



INSPECTION REPORT  
146 Wylhorne Dr  
Crestline California 92325

INSPECTED BY  
Adan Mendoza,CPI  
Regal Maintenance  
& Inspections

INSPECTION DATE  
📅 9/17/2021  
🕒 09:00 AM

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## GENERAL INFO

**Property Address**

146 Wylhorne Dr  
Crestline California 92325

**Date of Inspection**

9/17/2021

**Report ID**
**Customer(s)**

Scott Self

**Time of Inspection**

09:00 AM

**Real Estate Agent**

## INSPECTION DETAILS

**Standards of Practice:**

INACHI National Association of  
Certified Home Inspectors

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65

## COMMENT KEY & DEFINITIONS

### Comment Key or Definitions

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

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

No warranty, guarantee or insurance by Regal Home Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Regal Home Inspections recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems

that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."

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.

**Inspected (IN)** = I 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.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = 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.

This report has been produced in accordance with the **AGREEMENT** and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT**. Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE**. If you're reading this report but did not hire us, Regal Home Inspections to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly at (760) 898-4025 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank You!

This home is older than 10 years 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. We Do not make any type of warranty or guarantee as to the condition of the property. Some things may remain hidden or become defective after the inspection, it is not possible to detect every defect within a building during the course of a general inspection. This report should be used in conjunction with, and not a replacement for, a pre closing walk-through by the client. This inspection is not an insurance policy against hidden defects, or conditions that are not visible and readily apparent at the time of the inspection.

**Asbestos containing materials (ACM)** are considered hazardous when they are friable. Friable simply means that the material is fragile and can release asbestos fibers into the air. Asbestos is extremely common in the air and soil around us, and has been used for decades in approximately 3,000 commonly found household products or building materials. How much danger this may pose to the client is unknown. If this is a concern, I recommend having the air in the home sampled by a licensed/certified asbestos remediation specialist, who can best determine whether any friable particulates are present and whether there is a need to encapsulate this material or remove it altogether. Material used in construction of homes before 1978 may contain asbestos material in varying percentages. Materials such as floor coverings, wall board and joint compound, textures, insulation materials and oduct work are a few items that may contain this material. Independent testing should be performed prior to renovation and remodeling or demolition. Buyer should be aware of the potential impact this may have on a project budget.

We do not inspect or check for code violations on any additions to the home. Regal Home Inspections does recommend for any person of interest investigate the proper means of any add on to the home.

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact Regal Home Inspections immediately if any adverse conditions are observed that were not commented on in your inspection report.

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the plumbing system is over 10 years old, cast iron, galvanized, etc, there are slow draining pipes, there are prior known drain problems or there are large trees on the grounds, we recommend having the drain lines "video-scanned" prior to closing

**What really matters in a home inspection:** The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are

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

## ✓ RESULTS AT A GLANCE

# 110

✓ ITEMS INSPECTED

Total number in report.

# 28

📄 SUMMARY COMMENTS

Total number in report.

# 98

📷 PHOTOS

Total number in report.

## 🏠 1. ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

### 📋 DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

As concrete tiles age, erosion of the cement and exposure of the mix aggregate cause them to become more absorbent. The result is that they absorb moisture increasingly easily as they get older. As concrete tiles near the ends of their useful lives, they reach a condition in which they can become completely saturated. Clues that concrete tile are nearing the end of their long-term service lives are:

- efflorescence forming on the tile;
- moisture dripping from the underside of the tile;
- thinning of the glaze;
- displaced or missing tiles;
- cracking; and
- pitting

### ✂ STYLES & MATERIALS: ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

#### Viewed roof covering from:

Ladder  
Drone

#### Roof-Type:

Hip

#### Roof Covering:

Asphalt/Fiberglass

#### Chimney (exterior):

Composition board

#### Roof Ventilation:

Gable vents

### 👁 ITEMS: ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

#### 1.0 ROOF COVERINGS

☑ INSPECTED

(1) Many different types, brands and models of asphalt shingles have been installed over the years, each with specific manufacturer's installation recommendations that may or may not apply to similar-looking shingles. In addition, shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed without invasive measures that lie beyond the scope of the General Home Inspection. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

The asphalt shingle roof had visible minor widespread random hairline cracking that was not continuous through the shingle but was limited to the layer of asphalt facing weather. This condition is called "craze-cracking". Craze-cracking is a natural response to long-term weathering of the shingle asphalt surface layer, does not limit the ability of the shingles to shed water or shorten their long-term service life, and is not considered a defective condition by manufacturers or insurance companies. Craze-cracking is not a manufacturing defect. In newer shingles it is a sign of low-quality shingles.

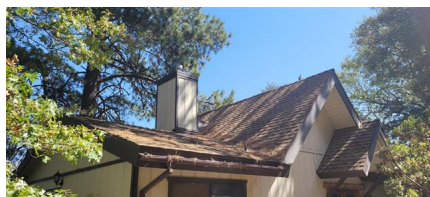
The asphalt shingle roof exhibited severe general deterioration and appeared to be at or near the end of its long-term service life. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

(2) Long-term, uniform granule loss is not considered functional damage by insurance companies. It's considered part of the natural aging process. The rate at which shingles lose granules depends on the quality of the shingles and the climate zone of the home on which they're installed.

Granule loss that is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff.



(3) The homes valleys were full of vegetation and debris at the time of the inspection. Cleaning of the valleys is recommended to allow for natural water run off from the roof.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

## 1.1 FLASHINGS

### ☑ INSPECTED

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: – roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; – junctions at which roofs meet walls; – roof edges; – areas at which roofs change slope; – areas at which roof-covering materials change; and – areas at which different roof planes meet (such as valleys).

The inspector observed no deficiencies in the conditions of the homes drip edge flashing

## 1.2 ROOF DRAINAGE SYSTEMS (GUTTERS AND DOWNSPOUTS)

### ☑ REPAIR OR REPLACE

(1) The Inspector observed few deficiencies in the condition of the roof drainage system. Notable exceptions will be listed in this report. The gutters were bent or damaged in areas at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement.

One or more downspouts discharged roof drainage next to the foundation. The home had downspouts missing at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

(2) Granules from the asphalt shingles were accumulated in the gutters. This condition is common as granules that are not firmly embedded in the shingle weather surface during the manufacturing process are loosened and washed into the gutters by rain. This is not a defective condition, but is common and expected. Over time, these granules trap sediment, which hardens and prevents fully functional drainage of the gutters. This condition also slows drying of the gutters, which promotes corrosion. The Inspector recommends thorough cleaning of the gutters by a qualified contractor.

## 1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED

(1) The Inspector observed no deficiencies in the portion of the chimney that extended above the roof. Notable exceptions will be listed in this report. Inspection of this portion of the chimney includes evaluation of: - chimney exterior; - cap; - spark arrestor; - visible flue; - cricket; - penetration flashing and counter-flashing; and - location on the roof.

The chimney cap was constructed using galvanized sheet metal. The Inspector observed no deficiencies in the condition of the chimney cap. Minor wear on the chimney cap was evident.

