

Aldis Enterprises

Property Inspection Report



15 Dream Lane, Cohasset, CA 95973
Inspection prepared for: Chad Rothe
Date of Inspection: 1/6/2022 Time: 9AM
Age of Home: 1980(?) Size: 1,400 sqft
Weather: Cool

Inspector: Jim Pemberton

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Report Summary

The summary below consists of findings that are health and safety hazards, and/or major deficiencies likely to require immediate action to correct, such as active leaking, or a non-functional major appliance. This summary is not a complete list of defects discovered at the inspection and noted in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the findings. All repairs should be done by qualified, licensed & bonded contractors. We recommend obtaining a copy of all receipts, warranties and permits for any corrective work done.

Interior Areas		
Page 6 Item: 6	Smoke/CO Detectors	<ul style="list-style-type: none"> • Detached/damaged alarm noted at left side bedroom, needs to be replaced. • Recommend adding carbon monoxide alarm at master bedroom near the door, and at hallway outside the left side bedroom.
Bathroom		
Page 10 Item: 3	GFCI Protection	<ul style="list-style-type: none"> • No GFCI protection detected at guest bath. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.
Page 11 Item: 11	Toilets	<ul style="list-style-type: none"> • Toilets were loose at floor, should be remounted with new hardware and gasket/seal. Subfloor at guest bath should be evaluated for damage and repaired as needed before reinstalling the toilet.
Kitchen		
Page 13 Item: 10	GFCI Protection	<ul style="list-style-type: none"> • No GFCI protection detected at counter outlet next to range. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.
Laundry		
Page 14 Item: 1	Dryer Vent Pipe/Hood	<ul style="list-style-type: none"> • Dryer vent hood was dirty, should be cleaned as needed.
Roof		
Page 20 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Based on the age/overall condition of the roof, it is recommended having the roof fully evaluated with corrections as needed by a licensed roofing contractor, and having the remaining useful life determined, which may be limited.
Page 24 Item: 4	Vent Caps/Stacks	<ul style="list-style-type: none"> • Vent stacks need to be sealed properly as needed to prevent leaking. several had gaps where water is getting in.
Attic		
Page 27 Item: 5	Electrical	<ul style="list-style-type: none"> • Open junction box observed at right side of home attic space, and the attic light switch was missing to cover plate, potential exposed electrical hazard.
Exterior Areas		
Page 30 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Moisture damage observed in a few areas.
Page 32 Item: 4	Eaves/Fascia	<ul style="list-style-type: none"> • Moisture damage observed at sections of eaves, and at exposed beams.
Grounds		
Page 36 Item: 4	Electrical	<ul style="list-style-type: none"> • Improper/unprofessional wiring practices observed at well equipment area, missing outlet cover plate noted at shop/garage structure.

Page 36 Item: 5	GFCI Protection	<ul style="list-style-type: none">• No GFCI protection detected at grounds or shop/garage structure. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.
Page 38 Item: 7	Plumbing Condition	<ul style="list-style-type: none">• Active leaking observed at the swamp cooler.
Foundation		
Page 41 Item: 2	Plumbing Condition.	<ul style="list-style-type: none">• Active leaking observed under the guest bath, appears to be from the toilet area. Recommend further investigation and corrections as needed by a licensed plumbing contractor.

Inspection Details

INTRODUCTION:

Before reading this report, please read the InterNACHI Standards of Practice, as this is what we follow as closely as possible. Link:

We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report, and feel free to contact us after you have reviewed your report, if you have any questions.

Properties being inspected do not "Pass" or "Fail.". The following report is based on an inspection of the visible portion of the structure and adjacent grounds, and does not include detached structures or any landscape that is away from the home. Inspections may be limited by vegetation, possessions and sometimes the presence of moisture, such as a flooded crawlspace.

Safety items like GFCI electrical protection in wet/damp locations may not be present due to not being required at time of construction, however, this report will focus on current health and safety standards, not code requirements at time of construction. This report will not focus on cosmetic concerns, but cosmetic issues may be mentioned.

For your safety and liability purposes, we recommend that only licensed and insured contractors evaluate further and make any repairs.

Please note that this report is a snapshot in time, and not every defect may be discovered.

We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. All smoke and carbon monoxide alarms should be tested at final walk-through to ensure they are in working order prior to move-in.

Beyond a general home inspection, it is also encouraged to request professional inspections for specific components of a home that require specialized training beyond the scope of a general home inspection, such as but not limited to: Heating/Cooling, Pool/Spa, Solar/Generator, Well/Septic/Water Treatment, Security Alarm Systems, Irrigation Systems, Landscape Lighting/Water Features, Tile Roofing, and older Raised Foundations.

It should also be understood that older homes, built prior to the 1980's will possibly have some asbestos and/or lead containing building materials. We do not specifically identify these materials, as only laboratory testing can positively identify, but we may note the appearance of these materials.

The presence of any mold will also not be specifically identified, as only laboratory testing can positively identify mold, and if it is a hazardous type or not. If any moisture damage and/or potential "organic growth" is observed, it will be documented, with a recommendation of further evaluation and corrections as needed by a licensed contractor/pest control, but we do not perform any testing for mold.

1. Attendance

In Attendance: Client present

- Buyer agent present

2. Home Type

Home Type: Single family home.

3. Occupancy

Occupancy: Occupied, furnished.

Inspection of the home interior includes the visual inspection of all surfaces, testing of all accessible windows & doors, testing of all accessible electrical outlets & switches, testing of all ceiling fans/whole house fans with available controls, visual inspection & reporting on locations of smoke/carbon monoxide alarms, testing of doorbells if present, visual inspection of any installed fire sprinkler/alarm system & reporting the location of the control panel. Excluded from this inspection is any testing of alarm/security systems.

Interior Areas

1. Cabinets

Observations:

- Appeared satisfactory for age and wear.

2. Ceiling fans

Observations:

- Appeared satisfactory for age and wear, functional at inspection.

