

# Confidential Inspection Report

Prepared for: Maria Xanthakis



626 Lake St #49 in Huntington Beach

Prepared by: Peak Inspections Inc.

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This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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## PROPERTY INSPECTION REPORT

Dear Maria,

At your request we have performed an inspection of the property at 626 Lake St #49 , Huntington Beach CA . on 09/29/2021

**Peak Inspections Inc**, is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The CREIA Standards of Professional Practice for Home Inspector are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for Home Inspectors prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. We hope you will recommend our services to your friends and associates.

Sincerely,  
Steven J. Ross

## Information

### Parties Present

#### 1.1 Client/Agent

Clients Name: Maria Xanthakis

#### 1.2 Present

Parties present at the time of inspection: listing agent owner.

#### 1.3 Inspector

The inspector of record was Steven Ross.

### Time & Weather Conditions

#### 1.4 Time

The inspection began at approximately 10:00 AM and ended at approximately 11:30 AM on September 29, 2021.

#### 1.5 Weather

The ground was dry, and the outside air temperature was in range of 60-70 degrees F.

### General Building Information

#### 1.6 Building Type

The building being inspected is a Condominium or Town Home Style building consisting of approximately 1402 square feet.

#### **THE CONDOMINIUM IN PERSPECTIVE**

The residential dwelling unit appears to be part of a complex that is managed and maintained by a Home Owners Association (HOA). This inspection will be limited to a visual evaluation of the systems and components located within the dwelling unit inspected. The current condition of the "common elements" such as, but not limited to, stairs, landings, porches, hallways, walks, balconies, decks, patios, pools, spas, recreational areas/equipment, elevators, utility metering, parking stalls/ports, building site conditions, structural stability, lot drainage systems, and all common areas on the property are not considered to be part of this inspection report. Any comments made regarding these have been made as a courtesy only, and should be addressed to the HOA or their representative. Recommend obtaining the HOAs Proforma Operating Budget and most current Reserve Study for buyers review. The reserve study should provide awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be assessed in the study. Also suggest that the dwelling owner and the HOA be consulted regarding known past defects, all corrective work previously performed, and to thoroughly review the CC&Rs and Reserve Study for disclosure of pertinent facts effecting the current condition and market value of the residential unit, the complexes common elements & areas, and any existing or pending litigation. As with all buildings, ongoing maintenance is required and improvements to the systems of the home will be needed over

time.

### **1.7 Occupancy**

The building is occupied and has personal possessions blocking the full view and access of the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or from lack of access.

### **1.8 Utilities**

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

## **Orientation**

### **1.9 Orientation**

For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing at the main entry door (front) of the property and looking into the building.

**Report Limitations:**

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinion of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This report does not determine if the building, components and systems are insurable or not.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

**MOLD** This home inspection is not an inspection for mold. Be advised that mold can grow in hidden areas which are beyond the scope of inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency. **DO NOT RELY ON THIS REPORT FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN.** Peak Inspections Inc. SPECIFICALLY DISCLAIMS ANY MOLD RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES. Recommended reading - A Brief Guide to Mold Moisture and Your Home

<https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf>

**ASBESTOS** The inspector is not licensed by the EPA and cannot determine or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor.

Signature Home Inspection will not engage in any claims regarding asbestos.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood destroying organisms, which is the responsibility of a state-licensed pest control expert. More importantly, a home inspection does not include mold, air, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Mold testing services are available by this company and other companies for an additional fee.

**Key To The Terms Used In This Report:**

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. actions indicated should be evaluated and carried out by *appropriate persons prior to the inspection contingency*. An *appropriate person* is a person that is a licensed qualified professional, engineer, tradesman, or service technician.

**Repair: or Corrections Recommend:** Conditions noted in need of repair or replacement. Recommend that all corrections be made by the appropriate persons "Professional in the appropriate trades"

**Maintenance:** Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by appropriate persons.

**Recommended Upgrade:** Systems and/or components that may not have been available, required or have been improved since the building was constructed. These may be, but are not limited to safety related items.

**Consult Seller:** Consult the seller for past history/performance details and other specific information on the issue, item or component .