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

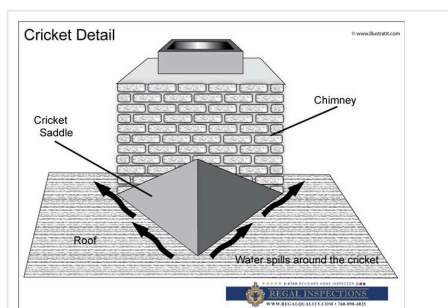


1.3 Item 1 (Picture)

(2) The inspector observed few deficiencies in the conditions of the roof penetrations. Extending of the penetration height to minimal of by today's building standards is recommended.

(3) Adding of a cricket to the chimney is recommended

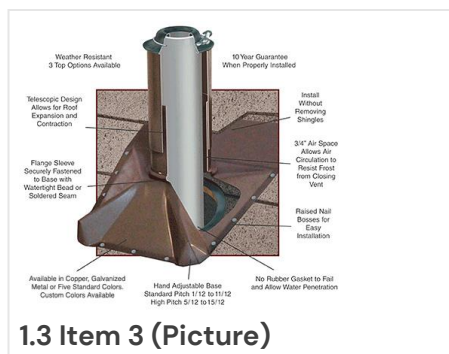
A roof cricket is a sloped backing that diverts water away from the chimney and down the roof. A roofer builds a roof cricket out of wood and then adds metal flashing or asphalt shingles on top



1.3 Item 2 (Picture)

(4) The roof penetrations showed signs of cracking at the boot sealant.

These conditions can allow for moisture to enter advise with a licensed specialist for your options and cost of adding appropriate sealant.



*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.*

## 🏠 2. EXTERIOR

### 📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### ✂️ STYLES & MATERIALS: EXTERIOR

#### Siding Material:

Composite board

#### Exterior Entry Doors:

Wood

#### Driveway:

Asphalt  
Street Parking

### 👁️ ITEMS: EXTERIOR

#### 2.0 WALL CLADDING, FLASHING AND TRIM

##### ✅ INSPECTED

(1) The Inspector observed few deficiencies in composite siding covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report. Composite siding is composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue. These mixtures are heated and compressed into composite wood products. When these composites are intended for use as siding, an embossed overlay is often added to simulate the look of wood. Inspection of composite siding typically includes visual examination of installation practices and condition.

At the time of the inspection, the composite siding covering exterior walls exhibited general moderate deterioration commensurate with the age of the home.

No expansion gaps have been provided where ends of the composite siding meet at butt joints. This condition can cause siding to bow or buckle as it expands with changes in temperature. The manufacturer recommends an eighth-inch gap be left at butt joints. No problems consistent with this installation defect were visible at the time of the inspection. Because the home was over a year old and had experienced a wide variety of temperature and moisture content changes, chances are good that this condition will not affect the siding.

(2) Wildlife damage to composite siding covering exterior walls of the home was visible at the time of the inspection. The damage consisted of chewed or broken siding typical of attempts by animals such as squirrels or raccoons to gain entry into the attic space. Scents are available from companies specializing in wildlife damage prevention which may help to discourage this activity. Damaged areas should be repaired by a qualified contractor to avoid future problems from moisture intrusion.



2.0 Item 1 (Picture)

(3) The composite, horizontal, lapped siding did not have 6 inches clearance from the ground as is recommended by the siding manufacturer. This condition may result in some degree of accelerated deterioration of the siding at these areas. No siding damage resulting from this condition was visible at the time of the inspection.

(4) At the time of the inspection, the composite siding covering exterior walls exhibited general severe damage and deterioration, and appeared to be at or near the end of its useful life. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

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## 2.1 DOORS (EXTERIOR)

☑ INSPECTED

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of the front and rear door exteriors. Inspection of door exteriors typically includes examination of the following: Door exterior surface condition; Weather-stripping condition; Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold); Jamb condition; Threshold condition



2.1 Item 1 (Picture)

(2) Replacing of the front door weather strip is recommended.

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## 2.2 WINDOWS

☑ INSPECTED

(1) The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

Window exteriors showed general weathering, wear, and deterioration commensurate with their age.

(2) Applying appropriate sealant on the window trim is recommended to help reduce the possibility of moisture intrusion.

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## 2.3 PLUMBING WATER FAUCETS (HOSE BIBS)

☑ INSPECTED

(1) Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection, the homes water pressure was tested around 700 PSI.

(2) Exterior water faucet to the left of the front entry door was leaking inside of the wall at the time of the inspection



2.3 Item 1 (Picture)

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## 2.4 OUTLETS AND FIXTURES (EXTERIOR) INCL. DOOR BELL

☑ INSPECTED

- (1) The homes exterior fixtures adequately responded to the homes interior switch when tested from the interior switch
  - (2) Although not required when the home was constructed, updating of the exterior outlets to be GFCI protected is recommended.
- 

## 2.5 EAVES, SOFFITS AND FASCIAS

### ☑ INSPECTED

- (1) The homes fascias showed signs of cracking paint commensurate with the age of the home.
  - (2) Home eaves had stained areas visible at the time of the inspection indicating past roof leakage. The Inspector observed no deficiencies in the condition of the roof-covering material above these areas, indicating that the source of leakage has been corrected.
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## 2.6 OTHER

### 📄 INSPECTED

- (1) From the entry Wood steps showed signs of wood damage at a time of the inspection These conditions are considered to be fall hazard.



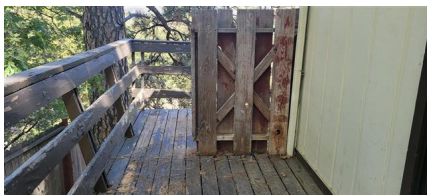
2.6 Item 1 (Picture)



- (2) Inspection of decks typically includes visual examination of the following– foundation;
- foundation;
  - general structure;
  - stair components
  - attachment to home;
  - floor planking;
  - guardrail assemblies; and
  - stair components



2.6 Item 2 (Picture)



2.6 Item 3 (Picture)



2.6 Item 4 (Picture)



2.6 Item 5 (Picture)

(3) This deck was old, exhibited severe weathering and deterioration, and may need to be replaced soon. This deck was old, severely deteriorated and appeared to be at or near the end of its useful life.

Deck planking (the walking surface) was composed of wood.

Deck planking (the walking surface) containing widespread advanced decay visible at the time of the inspection should be replaced for safety reasons. All work should be performed by a qualified contractor.

Nails used to fasten deck planking were protruding from the deck surface and are a trip hazard. These nails should be driven flush with or below the surface. Protruding nails are a sign of aging and will re-emerge over time. The Inspector recommends re-fastening as needed by a qualified contractor. The deck had peeling paint that needed maintenance. Failure of the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for refinishing the deck.

(4) At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck. Notable exceptions will be listed in this report. Inspection of the deck structure typically includes examination of the following



- visible foundation;
- posts (main support and handrail);
- diagonal bracing (permanently-installed only);
- adequately-sized/spaced fasteners;
- adequate fastener schedule (spacing between fasteners); and
- adequate connections between framing members.