3. Closets

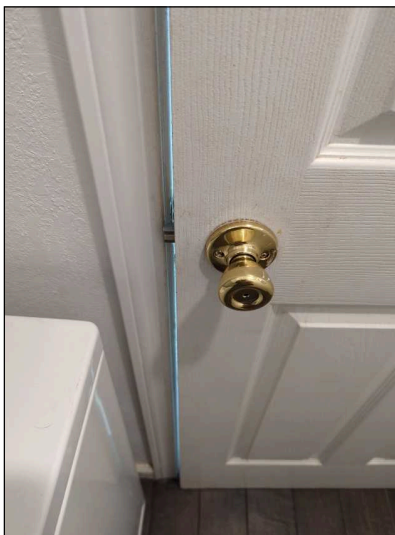
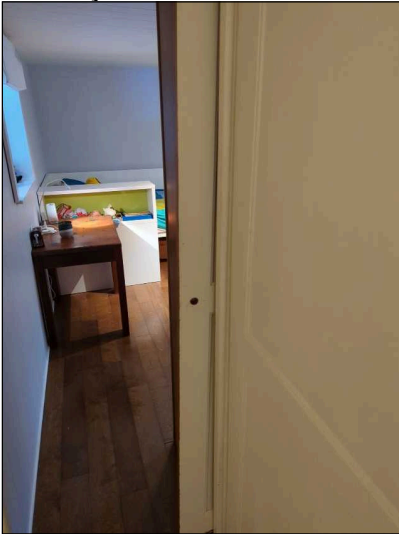
Observations:

- Appeared satisfactory for age and wear.

4. Interior Doors

Observations:

- General maintenance/repairs needed.
- Damaged door jamb noted at left side bedroom.



5. Electrical

Observations:

- Accessible interior electrical tested good at inspection.
- Loose switch noted at left side bedroom.
- A couple old 2-wire outlets observed, indicating no equipment ground.
- Current safety standards call for bedroom and living area electrical circuits to be **AFCI** protected. Though not required for this home at the time of construction, it is worth considering this safety upgrade to the home electrical system, and may be required at such time of any major remodeling/addition work on the home involving these electrical circuits.



6. Smoke/CO Detectors

Observations:

- Testing of all smoke and carbon monoxide alarms should be done at final walk-through to ensure all are functional prior to moving in. Alarms should then be tested monthly and replaced every 10 years or as needed.
- **Detached/damaged alarm noted at left side bedroom, needs to be replaced.**
- **Recommend adding carbon monoxide alarm at master bedroom near the door, and at hallway outside the left side bedroom.**



7. Ceiling Condition

Materials: Drywall ceilings noted.

- Panel ceilings noted.

Observations:

- Appeared satisfactory, minor imperfections only.

8. Wall Condition

Materials: Drywall walls noted.

- Panel walls noted.

Observations:

- Appeared satisfactory, minor imperfections only.
- Evidence of possible leaking observed at left side bedroom.



9. Fireplace/Stove Condition

Location: Living Room

- Master bedroom.

Materials: Freestanding, wood burning stove, and gas stove noted.

Observations:

- Appeared to be in serviceable condition.
- Stoves seemed to operate normally when tested.
- Doors at wood stove extend past the current hearth, should not extend over any potentially combustible materials, needs to be improved.
- Fireplaces/wood stoves, flues and chimneys should always be professionally inspected and serviced as needed by a licensed specialist/chimney sweep, and certified for safety prior to use, and then again every year thereafter for safety.



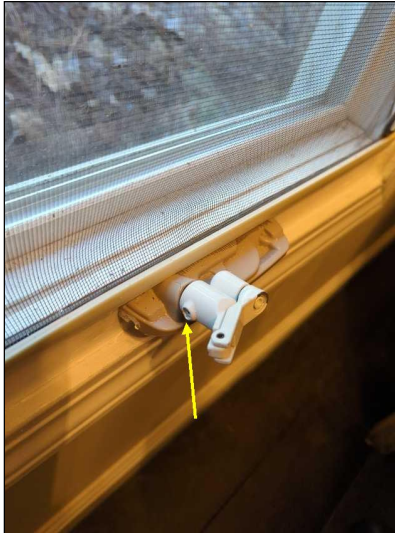
10. Window Condition

Materials: Vinyl framed, dual pane, sliding windows noted.

- Vinyl framed, dual pane, single hung windows noted.
- Vinyl framed, dual pane, casement/crank windows noted.
- Wood framed fixed windows noted.

Observations:

- Appeared satisfactory for age and wear.
- All accessible windows were functional at inspection.
- The crank at the casement window was loose, but still functional.



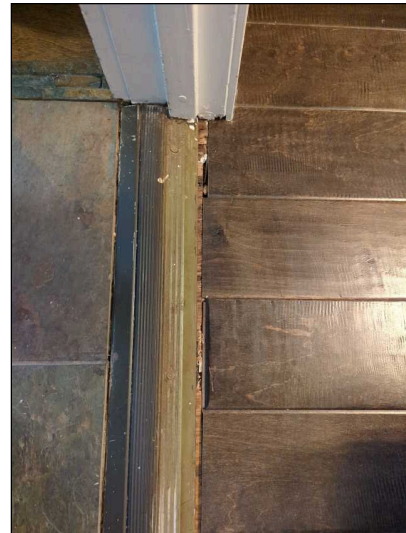
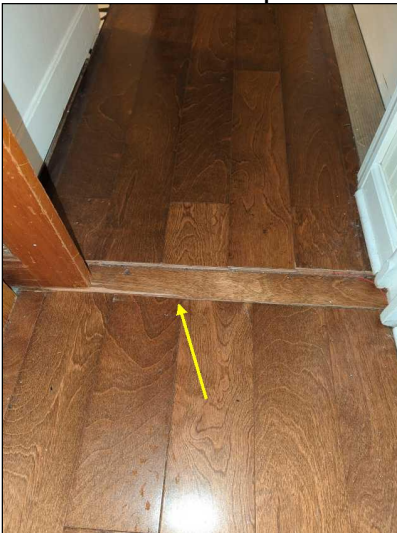
11. Floor Condition

Materials: Tile/stone flooring noted.

- Wood/engineered wood flooring noted.

Observations:

- Appeared satisfactory for age and wear, some minor imperfections noted.
- Floors were sloped in areas, not level. This is not an uncommon condition for older/modified homes, and determining cause and cure of this condition is beyond the scope of a general home inspection. Consider having this condition further evaluated by a qualified licensed contractor. See also Foundation section of report.