**Monitor:** Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* with that trade(s)

**Further Review:** Complete confirmation and/or description of an issue, item or system could not be made by the observations of this inspector at the time of inspection. Recommend additional evaluation by *appropriate persons* for a thorough understanding of the scope of the repairs that may be needed.

**Safety Concern:** Conditions that may pose a hazard to humans, the building or both. these conditions warrant immediate further evaluation and corrections by the appropriate persons "professional in the appropriate trade"

**"Adverse conditions":** This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by *appropriate persons*.

**"Satisfactory", "Generally acceptable condition" and "Operational":** When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the contract. Please refer to the attached **CREIA Standards of Practice** for general limitations and exclusions applicable to this report. Any all information relayed or construed outside the CREIA Standards of Practice in this report is to be considered incomplete, without certain and further review by an *appropriate person* is recommended.

## Site and Grounds

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

This Inspection does not include geological or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owners Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces. Generators, security gates, sport courts and solar power systems are not included in this inspection. The inspector can't determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions.

## Walkways

### 2.1 Walkway Conditions



**Safety Concern:** Uneven surfaces (not flush) on the walkway at the front area. This condition is a trip hazard. Repair as needed for safety.

## Balcony

### 2.2 Balcony

The exterior balcony(s) appeared to be in generally serviceable condition.

### 2.3 Guardrail

The guardrail(s) for the exterior steps/stairs appeared to be in generally serviceable condition.

## Chimney and Fireplace

**Recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

If this building has a fireplace(s) and or fireplace appliance(s) this company recommends an inspection by a qualified fireplace professional prior to the end of contingency's and or escrow. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

## Fireplace(s)

### 3.1 Fireplace Type And Location

The fireplace was present and was located in the living room. Type: manufactured, gas and wood burning.



### 3.2 Fireplace(s) Condition



**Safety Concern:** The height of fireplace hearth extension was not distinguishable from the surrounding flooring. The hearth extension is a designated space where combustible materials should not be located. Repair as needed for safety.

## Structure

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

The visible areas of the foundation system and structural components were examined to determine their current condition. Areas of the foundation and/or structural components of the building were inaccessible because they were installed at or below grade level, and/or behind walls. Areas concealed from view by any means are excluded from this report. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/ connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.

## Foundation Information

### 4.1 Type

The foundation is a common area and not part of this inspection.

## Fireplace(s)

### 4.2 Disclaimer

If this building has a fireplace(s) and or fireplace appliance(s) this company recommends an inspection by a qualified fireplace professional prior to the close of this transaction. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

## Structure - Exterior

### 4.3 Wall Structure Materials

The exterior walls of the structure were constructed with frame construction.

## Roof Chimney and Attic

**Recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is active leakage.

## Roof Information

### 5.1 Inspection Method

The roof is part of a home owners association and is excluded from inspection. Any comments made about the roof or any association item is for informational purposes only.

## Attic

**Recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

## Attic Locations And Access

### 6.1 Access(s) Location



The inspector entered the attic.  
Location: Upper hall

## Attic And Roof Framing

### 6.2 Roof Framing Type

Conventional framing.

### 6.3 Framing Condition

The visible areas of the attic/roof framing appeared to be in generally serviceable condition.

## Insulation

### 6.4 Insulation Type

Fiberglass batts.

### 6.5 Insulation Condition

The visible insulation in the attic appeared to be adequate and in generally serviceable condition.

## Ventilation

### 6.6 Ventilation Condition

The vents appeared to be adequate and in generally serviceable condition.

## Disclaimers

### 6.7 Disclaimers

The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspectors discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. Its recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

## Garage

**Recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

## Garage Information

### 7.1 Type

Two car attached garage with no direct access from the interior.

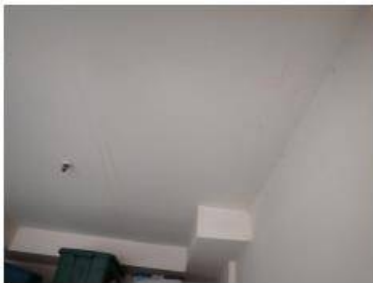
## Walls Ceilings & Firewalls

### 7.2 Wall Conditions



**Corrections Recommended:** Moisture stains were noted on the garage interior wall(s). The area appeared dry during the inspection. Repair as needed.