This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

(5) Guardrail assemblies protecting the deck were made of wood.

Deck guardrail assemblies were loose and should be made secure by a qualified contractor.

At the time of the inspection, the deck guardrail assemblies exhibited severe damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

Although the deck guardrails may have complied with the building safety standards in effect at the time of original construction, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:

1. A 4-inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

Horizontal deck guardrail components made the guardrail assembly climbable. This condition may be hazardous to small children.

Posts supporting deck guardrail assemblies were placed too far apart. Although physical testing using specialized measurement devices lies beyond the scope of the General Home Inspection, the over-spanned guardrail assemblies appeared to be structurally inadequate as fall protection. Consider installation of additional support posts by a qualified contractor.



2.6 Item 6 (Picture)



2.6 Item 7 (Picture)



2.6 Item 8 (Picture)

## 2.7 STEPS

☑ INSPECTED

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## 2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED

Roots from a tree located near the foundation may cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified arborist.

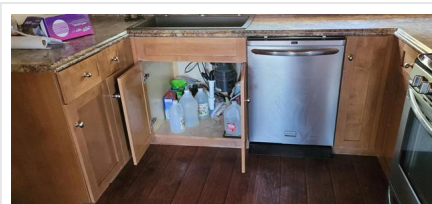
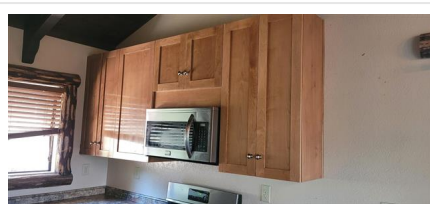
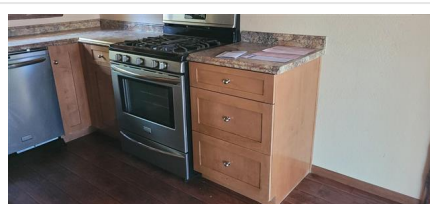
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## 🏠 3. KITCHEN, BAR, AND APPLIANCE

### ☰ DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



### 👁️ ITEMS: KITCHEN, BAR, AND APPLIANCE

#### 3.0 CEILING

☑️ INSPECTED

At the time of the inspection the inspector observed no deficiencies in the conditions of the kitchen ceiling

#### 3.1 WALLS

☑️ INSPECTED

At the time of the inspection the inspector observed few deficiencies in the conditions of the homes kitchen walls.

#### 3.2 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

☑️ INSPECTED

Cabinets in the home exhibited minor general deterioration commensurate with the age of the home. The Inspector observed no deficiencies in the condition of countertops in the home at the time of the inspection.

#### 3.3 PLUMBING DRAIN, VENTS SYSTEMS, WATER SUPPLY, FAUCETS AND FIXTURES.

☑ INSPECTED

At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of under-sink plumbing in the kitchen. Notable exceptions will be listed in this report.

The inspector observed no deficiencies in the conditions of the kitchen sink supply lines, faucet and sink



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

### 3.4 OUTLETS WALL SWITCHES AND FIXTURES

☑ INSPECTED

(1) The Inspector observed few deficiencies in the condition of kitchen electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets

At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the kitchen lights. Notable exceptions will be listed in this report.

*Lighting accounts for 30% to 50% of a buildings energy use or about 17 percent of total annual US electricity consumption. 90% of the energy emitted by incandescent bulbs is in the form of heat, only 10% is in the form of light. This means that not only is money wasted on inefficient lighting, but using incandescent bulbs lights increases cooling costs.*

(2) The kitchen light fixtures adequately operated when tested from the switch

(3) Kitchen GFCI Outlets adequately operated when tested from the test button at the time of the inspection.



3.4 Item 1 (Picture)

(4) Replacing ceiling light bulbs is recommended, the light bulbs were dead at the time of the inspection.



3.4 Item 2 (Picture)

### 3.5 DISHWASHER

☑ INSPECTED

The dishwasher was tested on a rinse cycle at the time of the inspection, the dishwasher responded when tested at the time of the inspection.

Servicing of the dishwasher is recommended before first use



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)

### 3.6 RANGES/OVENS/COOKTOPS

☑ INSPECTED

The gas stove operated when tested at the time of the inspection.

Adding of an anti tip bracket is recommended.



3.6 Item 1 (Picture)



3.6 Item 2 (Picture)

### 3.8 FOOD WASTE DISPOSER

☑ INSPECTED

The main sink garbage disposal operated when tested at the time of the inspection.

---

*The built-in appliances of the home were 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.*

## 🏠 4. ROOMS:MASTER BEDROOM, GUEST BEDROOM, LAUNDRY ROOM, LIVING ROOM & HALLWAY

### 📄 DESCRIPTION

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.



## ✂ STYLES & MATERIALS: ROOMS:MASTER BEDROOM, GUEST BEDROOM, LAUNDRY ROOM, LIVING ROOM & HALLWAY

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Laminated T&G

Unfinished

**Interior Doors:**

Hollow core

Wood

**Window Types:**

Sliders

Dual Pane

## 👁 ITEMS: ROOMS:MASTER BEDROOM, GUEST BEDROOM, LAUNDRY ROOM, LIVING ROOM & HALLWAY

### 4.0 CEILINGS

☑ INSPECTED



(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the home. Notable exceptions will be listed in the appropriate place in this report.

At the time of the inspection the inspector observed no deficiencies in the conditions of the homes interior ceilings

Inspected areas included, hallway, guest bedroom(s), hallway bathroom , master bedroom , dining room and living room

(2) Hairline crack in the homes living room/ dining room area was evident at the time of the inspection, the cracks are considered to be cosmetic and not a structural concern.

Prep and paint of the area as you see suits.

---

## 4.1 WALLS

### INSPECTED

(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of Walls in the Hallway, laundry and game room . Notable exceptions will be listed in the appropriate place in this report.

At the time of the inspection the inspector observed no deficiencies in the conditions of the Hallway, Laundry Room and living Room, and Bedrooms

(2) Cracking visible at the corners of doors and windows at walls in the kitchen and down stair room corresponded with areas having negative exterior grade. The Inspector recommends correcting grade around the home to ensure that roof and surface drainage is routed away from the foundation.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



(3) Materials in the laundry room closet had areas covered with a substance resembling mold. Mold can only be positively identified through sampling and analysis by qualified personnel. This condition indicates moisture intrusion. Expanding mold colonies can cause mold spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage mold growth can also cause structural damage from wood decay. The moisture meter indicated elevated levels of moisture present in these materials at the time of the inspection. The source of moisture intrusion should be located and corrected by a qualified contractor. Mold on dry materials will not produce spores and are not a health threat.



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

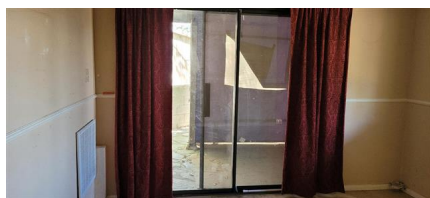
## 4.2 DOORS (REPRESENTATIVE NUMBER)

☑ INSPECTED

(1) At the time of the inspection, the Inspector observed no deficiencies in the interior condition of exterior doors.