Inspection of bathrooms includes visual inspection of the surfaces, fixtures, and plumbing. Exhaust fans, lights and all plumbing fixtures are tested with available controls. The bathroom plumbing is tested for general operation and any observed leaking. We will report on the presence and function of GFCI protection. Bathroom tub/shower enclosures are inspected for water-tight seals at caulking/grout, and general operation/condition of any doors.

Bathroom

1. Counters

Observations:

- Appeared satisfactory.

2. Electrical

Observations:

- Bathroom electrical tested good at inspection.
- Old 2-wire outlet observed at guest bath, indicating no equipment ground.

3. GFCI Protection

Observations:

- No **GFCI** protection detected at guest bath. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.

4. Exhaust Fans

Observations:

- Appeared satisfactory for age and wear.
- Functional at inspection, guest bath unit is not installed professionally.
- Bathroom exhaust fans should be cleaned periodically.



5. Mirrors

Observations:

- Appeared satisfactory.

6. Plumbing

Observations:

- Appeared satisfactory.
- Functional at inspection, no active leaking detected.

7. Showers

Observations:

- Appeared satisfactory.
- Functional at inspection, but guest bath tub/shower seemed to have low water pressure, and master bath shower head leaked when tested.
- Control knob/handle was slightly loose at master bath.



8. Bath Tubs

Observations:

- Appeared satisfactory for age and wear.
- Functional at inspection.

9. Enclosure

Observations:

- Appeared satisfactory.

10. Sinks/Faucets

Observations:

- Appeared satisfactory.
- Sinks and faucets were functional at inspection.
- Sink stopper did not operate normally when tested at guest bath, not connected.



11. Toilets

Observations:

- Appeared satisfactory for age and wear.
- Functional when tested.
- Toilets were loose at floor, should be remounted with new hardware and gasket/seal. Subfloor at guest bath should be evaluated for damage and repaired as needed before reinstalling the toilet.



Inspection of the kitchen areas include visual inspection of surfaces, fixtures, plumbing and appliances. Standard built-in appliances are tested using available controls. The kitchen plumbing is tested for general operation and any leaks. The kitchen electrical is tested for proper function and safety.

Kitchen

1. Counters

Observations:

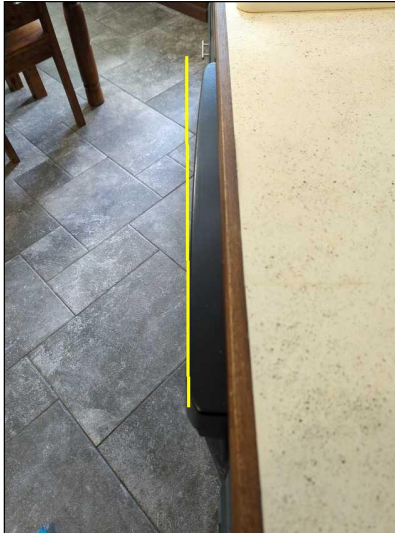
- Appeared satisfactory for age and wear.

2. Dishwasher

Observations:

- Appeared satisfactory for age and wear, some deterioration noted at the door gasket.
- Dishwasher was not installed square in cabinet.





3. Garbage Disposal

Observations:

- Disposal was slightly louder than normal, but functional at inspection, may have debris inside.

4. Cook top

Observations:

- Appeared satisfactory, seemed to operate normally when tested, gas unit noted.

5. Oven

Observations:

- Appeared satisfactory, seemed to operate normally at inspection, gas unit noted.

6. Sink/Faucet

Observations:

- Appeared satisfactory, functioned normally at inspection.

7. Vent Condition

Materials: Exterior Vented

Observations:

- Appeared satisfactory, seemed to operate normally when tested.

8. Plumbing

Observations:

- Appeared satisfactory, functioned normally at inspection, no active leaking detected at inspection.

9. Electrical

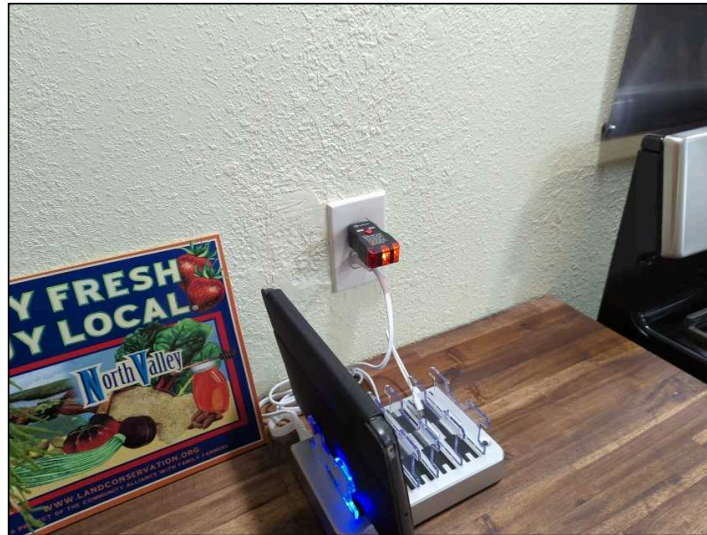
Observations:

- Accessible kitchen electrical tested good at inspection.

10. GFCI Protection

Observations:

- GFCI protection in place and operational at 2 of the 3 counter outlets in kitchen inspection.
- **No GFCI protection detected at counter outlet next to range. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.**



Failed GFCI trip test.

Inspection of the Laundry area includes visual inspection of all surfaces, windows, doors and plumbing, testing any accessible electrical outlets/fixtures, inspecting and reporting on the general condition of the dryer venting, reporting any observed leaking at plumbing, and reporting the general condition and function of any wash basins present.

Laundry

1. Dryer Vent Pipe/Hood

Observations:

- Dryer vent pipes and hoods should be cleaned periodically to prevent excessive lint buildup and potential fire hazard.
- **Dryer vent hood was dirty, should be cleaned as needed.**



2. Electrical

Observations:

- Laundry electrical tested good at inspection.