### 7.3 Ceilings Conditions



**Corrections Recommended:** Moisture stains were noted on the garage interior ceiling. The area appeared dry during the inspection. Repair as needed.

## Garage Floor

### 7.4 Garage Floor

The garage floor appeared functional.

## Garage Doors

### 7.5 Garage Car Doors

The garage overhead door(s) operated using the normal operating controls. The opener if present, functioned as designed and appeared to be in good condition. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information.

All the associated hardware and safety controls (if present), of the door and opener (if present), were observed to be in generally acceptable condition.

### 7.6 Garage Door Openers

Automatic Door Opener if present: Garage Doors (California SB 969) This bill, beginning July 1, 2019, requires an automatic garage door opener that is manufactured for sale, sold, offered for sale, or installed in a residence to have a battery backup function that is designed to operate when activated because of an electrical outage.

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly. As a part of our inspection process, we will test the auto-reverse sensors for the garage door opener. We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that a qualified garage door/opener contractor/technician test the down pressure setting on the garage door before the end of contingences period, following the door opener manufacturer's specific testing procedure.

### 7.7 Garage Door Opener Information

Two automatic garage door openers were present, The automatic garage door opener(s) was operational, The secondary safety system (photoelectric eyes) functioned if present.

## Laundry

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

It is recommended to clean dryer vents often. A build up of lint will reduce the efficiency of the dryer and reduce the chance of a lint fire.

### Laundry Provisions

#### 8.1 --Locations--

Laundry provisions were located at the hall.

A gas connection and a 240 volt receptacle were provided at the laundry area. Either may be used as the energy source for the clothes dryer.

#### 8.2 Laundry Conditions



A visual inspection of the laundry room and it's components appear to be in operational condition. Those components determined to have material defects and or disclaimed are itemized below or in other sections of this report.

**Maintenance:** Clean dryer vents often. A build up of lint will reduce the efficiency of the dryer and reduce the chance of a lint fire.

## Water Heater

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculation pumps and their systems are not part of this inspection. Hot water can cause severe scalding.

After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room. Flushing your hot water heater is easy to overlook. But regularly flushing out your hot water heater is an important task. Getting rid of the sediment mineral deposits that accumulate will help your hot water heater run more efficiently as well as prolong its life, saving you money in the long run. Depending on your model and water quality it is recommended to flush your hot water heater once a year. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector.

Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

## Water Heater Descriptions

### 9.1 Water Heater Location



Water heating unit #1 was located at the laundry room.

### 9.2 Size / Energy

50 gallon / Natural gas.

### 9.3 Approximate Manufacture Date

Approximate manufacture date of the water heater: 2000. This information was based on the ANSI compliance date printed on the information tag. This is an approximate age only.

## Water Heater Conditions

### 9.4 Water Heater Conditions

**Monitor:** The unit is older and the life expectancy for the water heater is limited. We recommend that a budget be made for the replacement of this unit in the near future.

## Temperature And Pressure Relief Valve

### 9.5 T-P Relief Valve



**Safety Concern:** The water heater pressure temperature relief (TPR) valve discharge piping was observed to run improperly up-hill. This can result in possible failure of the valve to operate properly when needed due to the corrosion caused by condensate moisture trapped in the discharge line. This configuration may have been allowed when the water heater was installed but is currently classified as a safety hazard. We recommend further review for a better understanding of replacement/repair costs and present condition.

## Water Heater Gas Connections

### 9.6 Gas Connections



**Recommend Upgrade:** The water heater gas line did not include a sediment trap. This condition could allow debris to enter the gas valve and burner area.

## Water Heater Earthquake Strapping

### 9.7 Strapping



**Corrections Recommended:** The water heater strapping was installed in a manner that did not meet the states architects or water heater strapping kits manufactures installation instructions. We recommend repairing the condition noted.

**Corrections Recommended:** The water heater was double strapped, it was not stabilized/blocked at the back to resist movement required by the states architects. We recommend repairing the condition noted.

## Water Heater Platform

### 9.8 Water Heater Platform Conditions



**Corrections Recommended:** A pan was not provided at the bottom of the water heater to prevent water damage in the event of a leak. Repair as needed.