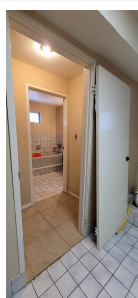
The Inspector observed no deficiencies in the condition of the interior doors. Notable exceptions will be listed in the report.

(2) Downstairs sliding glass door did not properly lock at the time of the inspection



4.2 Item 1 (Picture)

(3) The laundry room door was off of its hinges



4.2 Item 2 (Picture)

(4) The homes guest bedrooms were equipped with pocket doors, Servicing of the track and wheels is recommended to allow for easy operations of the doors

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### 4.3 WINDOWS (REPRESENTATIVE NUMBER)

#### ☑ INSPECTED

The inspector observed few deficiencies in the conditions of the slider windows the windows opened and closed adequately when operated

Cleaning and Lubricating of the window wheels to allow for easy open and close is recommended.

---

### 4.4 OUTLETS, SWITCHES AND FIXTURES

#### ☑ INSPECTED

(1) Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles

(2) The majority of outlets tested responded to testing at the time of the inspection. Outlets that did not respond to testing will be listed in the appropriate area of this report

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

(3) The home was equipped with switched outlets the inspector observed no deficiencies in the conditions of the homes switched outlets.

(4) Floor outlet in the living room near the sliding glass door was damaged updating of the outlet to be GFCI protected is recommended



4.4 Item 1 (Picture)

(5) Outlet in the laundry room was missing a cover. Outlets read and open ground when tested at the time of the inspection.



4.4 Item 2 (Picture)

(6) Hallway light switch was missing a cover.



4.4 Item 3 (Picture)

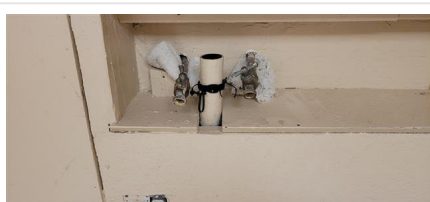
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#### 4.5 WASHER AND DRYER HOOK UPS

☑ INSPECTED

(1) They were not inspected. The inspectors observed no deficiencies in the conditions of the washer supply lines.

Running a sewer scope camera in the drain line to ensure adequate drainage is recommended.



4.5 Item 1 (Picture)

(2) The inspector observed no deficiencies in the conditions of the dryer vent and gas supply line at the time of the inspection.

Cleaning of the duct vent before first use is recommended.



4.5 Item 2 (Picture)

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## 4.6 FLOORS

REPAIR OR REPLACE

The living room floor showed signs of pet damage.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

## 4.7 STAIRWAY

### 📁 INSPECTED

(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of this staircase. Notable exceptions will be listed in this report. Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings.



4.7 Item 1 (Picture)



4.7 Item 2 (Picture)



4.7 Item 3 (Picture)

(2) The horizontal guardrail assembly at an interior walkway had loose balusters that for safety reasons should be securely fastened by a qualified contractor.

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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.*

## 🏠 5. BATHROOMS: MASTER BATHROOM, HALLWAY BATHROOM

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### 👁️ ITEMS: BATHROOMS: MASTER BATHROOM, HALLWAY BATHROOM

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#### 5.0 COUNTERS AND CABINETS

##### ✅ INSPECTED

The inspector observed few deficiencies in the conditions of the upstairs Hallway bathroom counter and cabinet.

The inspector observed few deficiencies in the conditions of the down stair bathroom counter and cabinet.

This bathroom sinks had cosmetic c damage visible. Cosmetic damage is damage that will not affect the sink's functionality.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

#### 5.1 DOORS (REPRESENTATIVE NUMBER)

##### ✅ INSPECTED

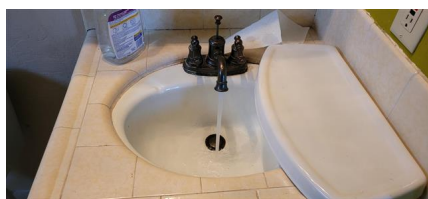
The bathroom doors opened closed and latched properly at the time of the inspection.

#### 5.2 SUPPLY LINE , DRAINS, SINKS, AND VENTS

##### ✅ INSPECTED

(1) The inspector observed no deficiencies in the conditions of the upstairs hallway bathroom, supply line, sink and fixture.

Corrosion on the supply line was evident no active leaks were detected. Viewed from the cabinet



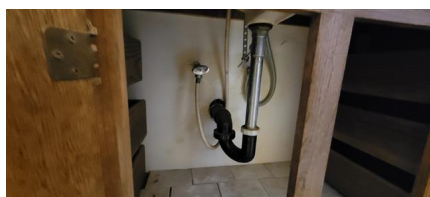
5.2 Item 1 (Picture)



5.2 Item 2 (Picture)

(2) The inspector observed no deficiencies in the conditions of the down stair bathroom, supply line, sink

and fixture.



5.2 Item 3 (Picture)



5.2 Item 4 (Picture)

### 5.3 BATHTUB & SHOWER COMPONENTS

#### INSPECTED

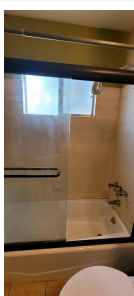
(1) All bathtub and shower components appeared to be in serviceable condition at the time of the inspection. Bathtub and shower inspection includes testing for:

- functional flow;
- functional drainage
- proper operation of shut-off and diverter valves, and faucet; and
- moisture intrusion of walls and pan

The bathtub and shower had functional flow and functional drainage at the time of the inspection.



5.3 Item 1 (Picture)



5.3 Item 2 (Picture)



5.3 Item 3 (Picture)



5.3 Item 4 (Picture)



(2) Upstair hallway bathtub handles were leaking when operated at the time of the inspection.



5.3 Item 5 (Picture)

(3) Down stair bathtub handles were leaking when operated



5.3 Item 6 (Picture)

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## 5.4 TOILET

☑ INSPECTED

The toilets in the home were flushed and operated adequately at the time of the inspection, the inspector observed no deficiencies in the conditions of the homes toilets



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

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## 5.5 OUTLETS SWITCHES AND FIXTURES

☑ INSPECTED



(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles in the master and hallway bathroom.

Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

(2) The bathroom fixtures responded when tested from the switch.

(3) Upstair hallway bathroom gfci adequately operated when tested at the time of the inspection.



5.5 Item 1 (Picture)

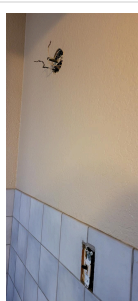
(4) Downstairs bathroom GFCI adequately operating When tested at the time of the inspection.



5.5 Item 2 (Picture)

(5) Down stair bathroom light fixture was missing at the time of the inspection

Properly terminating of the exposed wires is recommended. These conditions are considered to be a shock hazard.



5.5 Item 3 (Picture)

(6) Down stair bathroom toilet light switch was missing a cover.



5.5 Item 4 (Picture)

## 5.6 OTHER

### REPAIR OR REPLACE

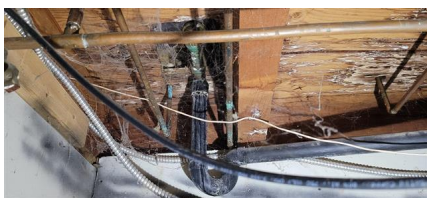
Upstair hallway bathroom drains were leaking when tested and viewed from the down stair bathroom service cabinet.

Upstair hallway bathroom supply lines showed signs of an active leak at the time of the inspection.

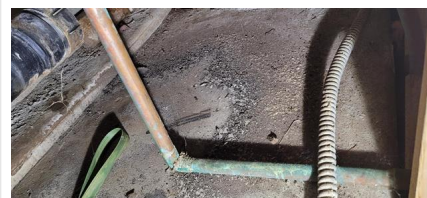
Further evaluation of the lines is recommended to help reduce the possibility of fungi growth.



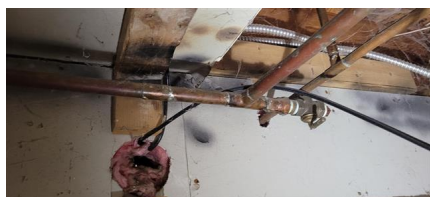
5.6 Item 1 (Picture)



5.6 Item 2 (Picture)



5.6 Item 3 (Picture)



5.6 Item 4 (Picture)

## 🏠 6. STRUCTURAL COMPONENTS

### 📋 DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### 🔧 STYLES & MATERIALS: STRUCTURAL COMPONENTS

#### Foundation:

Poured concrete

### 👁️ ITEMS: STRUCTURAL COMPONENTS

#### 6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

##### ✅ INSPECTED

(1) Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

Typical shrinkage cracks visible in the foundation slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common. The Inspector observed few deficiencies in the condition of the visible portions of the concrete slab-on-grade. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

(2) The Inspector observed few deficiencies in the condition of the poured concrete foundation walls. Notable exceptions will be listed in this report.

*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.*

## 🏠 7. PLUMBING SYSTEM

### 📋 DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### 🔧 STYLES & MATERIALS: PLUMBING SYSTEM

#### Water Source:

Public

#### Water Filters:

None

(We do not inspect filtration systems)

#### Plumbing Water Supply (into home):

Galvanized (old)

#### Plumbing Water Distribution (inside home):

Copper

#### Plumbing Waste Line:

ABS

#### Water Heater Power Source:

Gas (quick recovery)

#### Water Heater Capacity:

50 Gallon (2-3 people)

Two units

Tankless

#### Water Heater Location:

Utility Room

### 👁️ ITEMS: PLUMBING SYSTEM

#### 7.0 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

##### 📋 REPAIR OR REPLACE

(1) The home was equipped with a gas burning water heater located in the downstairs closet. The Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time. At the time of the inspection, the Inspector observed few deficiencies in the condition of the

water heater. Notable exceptions will be listed in this report. The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.



7.0 Item 1 (Picture)

(2) The photo identifies the location of the water heater gas shut off. The water heater had been red tagged and not operated at the time of the inspection.

Further evaluation by a licensed specialist is recommended.



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)

(3) The photo shows the data plate of the water heater in the downstairs closet.

Serial no. XM0561038

Model no. M45OS6EN12

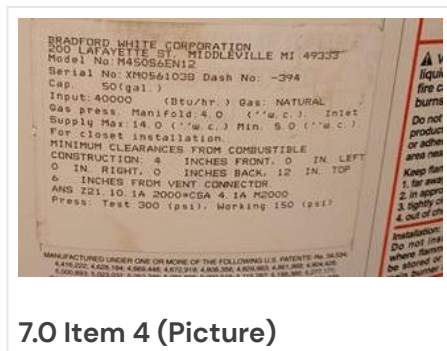
Manufactured by Bradford White

Manufactured around 2001

50 Gallon Capacity

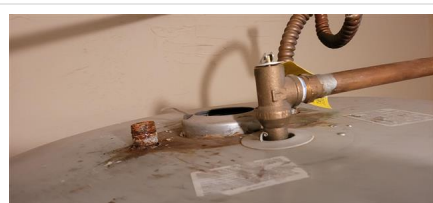
Water heaters can be expected to last as long as the listed warranty. The original warranty is around 10yr

The water heater adequately responded when call for hot water from the interior fixtures.

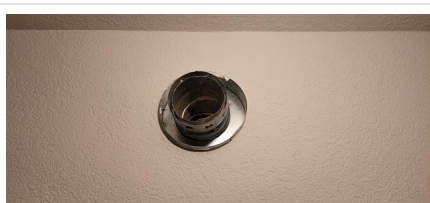


7.0 Item 4 (Picture)

(4) Gas water heater was not equipped with a flue at the time of the inspection.



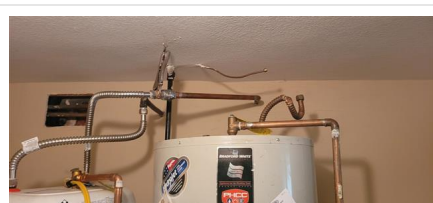
7.0 Item 5 (Picture)



7.0 Item 6 (Picture)

(5) At the time of the inspection the inspector was unable to locate a water shut off for the water heater service lines.

Advise with a licensed specialist for your options and cost of adding a readily accessible shut off.



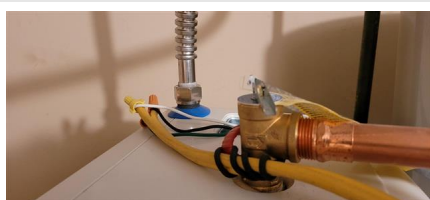
7.0 Item 7 (Picture)

(6) Corrosion on the water line was evident, a leak at the connection was evident. Further evaluation of the supply lines by a licensed specialist is recommended

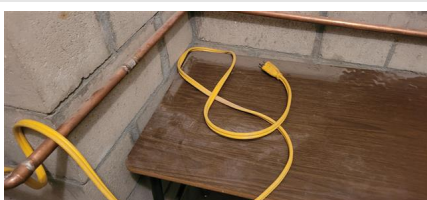


7.0 Item 8 (Picture)

(7) Improperly wired electric tankless water heater. These conditions are considered to be a shock hazard until properly corrected. Properly fastening and mounting of the tankless water heater is recommended. Advise with a licensed plumber for your options and cost of repairs.



7.0 Item 9 (Picture)



7.0 Item 10 (Picture)

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## 7.1 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ NOT INSPECTED

At the time of the inspection the inspector was unable to locate the homes water shut off. Before the end of your inspection contingency period advise with the seller to help locate where the shut off is located

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## 7.2 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☑ INSPECTED



The homes gas shut off was located on the right exterior wall of the home (facing the front door)  
The inspector observed no deficiencies in the conditions of the homes gas shut off.