3. GFCI Protection

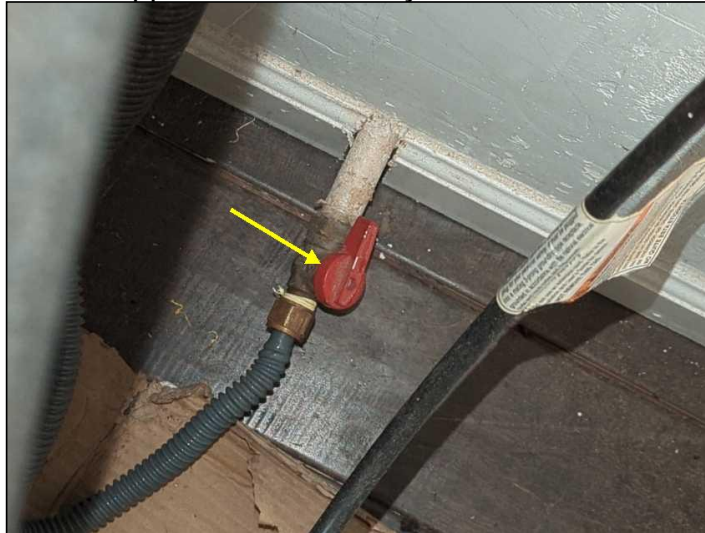
Observations:

- No GFCI protection detected. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.

4. Gas Valve

Observations:

- Gas shut off valve present and appeared satisfactory.

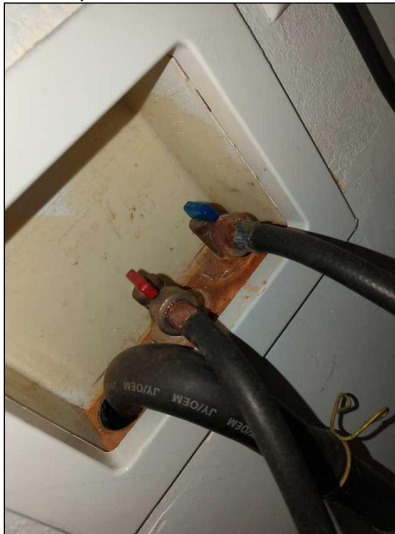


Gas shut off for Master bedroom stove.

5. Plumbing

Observations:

- No active leaking detected at inspection, but rust was observed. Consider updating.



The HVAC systems will be visually inspected for physical defects and tested for operation with readily available controls. Visible ductwork and refrigerant/condensate lines will also be inspected for physical defects. It is always recommended to have a more specialized and exhaustive inspection of the HVAC systems by a licensed HVAC contractor, which goes beyond the scope of a general home inspection.

Heat/AC

1. A/C Unit Condition

Compressor Type: Window/Swamp cooler noted.

Location: Rear of home, at laundry area.

Observations:

- Unit appears to be in need of general maintenance/cleaning, and may not be professionally installed.



2. Heater Condition

Location: A furnace is located in a hall closet.

Materials: Gas fired forced hot air.

Observations:

- Heater was not tested due to condition at inspection, does not appear operational as is.
- Due to the age/condition of the heater, it is recommended to have the system further evaluated by a licensed HVAC contractor.



3. Gas Valve/Supply

Observations:

- Gas shut off valve present and accessible, appeared functional, currently off.

Inspection of water heaters include visual inspection of physical condition of tank, plumbing, valves, venting, and strapping. If available, brand, size, and age of water heater will be provided. Any observed improper installation practices, leaking, or venting issues will be reported.

Water Heater

1. Water Heater Condition

Water Heater Type: Gas

Location: Located in the laundry area closet.

Observations:

- Appeared satisfactory for age and wear, functional at inspection.
- Water heaters should be flushed at least once a year, this unit is likely due to be flushed.
- Brand: Premier Plus Manufacture year: 2005



2. Number Of Gallons

Observations:

- 40 gallons

3. Combustion

Observations:

- Appeared satisfactory for age and wear, outer cover was off.
- Functional at inspection.



4. Venting

Observations:

- Appeared satisfactory.

5. TPRV

Observations:

- **IPR valve** drain line improperly slopes uphill slightly, must only drain downhill, also is not professionally plumbed. Recommend correction as needed by licensed plumbing contractor.



6. Gas Valve/Supply

Observations:

- Gas shut off valve present and accessible, appeared functional.



7. Plumbing Condition

Materials: Braided steel noted.

Observations:

- Appeared satisfactory, no active leaking observed.



8. Seismic Strapping

Observations:

- The water heater is strapped with two seismic straps, bottom strap was slightly loose.

The electrical panels are inspected visually only, dead front covers may be removed, but only if the inspector feels that it is safe to do so. Modifications or any observed defects will be reported. For a more specialised and invasive inspection, we recommend employing the services of a licensed electrical contractor to fully evaluate the electrical systems of the home, and this is highly recommended on older homes, with older electrical systems.

Electrical

1. Electrical Panel Condition

Location: Rear side of the home.

Location: Shop/garage structure, well service area, and at side deck for portable Spa.

Observations:

- Appeared satisfactory for age and wear.
- Some rusting observed at panel for well equipment.



Main power disconnect.

2. Main Breaker Amps

Observations:

- 100 amp

3. Breakers in off position

Observations:

- 0

4. Service Entrance

Observations:

- There is an overhead service drop noted.
- Appeared to be in satisfactory condition for age and wear.



The roof coverings, flashings, rain gutters and all penetrations will be visually inspected from the eaves, and roof surfaces will be walked if deemed safe to do so by the inspector. It should always be considered to additionally employ the services of a licensed roofing contractor to perform a more exhaustive and specialized inspection, and only a licensed roofing contractor can certify a roof.

