Picture) Plumbing System

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

An inspection of the water main shut off valve, pressure regulator (@ water main), yard sprinklers, and angle stops beneath plumbing fixtures are outside the scope of this inspection. We recommend that these be observed and tested on a regular basis.

Pressure regulator installed at Water Main. Unable to verify regulator is functional. Periodic testing of pressure regulator can be accomplished with a gauge from a hardware store, builders supply or qualified plumber is recommended.

The washing machine faucets were not tested for leaks given hoses are connected to machine. Faucets were not operated without means to catch water. Recommend further review before connecting hoses to washing machine.

The plumbing drain system of this house is not visible and was not inspected. If further concerned we recommend that the drains be reviewed with a video camera by a qualified licensed plumbing service.

## 6. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### Styles & Materials

<b>Electrical Service Conductors:</b> Overhead Service Drop 120/240 Volt	<b>Panel Type:</b> Circuit Breakers	<b>Panel Capacity:</b> 100 AMP
<b>Main Disconnect/Panel:</b> Located: West Exterior Wall	<b>Electric Panel Manufacturers:</b> MURRAY	<b>Branch wire 15 and 20 AMP:</b> Copper
<b>Wiring Methods:</b> Romex Conduit	<b>Grounding:</b> Cold Water Pipe Driven Ground Rod Copper Wire	<b>Outlets:</b> Grounded & Ungrounded
<b>Ground Fault Circuit Interrupter:</b> None Found	<b>Arc Fault Circuit Interrupter:</b> None Found	

### Items

#### 6.0 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panels, Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

**Comments:** Improve, Monitor

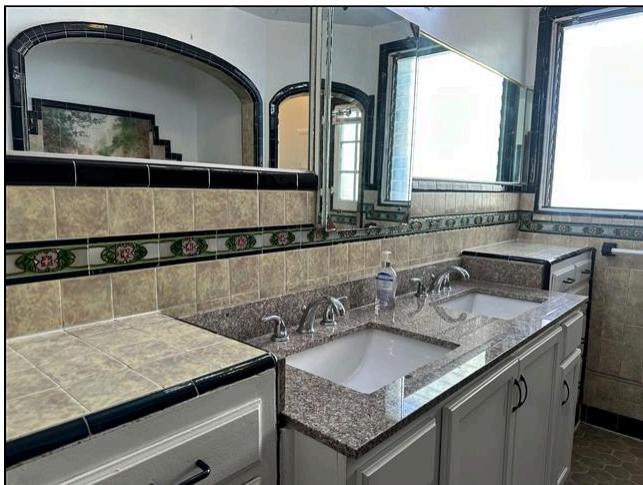
(1) **Improve/Monitor:** The size of the electrical service supplied to the home (100-Amps) may not be sufficient depending on the lifestyle of the occupants. Most older homes were constructed with a generic 100-amp electrical panel that could provide all of the home's electricity, but as times have changed, so have homes and their electrical needs. Today, a 100-amp electrical panel will struggle or fail to get the job done and you will have to upgrade to a larger service/ panel. Calculate your homes wattage needs to determine exactly what size your home requires. Look out for a few common and obvious signs such as your lights flickering, appliances that aren't performing to their full potential, using multiple appliances in your home will trip the breakers, or the panel has begun to simply malfunction. Having an old or undersized electrical panel in your home can not only cause quite the inconvenience but it can also become dangerous. It's important to know the signs to look out for when your panel has become insufficient for your home's wattage needs. A qualified electrician can inspect the system and provide you with replacement options and costs within the inspection contingency period.

(2) **Improve:** It is suggested that the circuit breakers at the main electrical panel be labeled as to function by a qualified professional.

## 6.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.

**Comments:** Repair or Replace

(1) **Safety Issue:** The hallway bathroom lacks an electrical outlet. Without a proper outlet, residents might resort to using extension cords from other rooms, which can pose tripping hazards and increase the risk of electrical accidents. Engage a licensed electrician to install a GFCI-protected outlet in the hallway bathroom. This type of outlet is designed to protect against electrical shock in wet areas.



6.2 Item 1 (Picture) Electrical System



(2) **Repair or Replace:** Light fixtures at the exterior walls of the home are damaged and inoperative. Suggest further review and repair or replacement by a qualified professional.