## Heating and AC

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

This report does not indicate if the heater is on recall, a follow up with [RecallChek.com](http://RecallChek.com) is recommended. Electronic or Ultra violet air filters are not inspected.

Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system.

Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector.

Asbestos materials have been commonly used in heating systems in homes prior to the 1980's . Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. HVAC ducting zones are not inspected and is outside the scope of this inspection.

Electronic or Ultra violet air filters are not inspected.

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat.

A detailed evaluation of the furnace and heat exchanger requires specialized equipment and disassembly, and is not included in this inspection.

An inspection as to the amount of air flow and it's adequacy and efficiency is beyond the scope of a home inspection. Not all registers were checked nor was test equipment used.

Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

For information concerning these conditions a, qualified licensed HVAC contractor should be consulted

## Location And Number Of Units

### 10.1 Location And Number Of Units



Heating unit/system #1 was located, in the attic.

## Heating System Type

### 10.2 Heating System Type

The energy source for the heating was natural gas, The heating system for this building was a gas forced air furnace. Heat exchanger integrity is not confirmed during the inspection. However, the heat exchanger flame pattern if visible was checked for appearance.

## Heating Conditions

### 10.3 Heating

Where applicable, the following system(s)/component(s) were visually/functionally examined and determined to be functional unless stated otherwise: venting system, supply air plenum, heating unit, combustion/ventilating air, energy supply, connections, disconnects, burners, blower, filter, thermostat, ducting system, and registers/grills. Those components determined to have material defects and or disclaimed are itemized below or in other sections of this report.

## Gas Piping

### 10.4 Gas Piping



**Recommend Upgrade:** The heater gas line did not include a sediment trap. This condition could allow debris to entry the gas valve and burner area.

## Ducting & Registers



### 10.5 Ducts



**Corrections Recommended:** There were air ducts with damaged/deteriorated outer plastic covering. This condition can effect the energy efficiency.

## Plumbing

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time. The inspector does not test supply valves shut offs to all water fixtures, if turned the valves may be subject to leaking or damage.

### Main Piping

#### 11.1 Water Source - Waste Line

Water and waste water service was provided by a municipal or community system.

#### 11.2 Water Meter

**Consult Seller:** The water meter and or shut off was not located and was not inspected. Recommend consulting the seller for the location of the water meter and or shut off.

#### 11.3 Building's Main Shut-Off

**Consult Seller:** The domestic water supply main shut-off valve was not located. We recommend that the seller be consulted to determine the location and condition of the shutoff.

### Distribution Piping

#### 11.4 Material

The visible water supply piping material on the interior of the building, used to deliver water to the plumbing fixtures, was copper.

#### 11.5 Notice

Under ground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "polybutylene" plastic piping systems have experienced documented problems. Contact the manufacture or an expert for further information and evaluation.

### Drain Waste Vent Piping

#### 11.6 Waste Piping Material

The visible drain, waste, and vent piping material within the building was plastic.

Functional drainage was determined to be satisfactory by draining two fixtures simultaneously

where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted in another section of the report. We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

### 11.7

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

### 11.8 Disclaimer

City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

## Gas System Piping

### 11.9 Location



The gas meter and or shut off was located at the rear of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. Recommend having a gas shut off key available at or near the gas shut off in case of an emergency.

### 11.10 Disclaimer

Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from viewed cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing. Earthquake shut off valves are not inspected.

A meter wrench should be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. A proper wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

## Yard Sprinklers

### 11.11 Lawn Sprinklers

**Further Evaluation:** If the property has sprinklers. Yard sprinklers are not within the scope of this inspection. Any comments in this report are made as a courtesy to the buyer and should not be construed as representing a thorough evaluation of the sprinkler system. Yard sprinklers are an ongoing maintenance item. Most of the system is underground and not visible. We recommend having the system and controls demonstrated to you prior to the close of this transaction (Escrow).

## Disclaimer

### 11.12 Disclaimer

Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The plumbing type section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult sellers disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, water softeners, water filters, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.

## Electrical

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation. Any type of low voltage systems such as: Lighting, electrical systems, alarms, intercom, video, audio, security, TV, and surround sound type systems are not outside the scope of inspection and was not inspected.

## Main Panel

### 12.1 Service Panel Conditions



**Further Evaluation:** The closet access to the main panel was locked and not accessible to inspect.

## Grounding

### 12.2 Grounding Type

The grounding connection was not visible.

### 12.3 Grounding Conditions

unknown.

### Sub Panels(s)

#### 12.4 Sub Panel Location(s)



The location of sub panel #1 is located in the laundry room.

#### 12.5 Sub Panel Conditions



**Safety Concern:** The dead-front cover to electric sub panel in the laundry room was missing twist-outs/knock-outs at unused breaker slots. All openings in the cover should be filled/closed to minimize access by insects, rodents or unauthorized personnel.



**Corrections Recommended:** A number of breakers/fuses in electric sub panel in the laundry room were not labeled to identify their use. All circuit disconnecting devices should be accurately labeled to allow the appropriate circuit to be shut off for maintenance or emergencies.

### Light(s)/Fixtures

#### 12.6 Light(s) Fixture(s) Conditions



**Corrections Recommended:** The light fixture(s) at the entry area failed to function using the normal operating controls (unusual nose when switch is on). The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.



**Corrections Recommended:** The light fixture(s) in the attic failed to function using the normal operating controls. The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.

## Ceiling Fans

### 12.7 Ceiling Fans



The ceiling fans were operated and appear to be in generally acceptable condition.

## Receptacle(s)

### 12.8 Receptacle(s)



**Corrections Recommended:** An ungrounded three-prong receptacle was observed at master bathroom. We recommend that any ungrounded three-prong receptacle be grounded.

## GFCI's & Arc Fault Device(s)

### 12.9 GFCI Conditions



**Recommended Upgrade: Safety Concern:** GFCI (Ground Fault Circuit Interrupter) protection was not installed at the both back decks. We recommend that GFCI protection be installed according to current applicable standard as a safety enhancement.

## Door Bell

### 12.10 Door Bell



The door bell was operational at the time of the inspection.

## Smoke Alarms

### 12.11 Smoke Alarms



**Further Evaluation:** The smoke alarms appear to be older than 10 years. Aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. The industry standards recommend replacing older smoke alarms. Repair as needed.



**Corrections Recommended:** The smoke alarm is hanging from its wiring in the upper hallway. Smoke alarms should be installed in their proper place and tested at regular intervals per the manufacturer's instructions.



**Safety Concern:** Smoke alarm was installed too low in the upper back left bedroom. Smoke alarms should be installed in their proper place and tested at regular intervals per the manufacturer's instructions.

## Carbon Monoxide Detectors

### 12.12 CO Detector

**Safety Concern:** The carbon monoxide "CO" alarm(s) were missing at the lower hall. For safety reasons carbon monoxide "CO" alarms should be installed and tested at regular intervals per the manufacturers instructions.

## Alarm System

### 12.13 Alarm System



**Consult Seller:** A security system for the property was observed and is outside the scope of this inspection and was not tested. We recommend consulting the seller for more information as to the condition, service provider and functions of the system.

## Interior

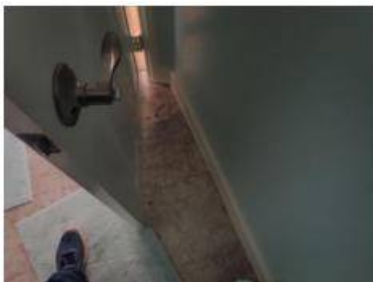
**Recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

## Doors Interior/Exterior

### 13.1 Door Conditions

The accessible interior and exterior doors operated, and found to be in generally acceptable condition.

### 13.2 Interior Door Conditions



**Corrections Recommended:** One or more door stops were missing. This condition will likely lead to damage to the wall surfaces. Repair as needed.

## Windows

### 13.3 Windows

The accessible windows operated, and found to be in generally acceptable condition.

### 13.4 Window Disclaimer

Window coverings are not included with this inspection. Determining condition of all thermo pane windows is not possible due to the temperature, weather and lighting variations.

## Floor Coverings

### 13.5 Floors

The floors were operational at the time of the inspection.

### 13.6 Floor Disclaimer

Determining odors or stains is not included with this inspection. Floor covering damage/stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.