Roof

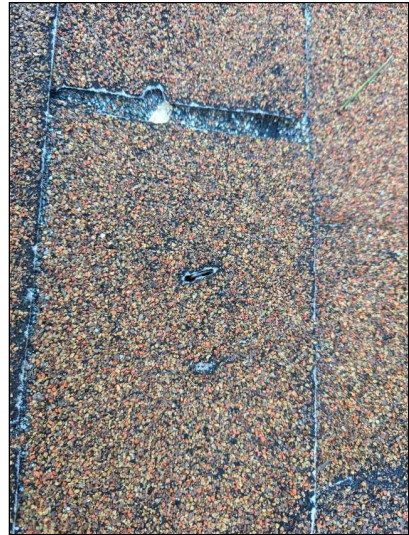
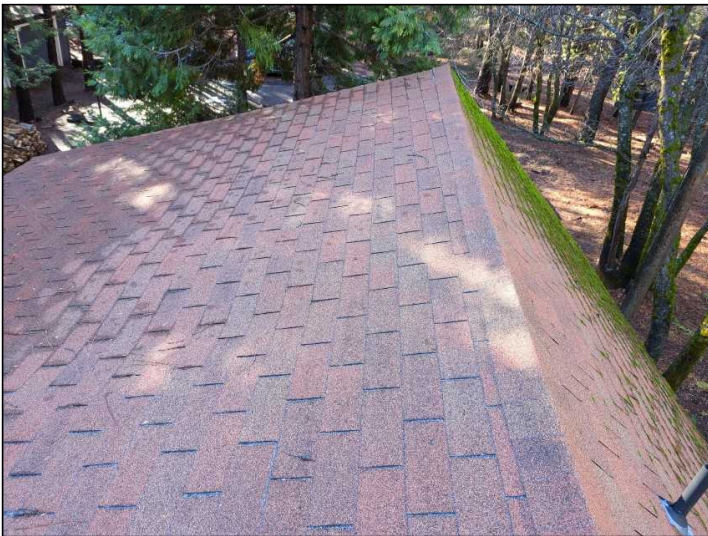
1. Roof Condition

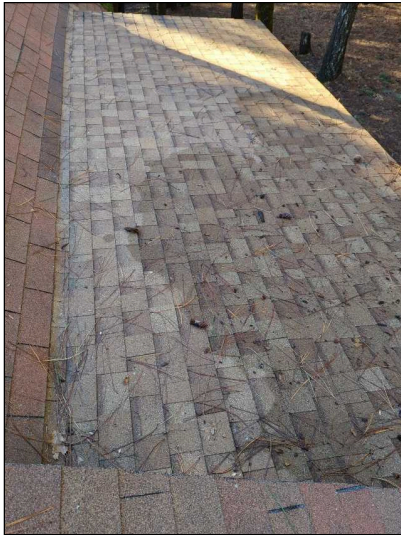
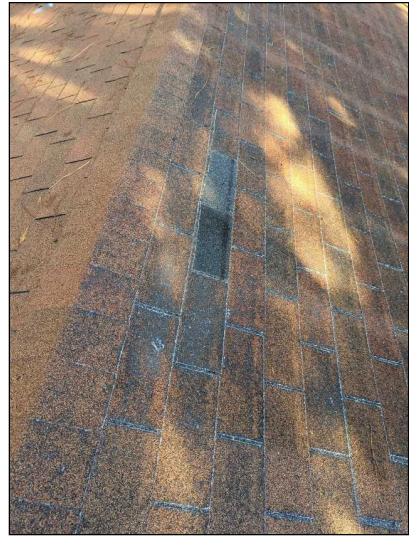
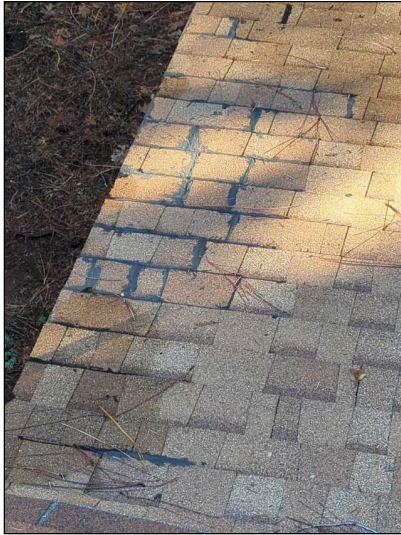
Inspection Method: Inspected from ladder, walked structure.

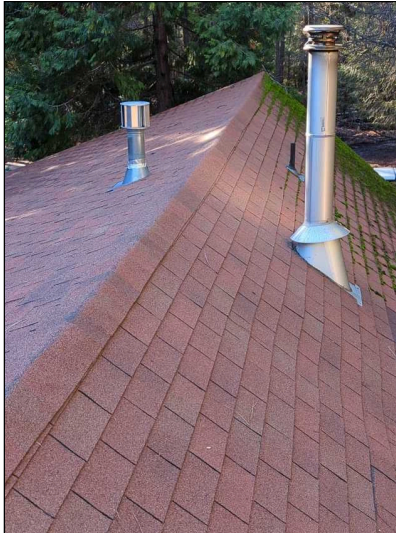
Materials: 3-Tab asphalt composition shingles.

Observations:

- General maintenance needed.
- Heavy organic growth observed on roofing materials in areas.
- The rear flat roof section should be rolled, build-up roofing, or otherwise appropriate roofing other than asphalt shingles, which are designed for pitched roofs only.
- Worn/damaged shingles observed.
- Evidence of past repairs observed. Consult seller.
- Consult seller for exact age of roof in known.
- **Based on the age/overall condition of the roof, it is recommended having the roof fully evaluated with corrections as needed by a licensed roofing contractor, and having the remaining useful life determined, which may be limited.**







2. Flashing

Observations:

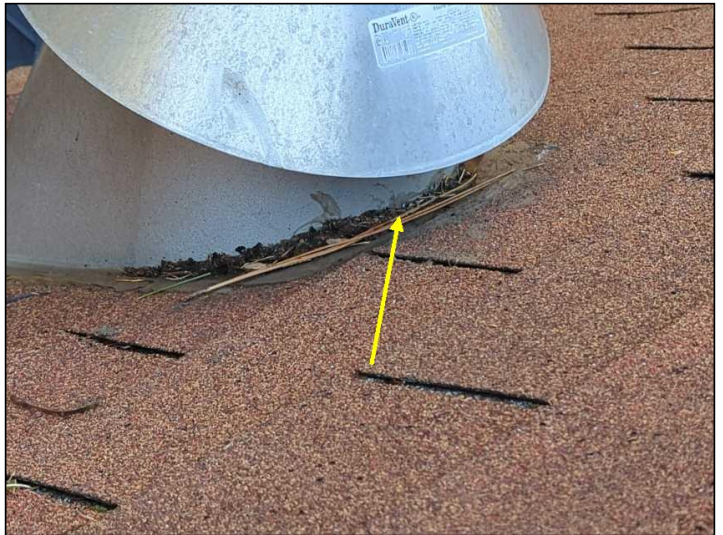
- Missing sections of edge flashing noted.
- Recommend further evaluation and corrections as needed by licensed roofing contractor.