6.2 Item 2 (Picture) Electrical System

### 6.3 Electrical Bonding

**Comments:** Improve

**Improve:** Bonding is not visible. Bonding on gas piping was not observed. It was possibly concealed behind a wall or covered by something (insulation under the house, etc). The points of attachment of the bonding jumpers should be accessible. Professional Inspection Network recommends evaluation and correction as needed by a qualified professional. Generally speaking, the difference between grounding and bonding is: Bonding is connecting the electrical system ground to the houses other systems metal components (water, gas, metal ducting, etc.). Bonding occurs when metal that could carry electricity (but is not supposed to) is intentionally connected together to provide a permanent low resistance path that is capable of conducting all electricity accidentally carried by the metal back to its source (earth/ground). Grounding is a direct connection to the earth to aid in removing damaging transient over-voltages due to lightning. The purpose of bonding is to ensure the electrical continuity of the fault current path, to provide the capacity and ability to conduct safely, any fault current likely to be imposed, and to aid in the operation of the over-current protection device (breaker, GFCI, fuse, etc). Properly bonding all metal parts within an electrical system and metal piping in the building (water and gas pipes) helps ensure a low-impedance fault current path, instead of your body.

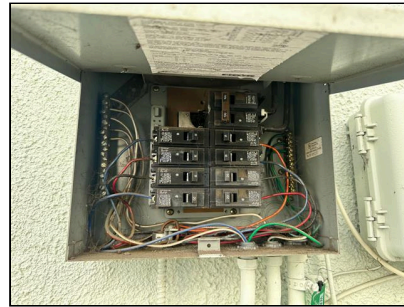
### 6.4 Location of Main and Distribution Panels

**Comments:** Inspected

**Inspected:** The main electrical panel is located at the West exterior wall of the home.



6.4 Item 1 (Picture) Electrical System



6.4 Item 2 (Picture) Electrical System

## 6.6 AFCI (ARC Fault Circuit Interrupters)

**Comments:** Improve

**Improve:** The building's electrical system does not have branch circuit Arc-Fault-Interrupter (AFCI) protection device(s) installed. AFCI protection is designed to detect and mitigate the risk of electrical fires caused by arc faults, which can occur when there are damaged or deteriorated wires or connections. The lack of AFCI protection in certain areas of the property, including the family room, dining room, living room, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas, is a potential safety concern. AFCI protection is now a widely recognized and recommended electrical safety feature in modern building codes. It is strongly advised to consider having AFCI protection installed by a qualified electrician. They will be able to assess the existing electrical system, determine the best approach for implementing AFCI protection, and ensure compliance with applicable electrical codes and regulations. The installation of AFCI protection involves replacing standard circuit breakers or installing AFCI outlets in specific locations, depending on the electrical configuration of the property. By installing AFCI devices, the risk of electrical fires caused by arc faults can be significantly reduced, providing enhanced safety for the occupants of the property. It is recommended that you consult with a qualified electrician to assess the feasibility and cost of installing AFCI protection in the mentioned areas. They will be able to provide you with more detailed information on the benefits, requirements, and potential costs associated with implementing AFCI protection in the building's electrical system. Remember, electrical safety is paramount, and investing in AFCI protection can help mitigate the risk of electrical fires, providing added peace of mind for you and future occupants of the property.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components.

One or more of the light fixtures at exterior are controlled by sensors. The sensors or photocells activate light(s) by motion or upon darkness. Testing of these devices is specifically excluded and is beyond the scope of this inspection. Verifying the proper functionality of these fixtures is recommended.

## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### Ventilation:

Exterior Wall Vents

#### Floor System Insulation:

None

### Items

#### 7.3 Ventilation of Attic & Crawl Space Areas

**Comments:** Inspected

#### 7.4 Venting Systems

**Comments:** Safety Issue

**Safety Issue:** The installation of the laundry dryer vent at the crawl space is non-conforming. If a laundry dryer is located in a crawl space, there are several important requirements for the dryer vent to ensure safety and adequate drying. The crawl space must have adequate ventilation to prevent moisture buildup and reduce the risk of mold and mildew growth. This includes vents that allow fresh air to circulate and exhaust vents that remove stale air and moisture. The dryer vent must be as short and straight as possible to minimize air resistance and reduce the risk of lint buildup and fire hazards. A maximum of 25 feet is recommended, with 90-degree angles and bends kept to a minimum. The dryer vent should be at least 4 inches in diameter to facilitate adequate airflow and prevent lint buildup. It should also be made of rigid metal or flexible metal ductwork that meets UL (Underwriters Laboratories) safety standards. The dryer vent should terminate outside the crawl space, either through a wall, roof, or vent hood. It should be located at least 3 feet from any opening or vent that leads to the crawl space to prevent air intake and backdrafting. Regular cleaning and maintenance of the dryer vent are necessary to prevent lint buildup and reduce the risk of fire hazards. This includes cleaning the lint trap after each use, inspecting the vent regularly for blockages or damage, and having it professionally cleaned every year. Suggest further review and conforming installation by a qualified professional.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is beyond the scope of this inspection.

Any estimates of insulation R-values or depths are rough average values.

No access was gained to the roof cavity of the sloped ceilings.

Insulation within the roof or ceiling cavities obstructs viewing of structural members, light fixtures and electrical connections.

## 8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.



### Styles & Materials

#### Ceiling Materials:

Gypsum Board  
Plaster

#### Wall Material:

Gypsum Board  
Plaster

#### Floor Covering(s):

Carpet  
Tile

#### Interior Doors:

Wood

#### Window Types:

Casement  
Fixed  
Wood

#### Cabinetry:

Wood

#### Countertop:

Tile

## 8.1 Walls and Ceilings

**Comments:** Repair or Replace

(1) **Repair or Replace:** Signs of water intrusion and water damage were observed on the interior walls below and adjacent to the windows. Water intrusion can compromise the structural integrity of the walls, leading to potential deterioration and weakening of materials. Persistent moisture can promote mold and mildew growth, affecting indoor air quality and posing health risks to occupants. Engage a licensed contractor or building envelope specialist to assess the extent of the water damage and identify the source of the intrusion. Repair or replace any damaged materials, including drywall, insulation, and framing, to restore the integrity of the walls.



8.1 Item 1 (Picture) Interiors

(2) **Repair/Replace/Monitor:** Loose, popped and cracked plaster was observed throughout the interior walls of the home. When plaster keys break, sections of plaster pop loose from the wall. Sometimes popped plaster cracks and bows out slightly. There's no way to replace or repair the plaster keys, so you need another way to secure the plaster back to the lath. Special adhesive made for this purpose comes in a caulk-style tube. After drilling holes through the plaster only, not the lath, the narrow tip of the adhesive tube directs glue where you need it -- between the plaster and lath. Special screws with wide plastic washers act as temporary support until the adhesive dries. Insert screws along both sides of cracks and throughout the loose or popped area to draw plaster back to its original position; remove them once the adhesive dries. A skim coat of joint compound or plaster patching compound smooths the surface afterward. Replacing the plaster with sheetrock boards would be the best long term approach.



8.1 Item 2 (Picture) Interiors

## 8.2 Floors

**Comments:** Inspected

## 8.3 Windows (representative number)

**Comments:** Repair or Replace

(1) **Safety Issue/Monitor:** Testing of the release mechanisms for the security bars is beyond the scope of the inspection. Even if the mechanism appears functional, it is possible that its ability to operate has become compromised by rust, paint, or some other factor. Windows that are equipped with bars and which are intended for emergency egress should have a quick-release mechanism installed. If a room's egress requirements are already satisfied by another window or door, it is still helpful for window bars to be equipped with a quick-release mechanism. Where window bars are installed in windows that are part of a building's means of egress, the IRC requires that they be equipped with a quick-release mechanism that complies with today's standards. It is suggested that the security bars be removed by a qualified professional.



8.3 Item 1 (Picture) Interiors

(2) **Repair or Replace:** Water staining was observed on the interior side of the window frames in various locations, suggesting that the windows are leaking. Leaking windows can allow water to penetrate the building envelope, leading to potential water damage, mold growth, and deterioration of building materials. Engage a licensed window contractor or building envelope specialist to assess the condition of the windows and identify the source of the leaks. Based on the assessment, repair any damaged window components or replace the windows if necessary to ensure proper sealing and functionality.



8.3 Item 2 (Picture) Interiors

#### 8.4 Doors (representative number)

Comments: Inspected



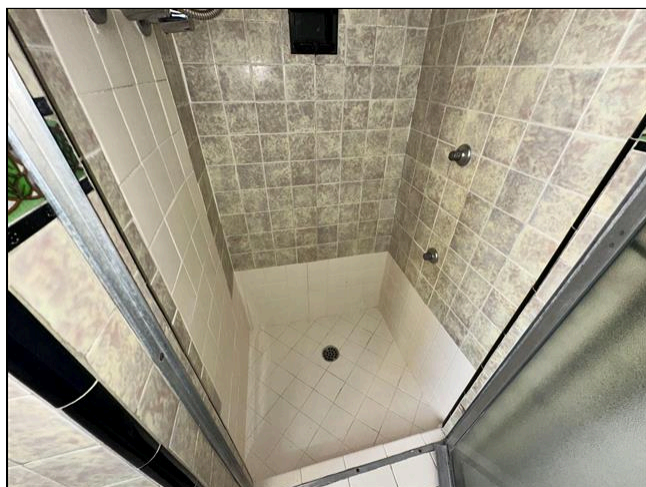
**8.6 Counters and Cabinets (representative number)**

**Comments:** Inspected

**8.9 Bathroom(s)**

**Comments:** Monitor

**Monitor:** The testing of shower pan systems are beyond the scope of this inspection. A shower pan is a waterproof barrier that is made of various materials. Typically, they are placed under the tiles of a shower or tub so that they can catch the water and direct it to the drain. It is suggested that all shower pan systems throughout the home be further investigated by a qualified plumber to verify the presence of any leaks that will require repair within the inspection contingency period.



8.9 Item 1 (Picture) Interiors

**8.11 Smoke Detectors & Carbon Monoxide Detectors**

**Comments:** Monitor

(1) **Smoke Detectors:** Commentary

1. Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.
2. Smoke alarms should be replaced when ownership is assumed, when they fail to respond to testing, every 10 years. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years. Ten year old detectors are less than 50% effective.
3. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.
4. Never disable a smoke alarm. Use the alarms silencing feature to stop nuisance or false alarms triggered by cooking smoke or replaces.
5. Parents should stage periodic night-time re drills to assess whether their children will awaken from the alarm and respond appropriately.

6. Smoke alarms should be installed in the following locations: on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms; in each bedroom, as most res occur during sleeping hours; in the basement, preferably on the ceiling near the basement stairs; in the garage, due to all the combustible materials commonly stored there; on the ceiling or on the wall with the top of the detector no less than 12 inches from the intersection on each level within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

7. A qualified professional should be used to install smoke detectors that are hard wired to the house electrical system.

(2) **Carbon Monoxide Detectors:** California Requirements

California law requires that as of July 1, 2011, all existing single-family dwellings have no less than one carbon monoxide detector per level installed inside the home.

### 8.12 Environmental Issues

**Comments:** Monitor

(1) **Monitor:** Based on the age of this building, there is a possibility that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report.

(2) **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.

(3) **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

(4) **Monitor:** The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Smoke detectors were inspected for location only. For future reference, testing with only button verifies battery and alarm function, not capacity to detect smoke. We advise testing all smoke detectors as per manufacturer before occupying the building and regularly there after.

Carbon monoxide detectors were inspected for location only. For future reference, testing button verifies battery and alarm function, not device's capacity to detect carbon monoxide. We advise testing all carbon monoxide detectors as per manufacturers directions before occupying the building and regularly there after.

The interior surface appears to have been painted recently. Unable to determine if further water stains or other evidence of leakage has been covered over. Refer to written explanation of sellers regarding any other previous leakage occurrences.

Please also understand that the pictures used within report are intended to help identify defective conditions. The photos do not represent all areas where such defects are present on property. Recommend that servicing contractors/individuals make a thorough review of property conditions and provide written costs to cure for all repair needed. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## 10. Garage

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Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.



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### *Styles & Materials*

**Garage Door Type:**

One manual

**Garage Door Material:**

Wood

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### *Items*

**10.1 Garage Door(s)****Comments:** Inspected**10.4 Garage Ceilings/Walls****Comments:** Inspected**10.5 Garage Floor****Comments:** Inspected