## Walls And Ceilings

### 13.7 Disclaimer

**Note:** The condition of walls behind wallpaper, paneling and furnishings cannot be inspected. Some dry wall products manufactured after 2000 have a known defect referred to as defective drywall from China. This drywall as the name infers was imported from china and has been reported to give off a toxic gas that sometimes smells like sulfur or rotten eggs and causes corrosion to some metal products. This is more prominent in California and south east states, where humidity is high. Determining if the dry wall is this type "defective drywall from China" is beyond the scope of this visual inspection and would involve at minimum destructive testing with removal of drywall materials. I recommend further evaluation by a qualified specialist familiar with this product and who is able to perform testing for same.

## Stairways and Railings

### 13.8 Stairway(s)

The stairs were operational at the time of the inspection.

### 13.9 Handrails(s)



**Safety Concern:** The handrail was loose (not properly secured). This condition is a safety hazard.

## Bathrooms

**Recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

Bathtub and sink overflow drains and spa tubs are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels is not safe are not opened. Angle stops/shut off valves are not tested due to the fact that they could break and or leak after being tested. All of listed items beyond the scope of this inspection.



## Cabinets/Countertops

### 14.1 Cabinets and Countertops

A visual inspection of the counter(s)/cabinets(s) were operational.

## Bathroom Sinks

### 14.2 Bathroom Sinks

Inspection of the accessible areas of the bathroom sink(s) and all related components were operational.

## Toilets

### 14.3 Toilet Conditions



**Corrections Recommended:** The toilet is loose at the floor at the at the upper back left bedrooms bathroom. This condition can cause leakage and moisture damage. Repair as needed.

## Bathtub/Shower

### 14.4 Enclosures

A visual inspection of the enclosures and all related components were operational.

### 14.5 Tub Spa



The tub spa was filled and activated using the supplied controls. A visual inspection of the tub and all related components were operational.

## Heating

### 14.6 Bath Heater

Inspection of the accessible areas of the bathroom heaters and all related components were operational.

## Ventilation

### 14.7 Ventilation

The ventilation for the bathrooms was provided for by either a window, exhaust fan or both. Inspection of the accessible areas of the ventilation were operational.

## Medicine cabinet

### 14.8 Medicine Cabinet

Inspection of the accessible areas of the bathroom(s) medicine cabinet(s) and all related components were operational.

## Kitchen

**Recommend that all *conditions* identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the end of contingency's and or close of escrow.**

Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTUs, CFMs and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

### Counters/Cabinets

#### 15.1 Counter/Cabinets

Inspection of the accessible areas of the cabinets, counters and it's components appear to be in operational condition.

#### 15.2

#### Counters/Cabinets Conditions



**Corrections Recommended:** The grout was cracked or missing at the countertop. Repair as needed.

### Kitchen Sinks

#### 15.3 Kitchen Sink



Inspection of the accessible areas of the kitchen sink(s) and it's components appear to be in operational condition.

### Garbage Disposal

#### 15.4 Garbage Disposals

Inspection of the accessible areas of the garbage disposal was operational.  
Note: The grinding efficiency was not determined and is outside the scope of inspection.

### Dishwasher

#### 15.5 Dishwasher



Inspection of the accessible areas of the dishwasher and it's components appear to be in operational condition.

## Microwave Oven

### 15.6 Microwave



Inspection of the accessible areas of the microwave oven and it's components appear to be in operational condition.

## Exhaust Vent

### 15.7 Vent Type

Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting to the exterior.

### 15.8 Exhaust Vent Conditions



**Corrections Recommended:** The exhaust vent pipe was reduced to a smaller diameter. Repair as needed for proper operation.

**Corrections Recommended:** The exhaust vent pipe was a corrugated flexible material. Corrugated ducting is not approved for kitchen exhaust vents as grease gets trapped in the corrugations creating health concerns.

## Inspection Support

### SUPPORT AFTER THE INSPECTION

**Who Should Make Repairs?** Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. This inspection company offers no representations about your rights or obligations under any sales contract.

**Re-Inspection Policy:** Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$150.00 for this service (Prices are subject to change). This fee covers a re-inspection of any documented issues in the report that the repairs were made. This is not a code compliance inspection. .