3. Chimney

Observations:

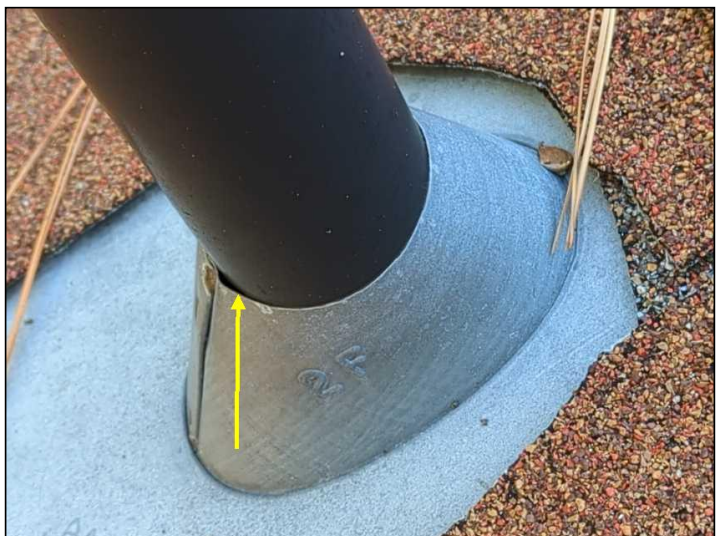
- Appeared satisfactory for age and wear.
- Stove pipe and cap appear to be due for cleaning, which should be done annually.
- Stove pipe cap should have a spark arrestor screen.
- Flashing at chimney needs to be cleaned for proper drainage.



4. Vent Caps/Stacks

Observations:

- Recommend further evaluation and corrections as needed by a roofing contractor.
- Vent stacks need to be sealed properly as needed to prevent leaking, several had gaps where water is getting in.



5. Gutters/Downspouts

Observations:

- Missing gutters and downspouts noted, recommend installing to help with perimeter drainage and erosion control.



Accessible attic spaces are inspected from the access areas only, and from any safe and sound walking/crawl decks. We do not walk across roof trusses/ceiling joints, or move insulation during the inspection. Attic inspections include visual inspection of visible structure, insulation, plumbing, electrical, and exhaust venting.

Attic

1. Access Location

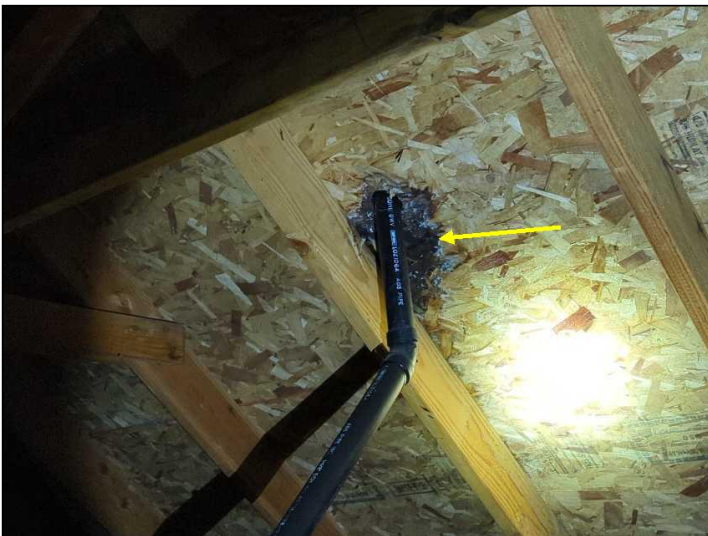
Location:

- Hallway ceiling.
- Laundry/water heater area ceiling.

2. Structure

Observations:

- Appeared satisfactory for age and wear, no major defects observed.
 - Stick framing noted, not engineered trusses.
 - Moisture stains observed at framing at areas around the leaking roof vent stacks.
 - Modifications to original structure observed, older roof still in place, new roof built around.
- Determining adequacy is beyond the scope of a general home inspection. Consult seller for more information.





3. Ventilation Types

Observations:

- Under eave soffit inlet vents noted.
- Gable vents noted.

4. Ventilation Condition

Observations:

- Appeared satisfactory for age and wear.

5. Electrical

Observations:

- Attic service light did not operate when tested.
- Recommend further evaluation and corrections as needed by a licensed electrician.
- **Open junction box observed at right side of home attic space, and the attic light switch was missing to cover plate, potential exposed electrical hazard.**



6. Attic Plumbing

Observations:

- Visible portions of plumbing appeared to be in satisfactory condition for age and wear.

7. Insulation Condition

Materials: Fiberglass batts noted.

Depth: Insulation averages about 8-10 inches in depth.

Observations:

- Appeared satisfactory for age and wear.



8. Exhaust Venting

Observations:

- Exhaust vents appear to terminate directly into attic space, should terminate to exterior, roof, or at gable/soffit vents.



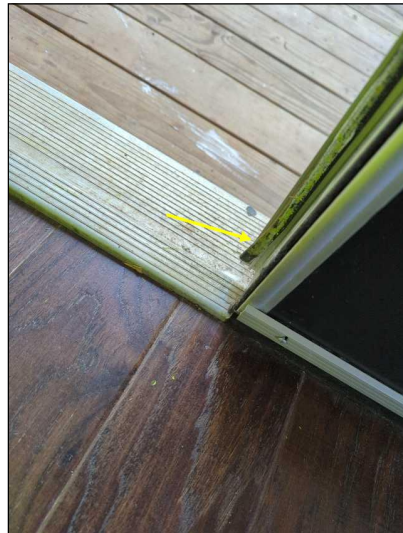
The exterior inspection includes visual inspection of the home siding, eaves, windows, and doors. All accessible exterior doors are tested for proper function and adequate weatherization. Any observed moisture damage, deferred maintenance, or structural issues will be reported. It is always recommended having a more specialized and exhaustive inspection of the home exterior for Wood Destroying Organism damage by a licensed Pest Control contractor.