7.2 Item 1 (Picture)

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*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.*

## 🏠 8. ELECTRICAL SYSTEM

### 📋 DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### 🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

**Electrical Service Conductors:**

Overhead service

**Panel capacity:**

100 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

Zinsco

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

### 👁️ ITEMS: ELECTRICAL SYSTEM

#### 8.0 SERVICE ENTRANCE CONDUCTORS

##### ✅ INSPECTED

Power company service cables fed a fusible disconnect service panel (first point of disconnect) that in turn fed a load center containing a main disconnect and breakers that protected and controlled power to branch circuits

Because the service entrance conductors were hidden behind service panel components the inspector was unable to view markings in order to determine the service conductor amperage rating. Confirmation of correct service entrance conductors sizing will require the services of a qualified electrical contractor

#### 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

##### ✅ INSPECTED

(1) The manufacturer's label listed the service panel amperage rating at 100 amps, which is considered marginal by modern standards. 100 amp services were typically installed before modern appliances were common in homes. Homes with 100 amp services that contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk excessive amounts of

breaker tripping. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the service panel.



8.1 Item 1 (Picture)

(2) The service was grounded to steel re-bar left protruding from the foundation for this purpose. This type of ground is called a "UFER" (YOO-fer) ground. This type of grounding electrode has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

## 8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

### INSPECTED

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by electric utility providers to measure home electrical consumption for billing purposes.

The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits

The inspector observed few deficiencies in the conditions of the homes circuits.

(2) The electrical panel was off and did not stay in place at the time of the inspection.

(3) Zinsco or Zinsco-Sylvania is the name given to a brand of electrical panel that was commonly installed up to the mid-1970s. It was a very popular product and installed throughout North America. Production was halted when design flaws were discovered. However, previously purchased panels were still being installed for a time after that.

The deficiencies that became evident were serious enough to be considered both a fire and electrical shock risk. Panels were known to fail, while still conducting power. Here's the short version:

The overall design of the panel includes aluminum bus bars, which are subject to corrosion and overheating as energy demands increase. Once a breaker becomes taxed, subsequently melting to the bus bar, there is an inability of the breaker to adequately trip, and power continues to surge into the panel and associated down line circuits.

At this point, the panel is not able to be shut off manually and power is continuing to be supplied to the panel until the service can be terminated or wires melted.

It's important to note other branded electrical panels manufactured at approximately the same time as the Zinsco panels have not had the same failure rate to date. It has also been suggested that a listing by

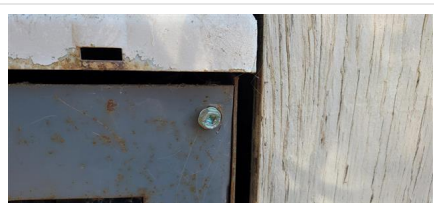
Underwriters Laboratories (UL) would never have been allowed had they been given correct data in testing.

Again, here are the major issues with Zinsco Panels:

Certain components of the panel contain aluminum. The connection between the breakers and bus bar is not solid Bus bar corrodes easily Breakers may appear to be off, yet internally the panel may be conducting power

(4) Panel was equipped with pointed screws these conditions are a shock hazard as Pointed screws can damage any potential wires near it and energize the panel.

Replacing of the screws is recommended.



8.2 Item 1 (Picture)

### 8.3 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

☑ NOT PRESENT

### 8.4 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

The homes main electrical panel was located on the right exterior wall of the home (facing the front door)

### 8.5 SMOKE DETECTORS

📄 REPAIR OR REPLACE

(1) Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor

Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations- In the immediate vicinity of the bedrooms- In all bedrooms- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:- Smoke

detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.- Smoke detectors should not be located within three (3) feet of a door to a bedroom containing a tub or a shower or the supply registers of a forced air HVAC system.- Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

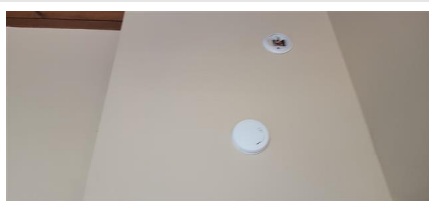
(2) The smoke detectors protecting sleeping areas were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that all detectors be checked for proper operation by a qualified contractor.

(3) The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that all detectors be checked for proper operation by a qualified contractor.



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)



8.5 Item 3 (Picture)

## 8.6 CARBON MONOXIDE DETECTORS

NOT PRESENT

(1) Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without a warning device. In North America, some state, provincial and municipal governments require installation of CO detectors in new units – among them, the U.S. states of Illinois, Massachusetts, Minnesota, New Jersey, and Vermont, the Canadian province of Ontario, and New York City.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.'

In addition:- CO alarms should not be installed directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up, creating false alarms.- A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.- Installation locations vary by manufacturer. Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.

(2) At the time of the inspection the inspector was unable to locate a carbon monoxide detector for the home, proper installation of a carbon monoxide detector per manufacture specifications is recommended.



8.6 Item 1 (Picture)

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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.*

## 🏠 9. HEATING / CENTRAL AIR CONDITIONING

### 📋 DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline you may wish to consult with an HVAC contractor to gain an idea of options and costs.

### ✂️ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

#### Heat Type:

Forced Air

#### Energy Source:

Gas

#### Operable Fireplaces:

One

#### Cooling Equipment Type:

Forced Air (also provides warm air)

#### Cooling Equipment Energy

##### Source:

Electricity

### 👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 9.0 HEATING EQUIPMENT AND COOLING EQUIPMENT

##### 📁 REPAIR OR REPLACE

(1) Inspection of gas-fired furnaces typically includes visual examination of the following:- cabinet exterior- fuel supply and shut-off (not tested);- electrical shut-off;- adequate combustion air;- proper ignition;- burn chamber conditions (when visible);- exhaust venting;- air filter and blower;- plenum and ducts- response to the thermostat;- return air system; and- condensate drain components (where applicable). Inspection of gas-fired furnaces typically includes visual examination of the following:- cabinet exterior- fuel supply and

shut-off (not tested);- electrical shut-off;- adequate combustion air;- proper ignition;- burn chamber conditions (when visible);- exhaust venting;- air filter and blower;- plenum and ducts- response to the thermostat;- return air system; and- condensate drain components (where applicable).

The homes furnace system was located in the down stair utility closet.The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.



9.0 Item 1 (Picture)



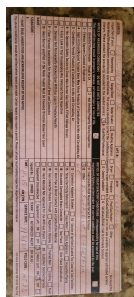
9.0 Item 2 (Picture)

(2) Furnace cover was missing at the time of the inspection.

The furnace had been red tagged by the gas company and not operable at the time of the inspection, further evaluation of the furnace by a licensed specialist is recommended.



9.0 Item 3 (Picture)



9.0 Item 4 (Picture)

(3) There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

## 9.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

The inspector observed no deficiencies in the conditions of the homes thermostats



9.1 Item 1 (Picture)



## 9.2 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

### ☑ INSPECTED

(1) At the time of the inspection, the Inspector observed few deficiencies in the condition of the wood-burning fireplace in the living room. It was not operated. Any exceptions will be listed in this report.

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- adequate hearth;
- firebox condition;
- operable damper;
- visible flue condition;
- spark barrier; and
- exterior condition.

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>

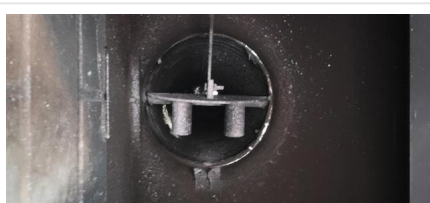


9.2 Item 1 (Picture)



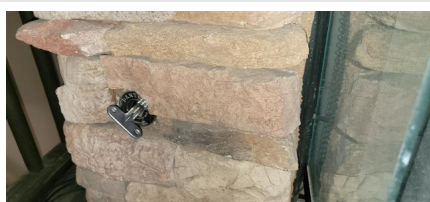
9.2 Item 2 (Picture)

(2) The fireplace damper adequately operated when tested at the time of the inspection.



9.2 Item 3 (Picture)

(3) The fireplace gas shut off was located on the left side of the fireplace.



9.2 Item 4 (Picture)

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*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.*

## GENERAL SUMMARY

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### Regal Maintenance & Inspections

56816 zuni trail  
Yucca Valley, CA  
760-898-4025

### Customer

Scott Self

### Address

146 Wylhorne Dr  
Crestline California 92325

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.

## 2. EXTERIOR

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### 2.3 PLUMBING WATER FAUCETS (HOSE BIBS)

#### INSPECTED

(2) Exterior want to speak it to the left of the front entry door was leaking inside of the wall at the time of the inspection



2.3 Item 1 (Picture)

### 2.6 OTHER

#### INSPECTED

(3) This deck was old, exhibited severe weathering and deterioration, and may need to be replaced soon. This deck was old, severely deteriorated and appeared to be at or near the end of its useful life.

Deck planking (the walking surface) was composed of wood.

Deck planking (the walking surface) containing widespread advanced decay visible at the time of the inspection should be replaced for safety reasons. All work should be performed by a qualified contractor.

Nails used to fasten deck planking were protruding from the deck surface and are a trip hazard. These nails should be driven flush with or below the surface. Protruding nails are a sign of aging and will re-emerge over time. The Inspector recommends re-fastening as needed by a qualified contractor. The deck had peeling paint that needed maintenance. Failure of the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for refinishing the deck.

(5) Guardrail assemblies protecting the deck were made of wood.

Deck guardrail assemblies were loose and should be made secure by a qualified contractor.

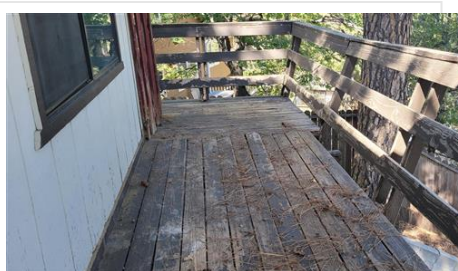
At the time of the inspection, the deck guardrail assemblies exhibited severe damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

Although the deck guardrails may have complied with the building safety standards in effect at the time of original construction, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:

1. A 4-inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

Horizontal deck guardrail components made the guardrail assembly climbable. This condition may be hazardous to small children.

Posts supporting deck guardrail assemblies were placed too far apart. Although physical testing using specialized measurement devices lies beyond the scope of the General Home Inspection, the over-spanned guardrail assemblies appeared to be structurally inadequate as fall protection. Consider installation of additional support posts by a qualified contractor.



2.6 Item 6 (Picture)



2.6 Item 7 (Picture)



2.6 Item 8 (Picture)

#### 4. ROOMS: MASTER BEDROOM, GUEST BEDROOM, LAUNDRY ROOM, LIVING ROOM &

## HALLWAY

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### 4.1 WALLS

☐ INSPECTED

(3) Materials in the laundry room closet had areas covered with a substance resembling mold. Mold can only be positively identified through sampling and analysis by qualified personnel. This condition indicates moisture intrusion. Expanding mold colonies can cause mold spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage mold growth can also cause structural damage from wood decay. The moisture meter indicated elevated levels of moisture present in these materials at the time of the inspection. The source of moisture intrusion should be located and corrected by a qualified contractor. Mold on dry materials will not produce spores and are not a health threat.



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

### 4.4 OUTLETS, SWITCHES AND FIXTURES

☐ INSPECTED

(4) Floor outlet in the living room near the sliding glass door was damaged updating of the outlet to be GFCI protected is recommended



4.4 Item 1 (Picture)

(5) Outlet in the laundry room was missing a cover Outlets read and open ground when tested at the time of the inspection



4.4 Item 2 (Picture)

(6) Hallway light switch was missing a cover



4.4 Item 3 (Picture)

#### 4.6 FLOORS

REPAIR OR REPLACE

The living room floor showed signs of pet damage.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

#### 4.7 STAIRWAY

INSPECTED

(2) The horizontal guardrail assembly at an interior walkway had loose balusters that for safety reasons should be securely fastened by a qualified contractor.

### 5. BATHROOMS: MASTER BATHROOM, HALLWAY BATHROOM

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#### 5.3 BATHTUB & SHOWER COMPONENTS

INSPECTED



(2) Upstair hallway bathtub handles were leaking when operated at the time of the inspection.



5.3 Item 5 (Picture)

(3) Down stair bathtub handles were leaking when operated



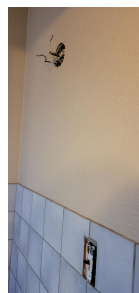
5.3 Item 6 (Picture)

## 5.5 OUTLETS SWITCHES AND FIXTURES

### ☑ INSPECTED

(5) Down stair bathroom light fixture was missing at the time of the inspection

Properly terminating of the exposed wires is recommended. These conditions are considered to be a shock hazard.



5.5 Item 3 (Picture)

(6) Down stair bathroom toilet light switch was missing a cover.



5.5 Item 4 (Picture)

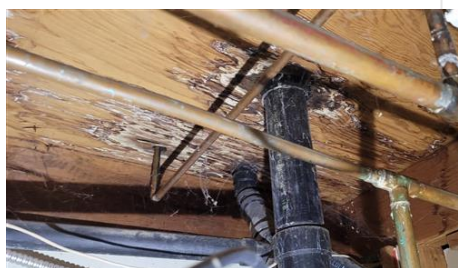
## 5.6 OTHER

### REPAIR OR REPLACE

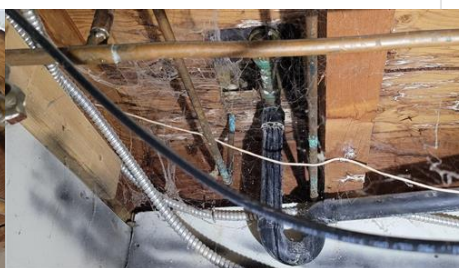
Upstair hallway bathroom drains were leaking when tested and viewed from the down stair bathroom service cabinet.

Upstair hallway bathroom supply lines showed signs of an active leak at the time of the inspection.

Further evaluation of the lines is recommended to help reduce the possibility of fungi growth.



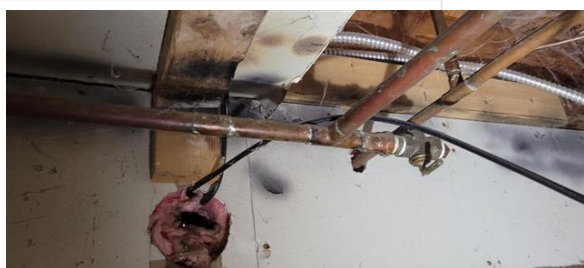
5.6 Item 1 (Picture)



5.6 Item 2 (Picture)



5.6 Item 3 (Picture)



5.6 Item 4 (Picture)

## 7. PLUMBING SYSTEM

### 7.0 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### REPAIR OR REPLACE

(1) The home was equipped with a gas burning water heater located in the downstairs closet. The Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason



Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time. At the time of the inspection, the Inspector observed few deficiencies in the condition of the water heater. Notable exceptions will be listed in this report. The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.



7.0 Item 1 (Picture)

(2) The photo identifies the location of the water heater gas shut off. The water heater had been red tagged and not operated at the time of the inspection.

Further evaluation by a licensed specialist is recommended.



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)

(4) Gas water heater was not equipped with a flue at the time of the inspection.



7.0 Item 5 (Picture)



7.0 Item 6 (Picture)

(5) At the time of the inspection the inspector was unable to locate a water shut off for the water heater service lines.

Advise with a licensed specialist for your options and cost of adding a readily accessible shut off.



7.0 Item 7 (Picture)

(6) Corrosion on the water line was evident, a leak at the connection was evident. Further evaluation of the supply lines by a licensed specialist is recommended



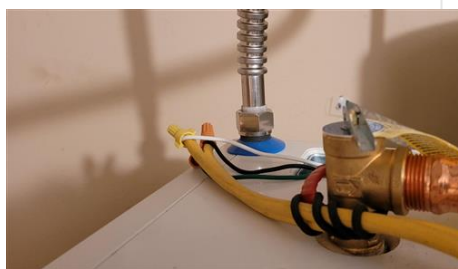
7.0 Item 8 (Picture)

(7) Improperly wired electric tankless water heater.

These conditions are considered to be a shock hazard until properly corrected.

Properly fastening and mounting of the tankless water heater is recommended.

Advise with a licensed plumber for your options and cost of repairs.



7.0 Item 9 (Picture)



7.0 Item 10 (Picture)

## 8. ELECTRICAL SYSTEM

### 8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

#### INSPECTED

(3) Zinsco or Zinsco-Sylvania is the name given to a brand of electrical panel that was commonly installed up to the mid-1970s. It was a very popular product and installed throughout North America. Production was halted when design flaws were discovered. However, previously purchased panels were still being installed for a time after that.

The deficiencies that became evident were serious enough to be considered both a fire and electrical shock risk. Panels were known to fail, while still conducting power. Here's the short version:

The overall design of the panel includes aluminum bus bars, which are subject to corrosion and overheating as energy demands increase. Once a breaker becomes taxed, subsequently melting to the bus bar, there is an inability of the breaker to adequately trip, and power continues to surge into the panel and associated down line circuits.

At this point, the panel is not able to be shut off manually and power is continuing to be supplied to the panel until the service can be terminated or wires melted.

It's important to note other branded electrical panels manufactured at approximately the same time as the Zinsco panels have not had the same failure rate to date. It has also been suggested that a listing by Underwriters Laboratories (UL) would never have been allowed had they been given correct data in testing.

Again, here are the major issues with Zinsco Panels:

Certain components of the panel contain aluminum. The connection between the breakers and bus bar is not solid. Bus bar corrodes easily. Breakers may appear to be off, yet internally the panel may be conducting power.

### 8.5 SMOKE DETECTORS

#### REPAIR OR REPLACE

(1) Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations- In the immediate vicinity of the bedrooms- In all bedrooms- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type

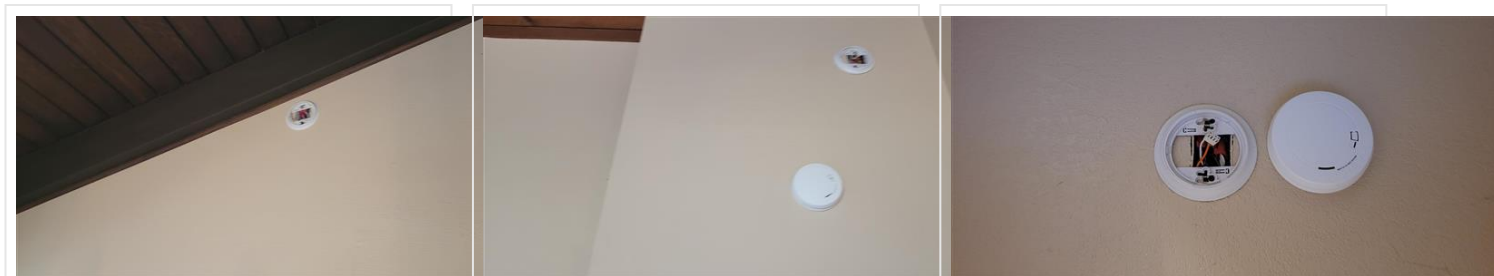
The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:- Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.- Smoke detectors should not be located within three (3) feet of a door to a bedroom containing a tub or a shower or the supply registers of a forced air HVAC system.- Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

(2) The smoke detectors protecting sleeping areas were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that all detectors be checked for proper operation by a qualified contractor.

(3) The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that all detectors be checked for proper operation by a qualified contractor.



8.5 Item 1 (Picture)

8.5 Item 2 (Picture)

8.5 Item 3 (Picture)

## 8.6 CARBON MONOXIDE DETECTORS

📄 NOT PRESENT

(2) At the time of the inspection the inspector was unable to locate a carbon monoxide detector for the home, proper installation of a carbon monoxide detector per manufacture specifications is recommended.



8.6 Item 1 (Picture)

## 9. HEATING / CENTRAL AIR CONDITIONING

### 9.0 HEATING EQUIPMENT AND COOLING EQUIPMENT

#### ☐ REPAIR OR REPLACE

(1) Inspection of gas-fired furnaces typically includes visual examination of the following:- cabinet exterior- fuel supply and shut-off (not tested);- electrical shut-off;- adequate combustion air;- proper ignition;- burn chamber conditions (when visible);- exhaust venting;- air filter and blower;- plenum and ducts- response to the thermostat;- return air system; and- condensate drain components (where applicable). Inspection of gas-fired furnaces typically includes visual examination of the following:- cabinet exterior- fuel supply and shut-off (not tested);- electrical shut-off;- adequate combustion air;- proper ignition;- burn chamber conditions (when visible);- exhaust venting;- air filter and blower;- plenum and ducts- response to the thermostat;- return air system; and- condensate drain components (where applicable).

The homes furnace system was located in the down stair utility closet. The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

(2) Furnace cover was missing at the time of the inspection.

The furnace had been red tagged by the gas company and not operable at the time of the inspection, further evaluation of the furnace by a licensed specialist is recommended.





9.0 Item 3 (Picture)



9.0 Item 4 (Picture)

(3) There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

*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.*

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