**Criteria:** The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the

contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for re inspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

**Your Questions:** We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

**The Questions Of Others:** If a seller, a sellers representative, or a sellers repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

**WHEN THINGS GO WRONG** There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or Concealed Problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed. No Clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We Always Miss Some Minor Things:** Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy.

**Contractors Advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs. Last Man in Theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable. Most Recent Advice Is Best: There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved. Why Didn't We See It? Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these apparent oversights: Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the CREIA Standards of Practice. The Standards of Practice specifically state what's included and excluded from the standard home inspection. Most contractors have no clue this document exists and many of them have a tendency to blame the Home Inspector for any issue found, regardless of whether the issue is within the scope of the standard home inspection. Conditions During the Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

**The Wisdom of Hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story. A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more. We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc. An Invasive Look: Problems often become

apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not Insurance:** In conclusion, a home inspection is designed to better your odds of not purchasing a money pit. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

THIS REPORT IS NOT A WARRANTY Receipt of this report by any purchasers of this property other than the party(s) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(s). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to Peak Inspections Inc. along with payment of the inspection fee.

## Common Environmental Concerns

### 16.1

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by this inspection company.

**Carbon Monoxide:** Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service, and this inspection company does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

**Radon Gas:** Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. This inspection company does not test for radon. For more information read the booklet 'Home Buyer's and Sellers Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

**Mold:** Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreters personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why this company does not inspect or test for mold or other

environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>.

## SUMMARY

The following items are extracted from the full report, and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration.

We highly recommend that the entire report be read as there may be other facts or conditions that may affect your conclusions or decisions. For instance, **Maintenance, Recommended Upgrades, Monitor, Corrections Recommend, Repair and Consult Seller** recommendations may be noted in the body of the report only.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain competitive estimates for these items.

### Site and Grounds

#### Walkways

##### 2.1 Walkway Conditions

1. **Safety Concern:** Uneven surfaces (not flush) on the walkway at the front area. This condition is a trip hazard. Repair as needed for safety.

### Chimney and Fireplace

#### Fireplace(s)

##### 3.2 Fireplace(s) Condition

2. **Safety Concern:** The height of fireplace hearth extension was not distinguishable from the surrounding flooring. The hearth extension is a designated space where combustible materials should not be located. Repair as needed for safety.

### Garage

#### Walls Ceilings & Firewalls

##### 7.2 Wall Conditions

3. **Corrections Recommended:** Moisture stains were noted on the garage interior wall(s). The area appeared dry during the inspection. Repair as needed.

##### 7.3 Ceilings Conditions

4. **Corrections Recommended:** Moisture stains were noted on the garage interior ceiling. The area appeared dry during the inspection. Repair as needed.

### Water Heater

#### Water Heater Conditions

##### 9.4 Water Heater Conditions

5. **Monitor:** The unit is older and the life expectancy for the water heater is limited. We recommend that a budget be made for the replacement of this unit in the near future.

### Temperature And Pressure Relief Valve

#### *9.5 T-P Relief Valve*

6. **Safety Concern:** The water heater pressure temperature relief (TPR) valve discharge piping was observed to run improperly up-hill. This can result in possible failure of the valve to operate properly when needed due to the corrosion caused by condensate moisture trapped in the discharge line. This configuration may have been allowed when the water heater was installed but is currently classified as a safety hazard. We recommend further review for a better understanding of replacement/repair costs and present condition.

### Water Heater Gas Connections

#### *9.6 Gas Connections*

7. **Recommend Upgrade:** The water heater gas line did not include a sediment trap. This condition could allow debris to entry the gas valve and burner area.

### Water Heater Earthquake Strapping

#### *9.7 Strapping*

8. **Corrections Recommended:** The water heater strapping was installed in a manner that did not meet the states architects or water heater strapping kits manufactures installation instructions. We recommend repairing the condition noted.

**Corrections Recommended:** The water heater was double strapped, it was not stabilized/blocked at the back to resist movement required by the states architects. We recommend repairing the condition noted.

### Water Heater Platform

#### *9.8 Water Heater Platform Conditions*

9. **Corrections Recommended:** A pan was not provided at the bottom of the water heater to prevent water damage in the event of a leak. Repair as needed.

## **Heating and AC**

### Gas Piping

#### *10.4 Gas Piping*

10. **Recommend Upgrade:** The heater gas line did not include a sediment trap. This condition could allow debris to entry the gas valve and burner area.

### Ducting & Registers

#### *10.5 Ducts*

11. **Corrections Recommended:** There were air ducts with damaged/deteriorated outer plastic covering. This condition can effect the energy efficiency.

## **Electrical**

### Main Panel

#### *12.1 Service Panel Conditions*

12. **Further Evaluation:** The closet access to the main panel was locked and not accessible to inspect.

### Sub Panels(s)

#### *12.5 Sub Panel Conditions*

13. **Safety Concern:** The dead-front cover to electric sub panel in the laundry room was missing twist-outs/knock-outs at unused breaker slots. All openings in the cover should be filled/closed to



minimize access by insects, rodents or unauthorized personnel.

14. **Corrections Recommended:** A number of breakers/fuses in electric sub panel in the laundry room were not labeled to identify their use. All circuit disconnecting devices should be accurately labeled to allow the appropriate circuit to be shut off for maintenance or emergencies.

#### Light(s)/Fixtures

##### *12.6 Light(s) Fixture(s) Conditions*

15. **Corrections Recommended:** The light fixture(s) at the entry area failed to function using the normal operating controls (unusual nose when switch is on). The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.

16. **Corrections Recommended:** The light fixture(s) in the attic failed to function using the normal operating controls. The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.

#### Receptacle(s)

##### *12.8 Receptacle(s)*

17. **Corrections Recommended:** An ungrounded three-prong receptacle was observed at master bathroom. We recommend that any ungrounded three-prong receptacle be grounded.

#### GFCI's & Arc Fault Device(s)

##### *12.9 GFCI Conditions*

18. **Recommended Upgrade: Safety Concern:** GFCI (Ground Fault Circuit Interrupter) protection was not installed at the both back decks. We recommend that GFCI protection be installed according to current applicable standard as a safety enhancement.

#### Smoke Alarms

##### *12.11 Smoke Alarms*

19. **Further Evaluation:** The smoke alarms appear to be older the 10 years. Aging smoke alarms don't operated as efficiently and often are the source for nuisance alarms The industry standards recommends replacing older smoke alarms. Repair as needed.

20. **Corrections Recommended:** The smoke alarm is hanging from it's wiring at upper hallway . Smoke alarms should be installed in it's proper place and tested at regular intervals per the manufacturers instructions

21. **Safety Concern:** Smoke alarm was installed too low at the upper back left bedroom. Smoke alarms should be installed in it's proper place and tested at regular intervals per the manufacturers instructions

#### Carbon Monoxide Detectors

##### *12.12 CO Detector*

22. **Safety Concern:** The carbon monoxide "CO" alarm(s) were missing at the lower hall. For safety reasons carbon monoxide "CO" alarms should be installed and tested at regular intervals per the manufacturers instructions.

## Interior

### Doors Interior/Exterior

#### *13.2 Interior Door Conditions*

23. **Corrections Recommended:** One or more door stops were missing. This condition will likely lead to damage to the wall surfaces. Repair as needed.

### Stairways and Railings

#### *13.9 Handrails(s)*

24. **Safety Concern:** The handrail was loose (not properly secured). This condition is a safety hazard.

## Bathrooms

### Toilets

#### *14.3 Toilet Conditions*

25. **Corrections Recommended:** The toilet is loose at the floor at the at the upper back left bedrooms bathroom. This condition can cause leakage and moisture damage. Repair as needed.

## Kitchen

### Counters/Cabinets

#### *15.2 Counters/Cabinets Conditions*

26. **Corrections Recommended:** The grout was cracked or missing at the countertop. Repair as needed.

### Exhaust Vent

#### *15.8 Exhaust Vent Conditions*

27. **Corrections Recommended:** The exhaust vent pipe was reduced to a smaller diameter. Repair as needed for proper operation.

**Corrections Recommended:** The exhaust vent pipe was a corrugated flexible material. Corrugated ducting is not approved for kitchen exhaust vents as grease gets trapped in the corrugations creating health concerns.