Exterior Areas

1. Doors

Observations:

- Appeared satisfactory for age and wear.
- Exterior doors were functional at inspection.
- Weatherization should be improved at exterior doors as needed.
- Damaged door and jamb noted at shop/garage, may need to be replaced.
- Recommend adding dead bolt locks where missing for added security.





2. Window Condition

Observations:

- Appeared satisfactory for age and wear.
- Stained/fogged glass observed at front of home, this condition typically means that the insulation seal has failed at the glass, reducing r-value. This condition will only become worse over time if the glass is not replaced.

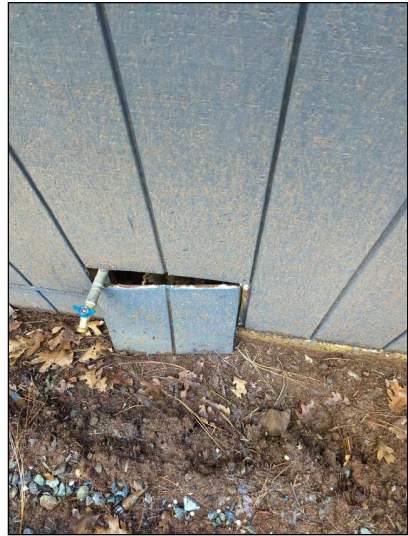
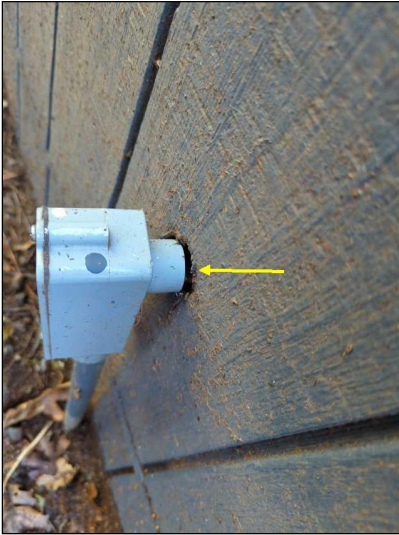


3. Siding Condition

Materials: Wood/wood based siding noted.

Observations:

- Appeared satisfactory for age and wear.
- Evidence of past repairs noted. Consult seller for more information.
- All gaps/cracks/openings at siding should be sealed to prevent moisture/pest intrusion.
- Recommend further evaluation of siding/trim and corrections as needed by a licensed contractor/pest control.
- **Moisture damage observed in a few areas.**



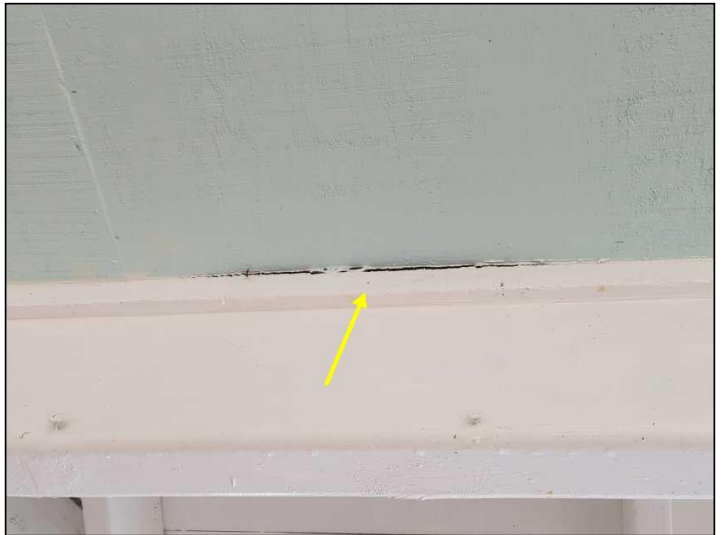


4. Eaves/Fascia

Observations:

- Appeared satisfactory for age and wear.
- Evidence of past repairs/sealing noted. Consult seller for more information.
- Recommend further evaluation with corrections as needed by a licensed contractor/pest control.
- **Moisture damage observed at sections of eaves, and at exposed beams.**

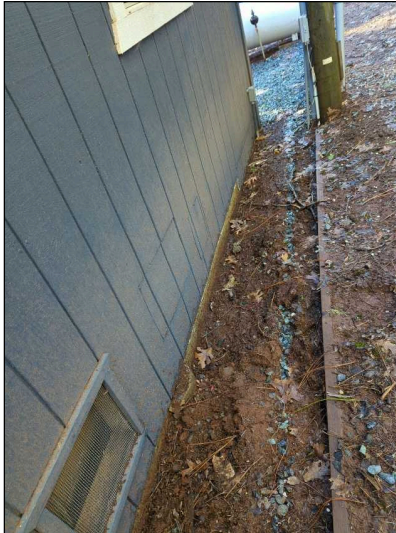




5. Exterior Paint

Observations:

- Appeared satisfactory.
- Staining observed from mud splashback.



Inspection of the grounds includes visual inspection of the property lot, home perimeter, patios/porches, decks/balconies, adjacent vegetation, irrigation controls, plumbing fixtures, electrical fixtures, gas supply equipment, and fences/gates. Accessible electrical outlets & switches are tested for general operation and safety. Exterior faucets are tested for general operation and leaks. The locations of plumbing and irrigation control/shut off valves will be identified and reported.

Grounds

1. Driveway/Walkway Condition

Observations:

- Appeared satisfactory for age and wear.
- Recommend adding rock/gravel at driveway as needed.
- A section of the front walkway is lifting at the joint, should be monitored and improved as needed to prevent potential trip/fall hazard.

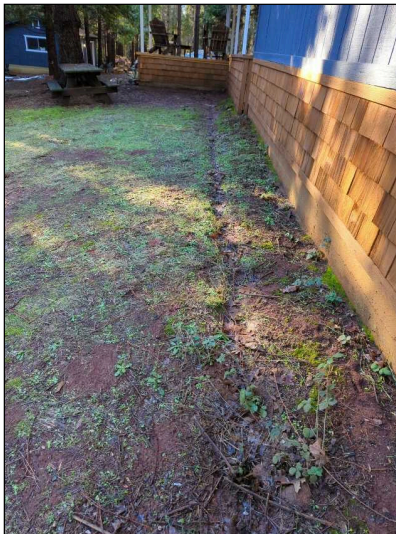
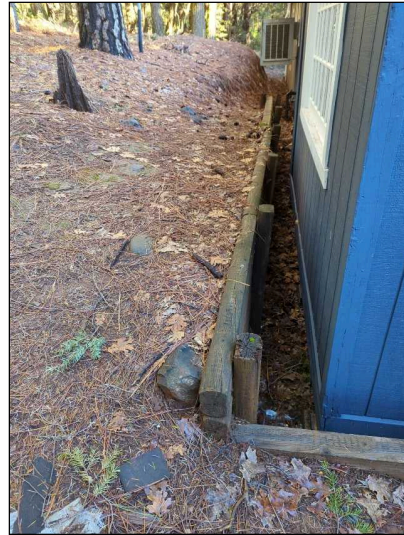




2. Grading/Drainage

Observations:

- Negative grade observed at rear of home.
- Recommend adding landscape rock/gravel at bare soil around home perimeter as needed to help control drainage and erosion.



3. Vegetation

Observations:

- Tree branches observed in contact with utility service cables, should be trimmed away as needed.
- Recommend having trees on this property evaluated and addressed as needed by a licensed specialist.

4. Electrical

Observations:

- Outlet at front porch area tested for no power. Had power in, but no power out.
- Some abandoned electrical observed by small storage shed. Consult seller.
- Recommend further evaluation of grounds and shop/garage electrical with corrections as needed by a licensed electrical contractor.
- **Improper/unprofessional wiring practices observed at well equipment area, missing outlet cover plate noted at shop/garage structure.**



5. GFCI Protection

Observations:

- **No GFCI protection detected at grounds or shop/garage structure. Recommend adding GFCI protection as needed for safety, work should be done by a licensed electrical contractor.**



Not GFCI protected.

6. Main Gas Valve Condition

Location: Propane tank located at left side of home.

Observations:

- Appeared satisfactory.

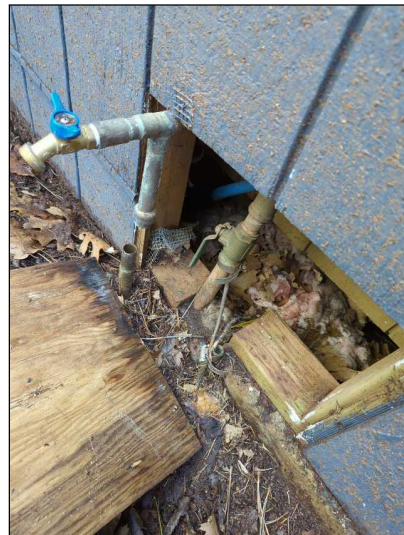
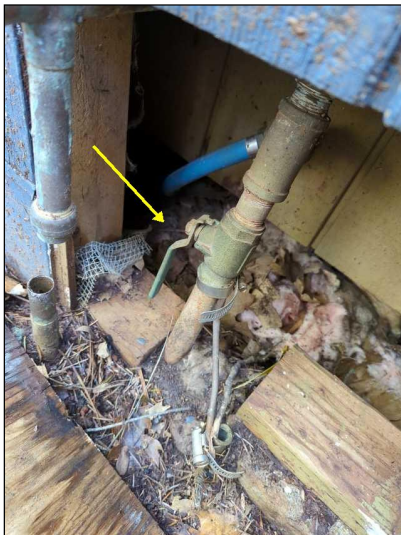


7. Plumbing Condition

Materials: Home is on a private well, and private septic system.

Observations:

- Appeared satisfactory for age and wear, no active leaking observed.
- Water main supply shut off located at rear of home.
- **Active leaking observed at the swamp cooler.**





Float may be stuck at swamp cooler.

8. Water Pressure Test

Observations:

- 38 psi

9. Pressure Regulator

Observations:

- None observed, home is on a well, which is likely on a 40/60 pressure switch.

10. Decks/Balconies

Observations:

- Some general maintenance/repairs needed.
- Recommend having the steps at front deck improved as needed.
- Recommend having hand and guard rails installed.
- Recommend further evaluation and corrections as needed by licensed contractor.





Visible portions of the foundation and foundation perimeter are inspected. Accessible crawl spaces are entered and inspected, but only if they are deemed safe by the inspector. Wet/damp or inadequate crawl spaces are not entered. Crawlspace inspections will include visual inspection of structure, plumbing, and electrical. For older homes, especially homes with raised foundations, it is advised to employ the services of a Licensed Foundation Specialist or Structural Engineer to perform a more specialized and exhaustive inspection of the home foundation system.

Foundation

1. Foundation Structure

Type: Crawlspace noted, access located at

Observations:

- Moisture stains observed at wood members in areas.
- Wood posts observed in contact with soil.
- Modifications to home observed, determining adequacy is beyond the scope of a general home inspection. Part of the home appears to be a trailer/Mobile home. Consult seller.
- Evidence of possible pest intrusion observed.
- The foundation perimeter is anchored at the concrete support walls where visible. Determining adequacy of foundation anchoring is beyond the scope of a general home inspection.
- Some old wood piles noted under the home at left side. These should be removed as to not attract pests.
- As this is a limited scope inspection, it is recommended to have further evaluation of the home foundation system by a licensed contractor.
- Recommend further evaluation and corrections as needed by licensed contractor/pest control.



2. Plumbing Condition.

Observations:

- Evidence of past repairs/updates noted.
- The plumbing under the home appears to have been mostly updated, but some older plumbing remains at the left side.
- Supply pipes under the home should be wrapped/insulated.
- **Active leaking observed under the guest bath, appears to be from the toilet area. Recommend further investigation and corrections as needed by a licensed plumbing contractor.**

3. Electrical Condition.

Observations:

- Appeared satisfactory for age and wear, some loose cables observed, should be secured as needed by a qualified person.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves