PROPERTY INSPECTION REPORT



FOUR POINT
HOME INSPECTION INC.

Four Point Home Inspection Inc
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732 16th St
Inspection Prepared For: Jim Gates
Agent: -
Date of Inspection: 10/24/2023
Year Built: 1928 Size: n/a
Weather: Mild/Dry

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure in accordance to the Standards of Practice from InterNACHI; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. 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.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not present in the home or were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary	3-8
Inspection Details	9-10
Roof	11-17
Exterior Areas	18-20
Crawlspace Foundation	21-24
Grounds	25-30
Electrical	31-35
Heat/AC	36
Water Heater	37-39
Attic	40
Interior Areas	41-44
Kitchen	45-47
Laundry	48-50
Bathroom #1	51-53
Bedroom #1	54-55
Bedroom #2	56-57
Glossary	58

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Roof			
	Page 12 Item: 1	Roof Condition	**-SPLITTING** The asphalt shingle roof had torn or split shingles that may allow roof leakage. This condition can be due to a number of causes. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for repair or replacement. **-GENERAL CONDITION** Roll roofing covering the roof of this home had general severe damage visible at the time of the inspection and was at or near the end of its useful life and you may wish to take this into account in your consideration of this property. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.
	Page 15 Item: 2	Flashings	**-HEADWALL FLASHING** Headwall flashing was improperly installed. This condition may increase the chance of leakage with the potential to cause roof structure damage from wood decay, to damage home materials, or to create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends correction by a qualified roofing contractor.
	Page 16 Item: 3	Plumbing Vent	No flashing was installed at one or more plumbing vents. This condition is improper and increases the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends proper flashing be installed by a qualified contractor.

Exterior Areas			
	Page 18 Item: 1	Siding Condition	The wood siding covering the exterior walls of the home appeared to be at or near the end of its useful life. Before the expiration of your inspection objection deadline, you should consult with a qualified contractor to discuss options and costs for application of a new finish coating.
	Page 18 Item: 2	Soffits & Fascia	**-SOFFITS** Soffit trim was loose and deteriorated in places. Recommend repair and resealing of the soffit to keep out unwanted moisture intrusion and pests. **-FASCIA** Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.
	Page 19 Item: 3	Trim Condition	• Trim loose at the time of the inspection should be re-fastened by a qualified contractor. • Trim was damaged and needed repair. All work should be performed by a qualified contractor.
Crawlspace Foundation			
	Page 22 Item: 2	Foundation Walls	**-WOOD DESTROYING INSECTS** Wood damage visible in the crawlspace walls indicated infestation by wood-destroying insects. The Inspector recommends an inspection be performed by a pest control contractor.
	Page 22 Item: 4	Girders and Posts	The home does not sit on a permanent foundation which is a major structural issues. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this condition evaluated by a structural engineer to determine the options and costs- for stabilization and repair.

	Page 25 Item: 7	Foundation Electrical	• Energized knob and tube wiring visible in the crawlspace was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows: • Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard. • With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard. • Knob and tube wiring is designed to dissipate heat to the surrounding air. When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard. The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.
Grounds			
	Page 27 Item: 5	Pressure Regulator	• The pressure regulator appears to not be functioning due to high water pressure when tested. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI). Recommend repair/replacement by licensed plumber.
	Page 28 Item: 8	Exterior Outlets/GFCI	-EXTERIOR RECEPTACLES One exterior outlet at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection. -EXTERIOR GFCI RECEPTACLES *Safety Improvement*: Electrical receptacles on the exterior appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

Electrical			
	Page 32 Item: 1	Cable Feed Condition	**-CLEARANCE- TREES** The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications. **-GENERAL CONDITION** No flashing was installed at the electrical mast. This condition is improper and increases the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends proper flashing be installed by a qualified contractor.
	Page 33 Item: 2	Electrical Panel	**-PANEL BRAND** The service panel brand was Sylvania. Sylvania service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Sylvania service panels is widely available on the internet. **-SERVICE PANEL INTERIOR** Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.
	Page 35 Item: 4	Panel Wiring	***Safety:*** Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor.

Interior Areas			
	Page 41 Item: 1	Smoke/CO2 Detectors	-SMOKE DETECTORS ***Safety:*** Yellowing of a smoke detector is an indication of age and most likely should be replaced regardless if it is functional. Most Smoke detector manufacturers inject a fire retardant bromine into the plastic of residential smoke detectors, as a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light. Average lifespan of a smoke detector is 8-10 years. -CARBON MONOXIDE DETECTORS ***Safety:*** There is NO carbon monoxide detector in the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
	Page 41 Item: 2	Electrical	An electrical receptacle in the interior living space was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.
	Page 42 Item: 5	Patio Doors	• -GENERAL CONDITION - HINGED DOOR • The door to the exterior in the Dining Room was binding on the jamb and was difficult to close. The Inspector recommends service by a qualified contractor.
	Page 43 Item: 8	Floor Condition	The had severe vinyl floor damage visible at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. The vinyl floor in the Dining Room, Kitchen appeared to have severe damage to the sub floor visible at the time of the inspection. The floor had a sever slope from east to west. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

Kitchen			
	Page 46 Item: 3	Electrical	An electrical receptacle in the kitchen had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor. ***Safety:*** The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.
	Page 47 Item: 4	GFCI	***Safety Improvement***: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.
Laundry			
	Page 49 Item: 4	GFCI	***Safety Improvement***: Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.
	Page 50 Item: 9	Floor Condition	• The laundry room had severe vinyl floor damage visible at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.
Bathroom #1			
	Page 51 Item: 3	Toilets	In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
Bedroom #1			
	Page 55 Item: 9	Closets	• **-WOOD DESTROYING INSECTS** • Wood damage visible in the trim indicated infestation by wood-destroying insects. The Inspector recommends an inspection be performed by a pest control contractor.

Inspection Details

1. Standards of Practice

Information: The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Attendance

Observations:
• Agent present

5. Utilities

Observations:
All utilities were on at the time of the inspection.
-WATER
The home water was supplied from a public source.
-SEWER
The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.
-GAS
The home was fueled by natural gas supplied by a public utility.

Inspection Details (continued)

6. Environmental Hazards

Observations:

-ASBESTOS

Based on the original date of construction of the home, the home building materials may contain asbestos. Asbestos can be found in over 2500 products in the US and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used until 1978 was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your new home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. The presence of asbestos may affect the resale value of your property should future buyers insist on asbestos screening and discover it present in construction materials. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. If asbestos is found, you will be required to disclose its presence if you offer the home for sale.

-LEAD PAINT

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint.
Over time, paint oxidizes and a powder- containing lead- forms on the painted surface.
On the exterior of the home, rain washes this powder into the soil, where toxins become increasingly concentrated as lead accumulates over time.
At the interior, powder for oxidized paint also accumulates on painted surfaces but can find its way onto and into a variety of other parts of a home, including floor-covering materials and furniture. It can be transferred into the human body when these surfaces/materials are touched and then enter the body through the mouth. Obviously this is a concern with children in a home.
Although not as common, eating paint chips is also a potential exposure source.
Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted. To gain an accurate idea of the extent of any potential lead problem would require a full specialist inspection that would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home. Much information about lead paint is available online. The Inspector did not test for lead paint.

-EARTHQUAKE

The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

Inspection Details (continued)

7. Fire Sprinkler Riser/Sprinkler Heads

Observations:

- This home has no fire suppression (fire sprinklers) systems installed.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roof (continued)

1. Roof Condition

Inspection Method:

- Inspected from walking/mounting roof.

Materials:

• The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

• The roof was covered with roll roofing. Roll roofing is composed of a fiberglass mat saturated with asphalt onto one side of which, granules are bonded. The purpose of the granules is to reflect the ultra violet (UV) rays of the sun which would quickly damage the felt/fiberglass backing if it were left unprotected. Roll roofing comes in rolls approximately 3 feet tall and is installed on the roof in overlapping horizontal courses, shingle fashion. The amount of overlap depends upon the degree of roof slope.

Observations:

-GENERAL CONDITION

Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof. Appeared to be adequately protecting the underlying home structure at the time of the inspection.

-LAYERS

The roof had one layer of asphalt shingles installed at the time of the inspection.

-UNDERLAYMENT

The roof had #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

-UNDERLAYMENT CONDITION

The underlayment was hidden beneath the roof-covering material and most was not inspected. The inspector was able to view edges only at representative areas around the perimeter of the roof. The Inspector observed no deficiencies in the condition of the underlayment visible at the edges at time of the inspection.

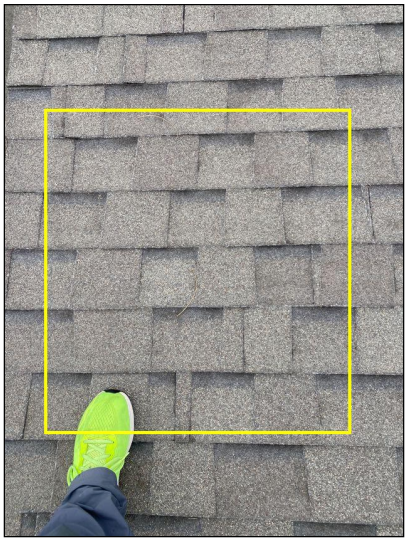
-SPLITTING

The asphalt shingle roof had torn or split shingles that may allow roof leakage. This condition can be due to a number of causes. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for repair or replacement.

-GENERAL CONDITION

Roll roofing covering the roof of this home had general severe damage visible at the time of the inspection and was at or near the end of its useful life and you may wish to take this into account in your consideration of this property. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.

Roof (continued)



Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof.



The asphalt shingle roof had torn or split shingles that may allow roof leakage.



The asphalt shingle roof had torn or split shingles that may allow roof leakage.



The asphalt shingle roof had torn or split shingles that may allow roof leakage.

Roof (continued)



The asphalt shingle roof had torn or split shingles that may allow roof leakage.



The asphalt shingle roof had torn or split shingles that may allow roof leakage.



The asphalt shingle roof had torn or split shingles that may allow roof leakage.



The asphalt shingle roof had torn or split shingles that may allow roof leakage.

Roof (continued)



Roll roofing covering the roof of this home had general severe damage visible at the time of the inspection and was at or near the end of its useful life



Roll roofing covering the roof of this home had general severe damage visible at the time of the inspection and was at or near the end of its useful life

2. Flashings

Observations:

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection includes inspection for condition and proper installation of flashing.

-GENERAL CONDITION

The inspector observed few deficiencies in the condition of roof flashing. Notable exceptions will be listed in this report.

-GENERAL MAINTENANCE

Routine Maintenance: Satellite dish mounted on roof. Maintenance is suggested as on an annual bases to seal the bolts that hold the dish in place to help prevent your roof the risk for water damage.

-DRIP/EDGE FLASHING

The inspector observed no deficiencies when inspecting roof edge flashing.

-HEADWALL FLASHING

Headwall flashing was improperly installed. This condition may increase the chance of leakage with the potential to cause roof structure damage from wood decay, to damage home materials, or to create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends correction by a qualified roofing contractor.

Roof (continued)



Monitor: Corrosion observed, no leaks detected at the time of inspection. Supply pipe exhibited a level of corrosion exceeding what would normally be expected, corrosion will shorten the expected long-term service life of the pipe. Have a qualified plumbing contractor correct as appropriate.



Headwall flashing was improperly installed.

3. Plumbing Vent

Observations:

-PLUMBING VENT FLASHING CONDITION

The inspector observed few deficiencies in the condition of the plumbing vents. Notable exceptions will be listed in this report.

Maintenance Needed: Plumbing vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure. Recommend re-sealing all through the roof vents and projections as a part of routine maintenance to prevent unwanted moisture intrusion.

No flashing was installed at one or more plumbing vents. This condition is improper and increases the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends proper flashing be installed by a qualified contractor.

Roof (continued)



Maintenance Needed: Plumbing vent flashings are mastic covered and some are *showing signs of cracked mastic/mastic deterioration* from sun exposure.



No flashing was installed at one or more plumbing vents.

4. Combustion Vent

Observations:

-COMBUSTION FLASHING CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent flashings for a combustion appliance.

-VENT CONDITION

The inspector observed no deficiencies when inspecting the exhaust vent caps for a combustion appliance.

5. Gutters

Observations

-SYSTEM DESCRIPTION

Improvement: Only portions of the roof had gutters and downspouts installed. The Inspector recommends installation of a full gutter system to help protect the home structure and occupants.

-GUTTER MATERIAL

Gutters and downspouts were fabricated from galvanized metal.

-GUTTERS

The Inspector observed no deficiencies in the condition of the gutters.

-DOWNSPOUTS

The Inspector observed no deficiencies in the condition of the downspouts.

6. Chimney

Observations None present.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

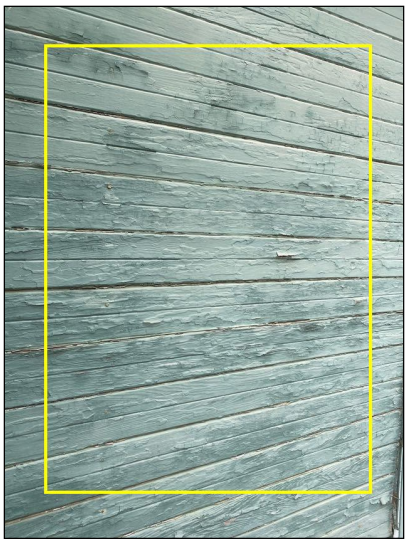
1. Siding Condition

Materials: Wood siding, wood frame construction.

Observations:

-GENERAL CONDITION

The wood siding covering the exterior walls of the home appeared to be at or near the end of its useful life. Before the expiration of your inspection objection deadline, you should consult with a qualified contractor to discuss options and costs for application of a new finish coating.



The wood siding covering the exterior walls of the home appeared to be at or near the end of its useful life.



The wood siding covering the exterior walls of the home appeared to be at or near the end of its useful life.

2. Soffits & Fascia

Observations:

-GENERAL DESCRIPTION

The soffit is part of the overhang where your roof meets your exterior wall.
The fascia is the attractive board along the side of the overhang and the roof that helps your roof appear finished.

-SOFFITS

Soffit trim was loose and deteriorated in places. Recommend repair and resealing of the soffit to keep out unwanted moisture intrusion and pests.

-FASCIA

Moisture damage, wood rot, observed. Refer to pest report for further details and repair damage as needed.

Exterior Areas (continued)



Soffit trim was loose and deteriorated in places.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.



Moisture damage, wood rot, observed.

3. Trim Condition

Materials: Exterior trim was constructed of wood.

Observations:

- Trim loose at the time of the inspection should be re-fastened by a qualified contractor.
- Trim was damaged and needed repair. All work should be performed by a qualified contractor.

Exterior Areas (continued)



Trim was damaged and needed repair.



Trim loose at the time of the inspection should be re-fastened by a qualified contractor.



Trim loose at the time of the inspection should be re-fastened by a qualified contractor.

4. Exterior Paint

Observations:

• ***Maintenance Needed:*** Peeling paint observed throughout the exterior of the home, suggest scraping and painting as necessary.

Exterior Areas (continued)



Maintenance Needed: Peeling paint observed throughout the exterior of the home, suggest scraping and painting as necessary.

5. Doors

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

6. Window Condition

Materials: The home had single pane Aluminum windows.

Observations:

-GENERAL CONDITION

Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

Crawlspace Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Crawlspace Foundation (continued)

1. Location Access

Observations:

• This crawlspace was accessed through a foundation door at the West side of the home.

2. Foundation Walls

Observations:

-WOOD DESTROYING INSECTS

Wood damage visible in the crawlspace walls indicated infestation by wood-destroying insects. The Inspector recommends an inspection be performed by a pest control contractor.



Wood damage visible in the crawlspace walls indicated infestation by wood-destroying insects.

3. Foundation Floor

Observations:

-FLOOR MATERIAL

The crawlspace had a dirt floor.

-SOIL COVER

No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

4. Girders and Posts

Observations:

The home does not sit on a permanent foundation which is a major structural issues. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this condition evaluated by a structural engineer to determine the options and costs- for stabilization and repair.

Crawlspace Foundation (continued)



The home does not sit on a permanent foundation.



The home does not sit on a permanent foundation.



5. Sub Flooring

Observations:

-FLOOR STRUCTURE MATERIALS

The floor structure consisted of 1x6 wood board subfloor installed over conventional joists resting on the concrete foundation.

-GENERAL CONDITION

The sub floor had areas of localized advanced decay that appeared to be connected with plumbing fixture leakage. At the time of the inspection, the moisture meter showed no elevated moisture levels in framing at these areas, indicating that leaking plumbing fixtures have been repaired.

Crawlspace Foundation (continued)

6. Foundation Plumbing

Observations:

-WATER SUPPLY PIPE MATERIAL

3/4" copper no insulation.

Monitor: Water supply pipes in the home were galvanized steel. This pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement.

-WATER SUPPLY PIPE CONDITION

Monitor: Corrosion observed, no leaks detected at the time of inspection. Supply pipe exhibited a level of corrosion exceeding what would normally be expected, corrosion will shorten the expected long-term service life of the pipe. Have a qualified plumbing contractor correct as appropriate.

-PLUMBING WASTE PIPE MATERIAL

ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping.

Cast Iron Plumbing vent piping.

-PLUMBING WASTE PIPE CONDITION

The Inspector observed no deficiencies in the condition of ABS plumbing pipes visible in the crawlspace at the time of the inspection.

The Inspector observed no deficiencies in the condition of Cast iron plumbing pipes visible in the crawlspace at the time of the inspection.



Monitor: Corrosion observed, no leaks detected at the time of inspection.

Crawlspace Foundation (continued)

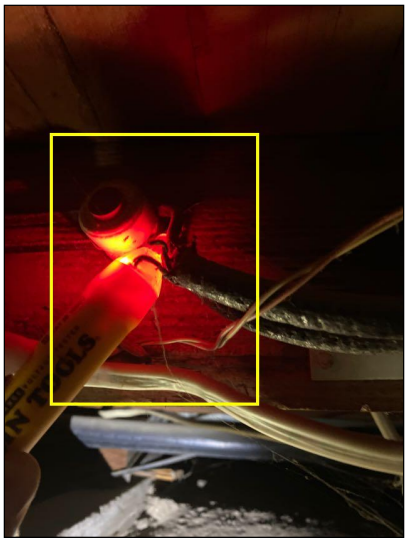
7. Foundation Electrical

Observations:

• Energized knob and tube wiring visible in the crawlspace was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:
• Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
• With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
• Knob and tube wiring is designed to dissipate heat to the surrounding air.
When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard.
The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.



Energized knob and tube wiring visible in the crawlspace.



Energized knob and tube wiring visible in the crawlspace.

8. Insulation Condition

Observations:

• ***Improvement:*** No insulation was installed in the unheated crawlspace. Insulation of insulation will help reduce heating costs.

Grounds

Inspection of the property grounds typically includes:
- adequate exterior surface drainage;
- driveway and walkways;
- identification of features that introduce moisture to soil near the foundation;
- window wells;
- exterior electrical components;
- exterior plumbing components;

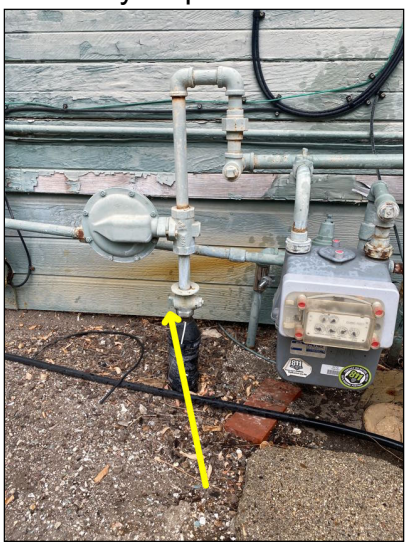
Grounds (continued)

- potential tree problems; and
- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

1. Main Gas Valve Condition

Location: Main gas shut off located at outside meter - South side.
Observations:
• The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.



Main gas shut off to the home.

2. Main water shut off valve

Observations: ***Safety improvement***:The inspector was unable to locate a main water shut-off close to the home. You should ask the seller about its location. A main water shut-off should be located in close proximity of the home and easily accessible for safety reasons. The Inspector recommends tagging of the main shut-off valve and/or having one installed by a qualified plumbing contractor.

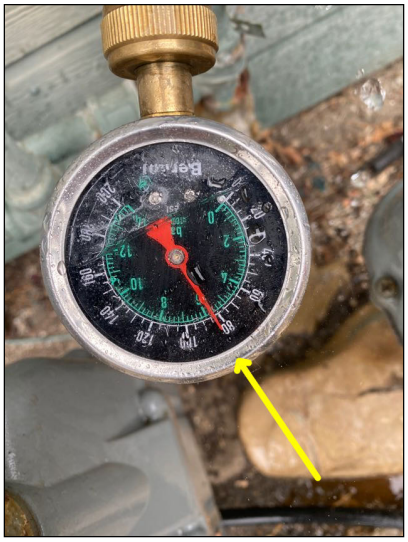
3. Water Supply Condition

Materials: Galvanized piping noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.
The main water supply pipe was three-quarter inch galvanized pipe. This is an outdated material and as corrosion reduces the diameter of the pipe interior, water flow will be increasingly restricted. All galvanized pipe in the home may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified plumbing contractor to discuss options and costs for replacement.

4. Water Pressure

Observations:
• ***Monitor:*** High pressure: Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.
• Home water pressure measured 85 pounds per square inch (psi) at the time of the inspection.

Grounds (continued)



Home water pressure measured 85 pounds per square inch (psi) at the time of the inspection.

5. Pressure Regulator

Observations:

• The water distribution system was equipped with a pressure regulator. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI).

• The pressure regulator appears to not be functioning due to high water pressure when tested. A pressure regulator is designed to regulate water pressure from the city water supply to between 25-75 PSI (they are factory set at 50 PSI). Recommend repair/replacement by licensed plumber.



The pressure regulator appears to not be functioning due to high water pressure when tested.

6. Exterior Faucet Condition

Location: North side of house. • South side of house.

Observations:

-GENERAL CONDITION

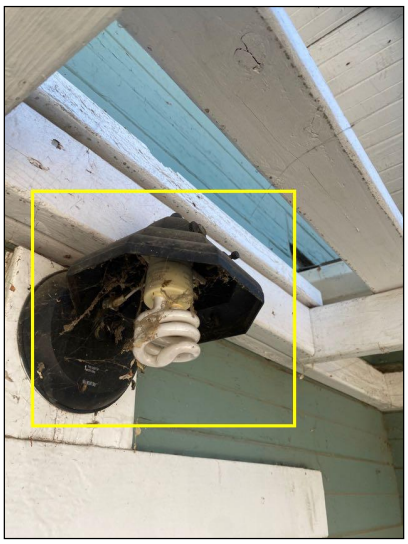
At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

Grounds (continued)

7. Exterior Lighting

Observations: Most exterior lighting was observed with no deficiencies and functional. Exceptions will be listed in this report.

Maintenance: A light fixture was missing the globe cover leaving the light bulb exposed.



Maintenance: A light fixture was missing the globe cover leaving the light bulb exposed.

8. Exterior Outlets/GFCI

Observations:

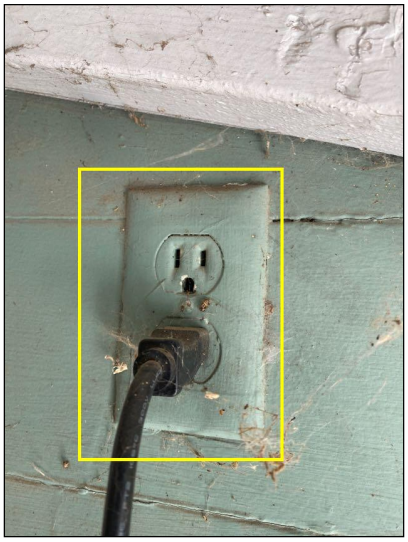
-EXTERIOR RECEPTACLES

One exterior outlet at the home was not protected from weather. Recommend upgrading outlet to have proper weather protection.

-EXTERIOR GFCI RECEPTACLES

Safety Improvement: Electrical receptacles on the exterior appeared to have no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

Grounds (continued)



One exterior outlet at the home was not protected from weather.

9. Grading

Observations:

-BUILDING SITE GRADE

The building site was relatively level and flat.

-GENERAL CONDITION

No major system safety or function concerns of the grading noted at time of inspection.

10. Driveway and Walkway Condition

Materials: Gravel driveway noted. • Concrete sidewalk noted.

Observations:

-GENERAL CONDITION

Driveway/Walkway in good shape for age and wear.

-MAINTENANCE

Routine Maintenance: There are minor predictable and common ruts and holes in the gravel driveway. Monitor these areas for further movement and repair as needed.

-SETTLING/HEAVING

Safety: Moderate settling of soil beneath the walkways appeared to be due to inadequate compaction at the time of original construction that has created a trip hazard. Most settling takes place in the first few years after original construction, after which settling stops and soil in the affected area becomes stable.

Grounds (continued)



Safety: Moderate settling of soil beneath the walkways appeared to be due to inadequate compaction at the time of original construction that has created a trip hazard.

11. Fence Condition

Materials:

-FENCES

Fences were made of wood.

-GATES

The gates were made of wood.

Observations:

-FENCING CONDITION

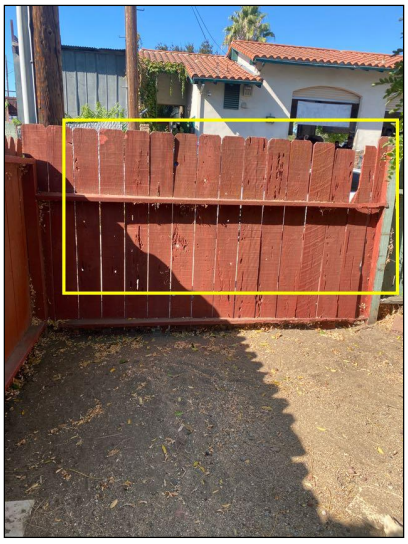
Fences were old and in disrepair. The inspector recommends maintenance be performed.

-GATE CONDITION

The inspector observed no deficiencies in the condition of the gates. Structural assembly inaccessible.



Fences were old and in disrepair. The inspector recommends maintenance be performed.



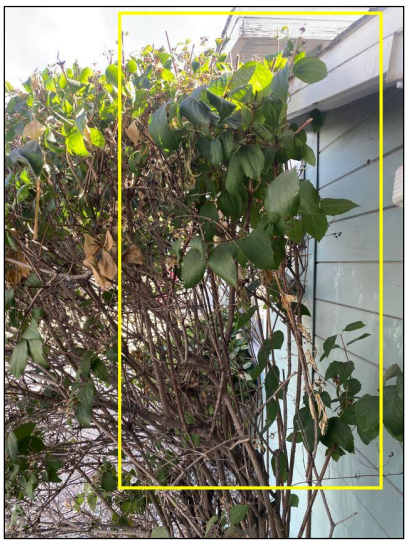
Fences were old and in disrepair. The inspector recommends maintenance be performed.

Grounds (continued)

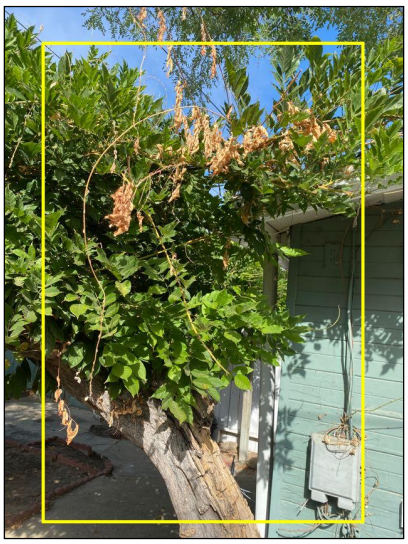
12. Vegetation Observations

Observations:

• ***Monitor***: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.



Monitor: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.



Monitor: Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.

13. Sprinklers

Observations:

• Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

• The sprinkler system operates with a control panel located on the exterior of the home.

Electrical

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:
- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

Electrical (continued)

1. Cable Feed Condition

Type:
The electrical service was supplied by overhead service cables.
Observations:
-CLEARANCE- TREES
The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

-GENERAL CONDITION
No flashing was installed at the electrical mast. This condition is improper and increases the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends proper flashing be installed by a qualified contractor.



The overhead service-drop conductors had inadequate clearance from tree branches.



No flashing was installed at the electrical mast.

Electrical (continued)

2. Electrical Panel

Main Location: Exterior of structure. • South side of the house.
Observations:

-PANEL BRAND

The main service panel brand was .

-CABINET EXPOSURE TYPE

The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

-ELECTRICAL METER

The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

-TYPE of DISCONNECT

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

-BRANCH CIRCUIT DIRECTORY

Safety Improvement: The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.

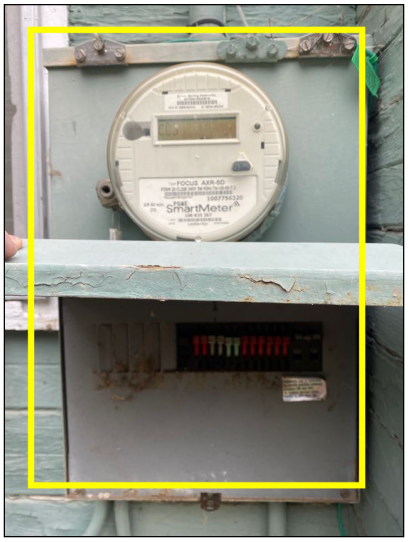
-PANEL BRAND

The service panel brand was Sylvania. Sylvania service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Sylvania service panels is widely available on the internet.

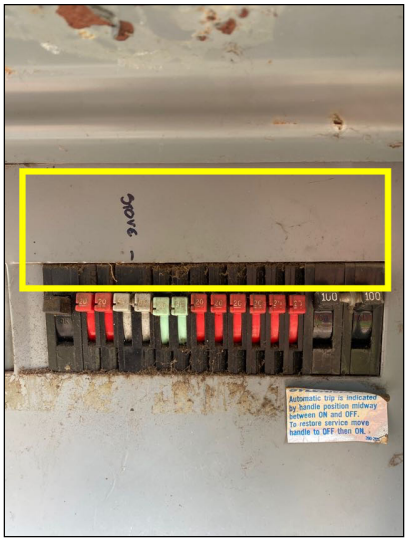
-SERVICE PANEL INTERIOR

Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.

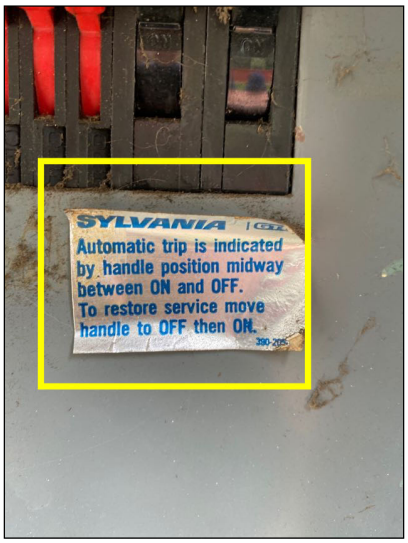
Electrical (continued)



Main electrical service panel to the home.



Safety Improvement: The Circuit Directory label identifying individual electrical circuits was missing from the service panel.



The service panel brand was Sylvania.



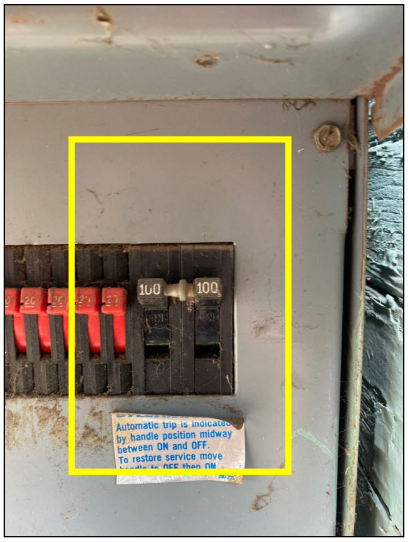
Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel.

3. Main Breaker Condition

Observations:

- The main amp breaker is rated at 100 AMPS.
- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

Electrical (continued)



Main electrical shut off to the home

4. Panel Wiring

Observations:

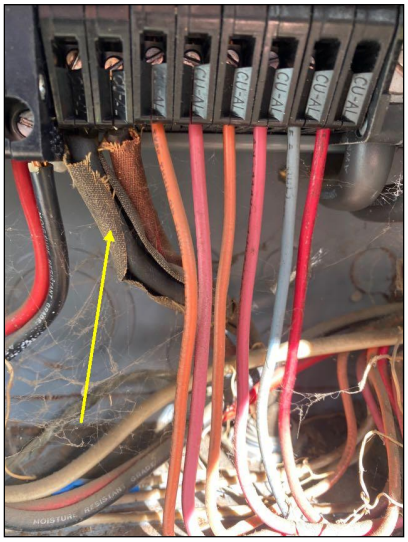
-WIRE TYPE

The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

-GENERAL CONDITION

At the time of the inspection, the Inspector observed few deficiencies in the condition of circuit wires in the electrical service panel. Notable exceptions are listed.

Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor.



Safety: Electricity in the home was distributed through old wiring insulated with cloth insulation. Due to its age, this wiring should be evaluated by a qualified electrical contractor.

5. Breakers

Observations:

-GENERAL CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

Heat/AC

1. Heating/Cooling System Type

Observations:
- The home had a wall furnace for heating the home.

2. Heater Condition

Heater Location: The wall heater is located in the family room.
Heater Type: The furnace was gas-fired, mid-efficiency, forced-air.
Observations:
Manufacture:Williams
Manufacture Date: 1996

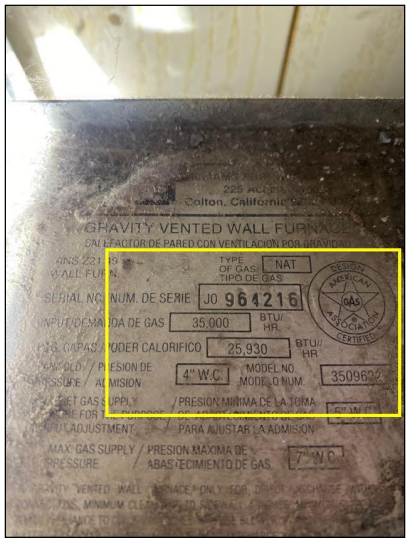
-TYPE

Home heating included one or more gas-fired wall heater.

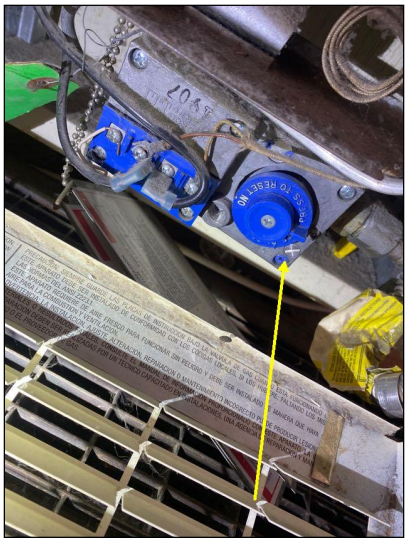
-WALL HEATER CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fired wall heater(s).

A gas-fired wall heater in the Family Room was off at controls and not tested. The inspector recommends that the heater be evaluated by a qualified HVAC technician.



Heater model and serial number



A gas-fired wall heater in the Family Room was off at controls and not tested.

Heat/AC (continued)

3. Heater Enclosure

Observations:

• No major system safety or function concerns noted at time of inspection.

4. Venting

Observations:

-VENTING MATERIALS

Metal double wall chimney vent pipe noted.

-VENTING OBSERVATIONS

At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

5. Gas Valves

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

6. AC Compress Condition

Observations: **-WINDOW-MOUNTED AC**

The window-mounted air-conditioning unit appeared to be in serviceable condition at the time of the inspection and produced cool air. Inspection of window-mounted air-conditioning units is limited to confirmation of proper operation.



Water Heater

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - The quality of the water heater - The chemical composition of the water - The long-term water temperature settings - The quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater (continued)

1. Water Heater Condition

Heater Type:

-GAS-FIRED WATER HEATER

This water heater was gas-fired.Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Location: The heater is located in the exterior closet.

Observations: Manufacture:AO Smith

Manufacture Date: 03/2020

-GENERAL CONDITION/OPERATION

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Water heater model and serial number

2. Number Of Gallons

Observations:

- 30 gallons

3. Plumbing

Materials: Galvanized

Observations:

- ***Monitor:*** Corrosion observed, no leaks detected at the time of inspection. Supply pipe exhibited a level of corrosion exceeding what would normally be expected, corrosion will shorten the expected long-term service life of the pipe. Have a qualified plumbing contractor correct as appropriate.

4. TPRV

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

Water Heater (continued)

5. TPR Discharge Line Condition

Materials: Copper

Observations:

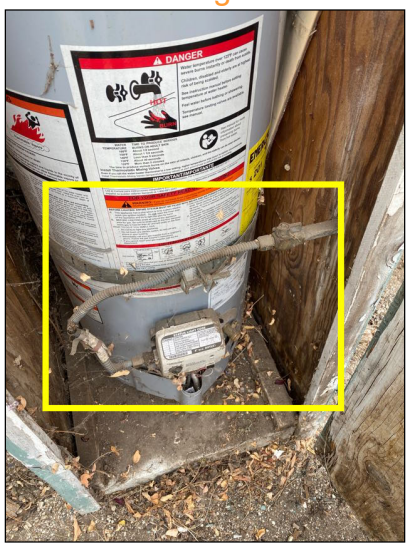
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

6. Gas Valve/Supply

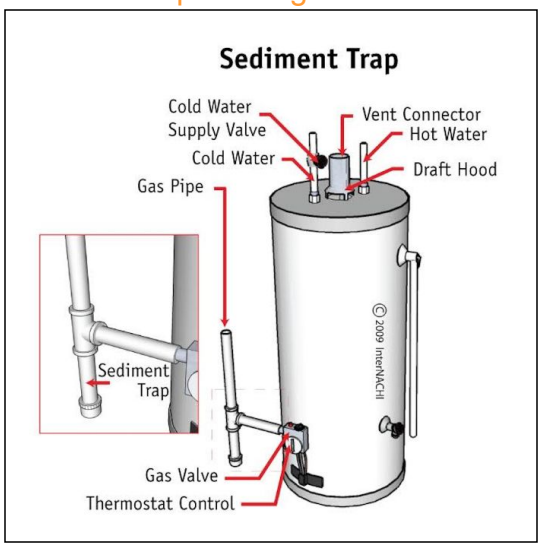
Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the shut off valve or visible gas supply pipes.

• ***Improvement:*** The gas supply pipe contained no sediment trap. The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local contractor concerning the advisability of installing a sediment trap in the gas line.



Improvement: The gas supply pipe contained no sediment trap.



The purpose of a sediment trap is to prevent sediment or debris particulates from entering and clogging the water heaters gas valve

7. Combustion Vent/Air Supply

Observations:

-COMBUSTION VENT CONDITION

The combustion exhaust vent for this gas-fired water heater had no major system safety or function concerns noted at time of inspection.

-COMBUSTION EXHAUST

Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

8. Overflow Drip Pan

Observations: ***Improvement:*** Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

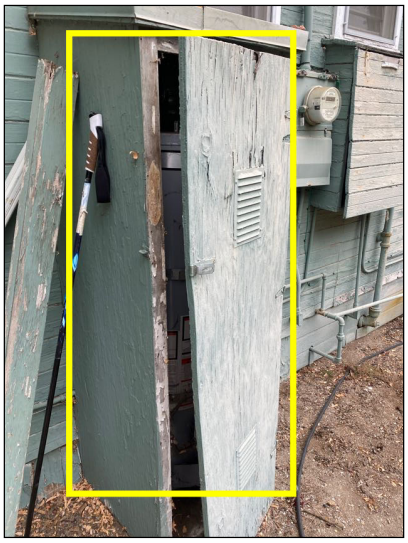
Water Heater (continued)

9. Strapping

Observations:
• This water heater was fastened securely with the required two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to prevent any movement of the unit.

10. Heater Enclosure

Observations: The water heater enclosure is damaged from age and in need of repairs.



The water heater enclosure is damaged from age and in need of repairs.

Attic

Inspection of the attic typically includes visual examination the following:
- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

1. Access Observation

Location: No attic present.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke/CO2 Detectors

Observations:

-SMOKE DETECTORS

Safety: Yellowing of a smoke detector is an indication of age and most likely should be replaced regardless if it is functional. Most Smoke detector manufacturers inject a fire retardant bromine into the plastic of residential smoke detectors, as a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light. Average lifespan of a smoke detector is 8-10 years.

-CARBON MONOXIDE DETECTORS

Safety: There is NO carbon monoxide detector in the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.



Safety: Yellowing of a smoke detector is an indication of age and most likely should be replaced regardless if it is functional.

2. Electrical

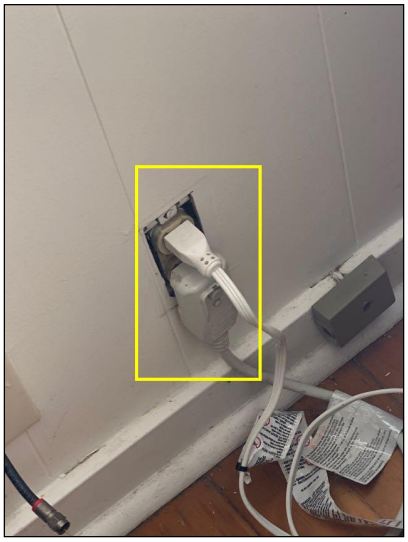
Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

An electrical receptacle in the interior living space was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.

Interior Areas (continued)



An electrical receptacle in the interior living space was missing a cover plate.



An electrical receptacle in the interior living space was missing a cover plate.

3. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

4. Doors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

5. Patio Doors

Observations:

• -GENERAL CONDITION - HINGED DOOR

• The door to the exterior in the Dining Room was binding on the jamb and was difficult to close. The Inspector recommends service by a qualified contractor.



The door to the exterior in the Dining Room was binding on the jamb and was difficult to close.

Interior Areas (continued)

6. Screen Doors

Observations:
• Sliding door screen is damaged.



Sliding door screen is damaged.

7. Window Condition

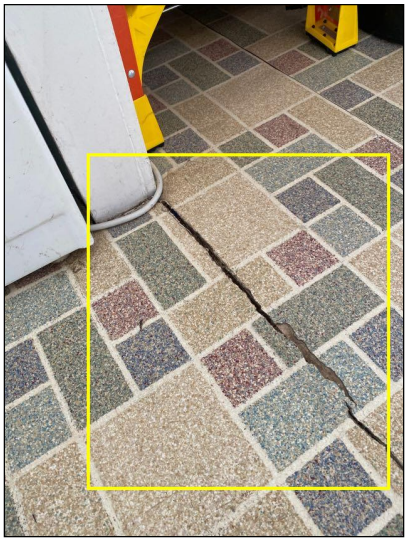
Materials: Aluminum framed sliding window noted. • Aluminum framed awning window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

8. Floor Condition

Flooring Types: Hardwood flooring is noted. • Sheet vinyl flooring is noted.
Observations:
The had severe vinyl floor damage visible at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

The vinyl floor in the Dining Room, Kitchen appeared to have severe damage to the sub floor visible at the time of the inspection. The floor had a sever slope from east to west.
The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

Interior Areas (continued)



The had severe vinyl floor damage visible at the time of the inspection.



The vinyl floor in the Dining Room, Kitchen appeared to have severe damage to the sub floor visible at the time of the inspection. The floor had a sever slope from east to west.

9. Wall Condition

Materials: Plaster walls noted. • Walls are clad in paneling.
Observations: Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the interior areas.

10. Ceiling Condition

Materials: Plaster ceilings noted. • Acoustic grid and tile ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

11. Ceiling Fans

Observations:
- None.

12. Closets/Cabinets

Observations: None.

13. Door Bell

Observations:
• Operated normally when tested.



Kitchen

Inspection of kitchens typically includes the following:
ROOM
- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES
- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS
- exterior and interior
- door and drawer

SINK
- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL
- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

1. Cabinets

Observations:
-GENERAL CONDITION
At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

2. Counter Condition

Materials: Plastic laminate tops noted.
Observations:
-GENERAL COUNTERTOPS
At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

Kitchen (continued)

3. Electrical

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

An electrical receptacle in the kitchen had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Safety: The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles are replaced with grounded receptacles by a qualified contractor.



An electrical receptacle in the kitchen had an open ground.



An electrical receptacle in the kitchen had an open ground.



Safety: The home contained outdated, ungrounded 2-prong electrical receptacles.

Kitchen (continued)

4. GFCI

Observations:

Safety Improvement: Electrical receptacles in the Kitchen appeared to have no Ground Fault Circuit Interrupter (GFCI) protection.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

5. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

6. Sinks

Observations:

-KITCHEN SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

-KITCHEN SINK FAUCET

The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

-KITCHEN SINK SUPPLY PIPES

No water shut-offs were installed beneath the kitchen sink. This condition will complicate faucet repairs. The Inspector recommends having hot and cold water shut-offs installed. All work should be performed by a qualified contractor.

-KITCHEN SINK DRAIN

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of drain in the kitchen.

The kitchen sink had functional flow and functional drainage at the time of the inspection.

7. Garbage Disposal

Observations:

• The kitchen had no garbage disposal installed.

8. Dishwasher

Observations:

• None present.

9. Range/Oven/Cooktop Condition

Observations: **-ELECTRIC RANGE**

The Inspector observed no deficiencies in the condition and operation of the electric range.
The self-cleaning feature was not tested.

Kitchen (continued)

10. Vent Condition

Hood Type: The exhaust vent of the range hood discharged exhaust to the home exterior.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan only.

11. Floor Condition

Materials: Sheet vinyl flooring is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the kitchen.

12. Ceiling Condition

Materials: Plaster ceilings noted.
Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

13. Wall Condition

Materials: Plaster walls noted. • Walls are clad in paneling.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

14. Window Condition

Materials: Aluminum louvers noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.



Laundry

Inspection of the laundry room typically includes examination of the following:
- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

1. Locations

Locations: In the kitchen area

Laundry (continued)

2. Washing Machine Supply

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of washing machine supply plumbing in the laundry room.

3. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

4. GFCI

Observations:

Safety Improvement: Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

5. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

6. Dryer Vent

Observations:

-VENT CONDITION

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust duct.

7. Gas Valves

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas shut off valve or visible gas supply pipes.

8. Exhaust Fan

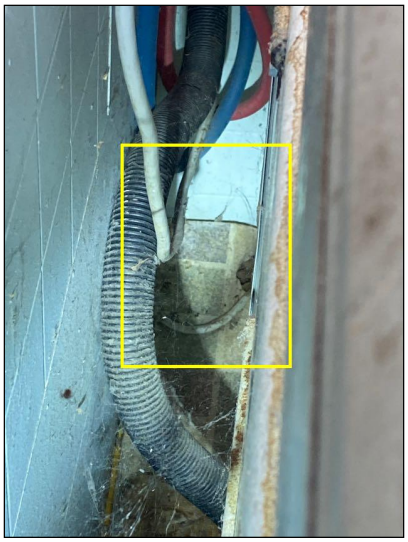
Observations:

• ***Note:*** Although the laundry room had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials, shower tile detachment, and microbial growth. Consider installation of an exhaust fan in the laundry room to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

Laundry (continued)

9. Floor Condition

Materials: Sheet vinyl flooring is noted.
Observations:
• The laundry room had severe vinyl floor damage visible at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.



The laundry room had severe vinyl floor damage visible at the time of the inspection.

10. Wall Condition

Materials: Plaster walls noted.
Observations:
• Although some areas not accessible due to stored personal items or appliances at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in the laundry room.

11. Ceiling Condition

Materials: Plaster ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

12. Doors

Observations:
• None.

13. Window Condition

Materials: Aluminum louvers noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

Bathroom #1

1. Locations

Locations: Main Floor Bathroom

2. Sinks

Observations:

-SINK CONDITION

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the bathroom sink.

-FAUCET

The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

-SUPPLY PIPES

The supply pipes to the wash basin appeared to be in serviceable condition at the time of the inspection.

-DRAIN

The bathroom sink drain appeared to be in serviceable condition at the time of the inspection.

The bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Toilets

Observations: The toilet in this bathroom was flushed and operated in a satisfactory manner.

Toilet flow rate is 1.6 gallons per minute "GPM" (Does NOT meet current California's Title 20 Water Efficiency Standards 1.28 GPM)

In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.



In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

Bathroom #1 (continued)

4. Showers

Observations:

-SHOWER BASE

The shower base has no major system safety or function concerns noted at time of inspection.

-FLOW/DRAINAGE

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

-SHOWER FAUCET

The shower faucet appeared to be in serviceable condition at the time of the inspection.

5. Shower Wall

Materials: Ceramic tile noted.

Observations:

• The shower walls has no major system safety or function concerns noted at time of inspection.

6. Bath Tubs

Observations: None.

7. Electrical

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

8. GFCI

Observations: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

9. Light Fixture Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

10. Exhaust Fan

Observations:

• ***Improvement:*** Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as deterioration of materials, shower tile detachment, and microbial growth. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

11. Doors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

Bathroom #1 (continued)

12. Window Condition

Materials: Wood framed awning window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.

13. Floor Condition

Materials: Hardwood flooring is noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

14. Wall Condition

Materials: Plaster walls noted. • Walls are clad in paneling.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bathroom.

15. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

16. Counter condition

Observations:
• None, pedestal sink installed.

17. Cabinets

Observations: None, pedestal sink installed.

18. Mirrors

Observations:
• No deficiencies observed.

19. Heating

Observations:
• No Central heating noted in this room at the time of the inspection.

Bedroom #1

1. Locations

Locations: North East # 1

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Hardwood flooring is noted.
Observations:
• Wood floors in this bedroom exhibited areas of moderate surface wear. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

5. Wall Condition

Materials: Walls are clad in paneling.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

6. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.
Observations:
• Ceilings in this bedroom exhibited evidence of poor drywall installation. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction and repair.

Bedroom #1 (continued)



Ceilings in this bedroom exhibited evidence of poor installation.

7. Ceiling Fans

Observations:
• None present.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

Observations:
• **-WOOD DESTROYING INSECTS**
• Wood damage visible in the trim indicated infestation by wood-destroying insects. The Inspector recommends an inspection be performed by a pest control contractor.



Wood damage visible in the trim indicated infestation by wood-destroying insects.

Bedroom #1 (continued)

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old and deteriorated single pane windows. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.



Bedroom #2

1. Locations

Locations: North West # 2

2. Electrical

Observations: Although some outlets were not accessible due to stored personal items in the way at the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Smoke Detectors

Observations:
• ***Safety Improvement:*** No Smoke detectors installed. The Inspector recommends installing a smoke detector to provide improved fire protection for bedroom areas. Generally-accepted current safety standards recommend smoke detectors be installed in all bedrooms.

4. Floor Condition

Flooring Types: Hardwood flooring is noted.
Observations:
• Wood floors in this bedroom exhibited areas of moderate surface wear. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

5. Wall Condition

Materials: Walls are clad in paneling.
Observations:
• Although some areas not accessible due to stored personal items at the time of the inspection, the Inspector observed no deficiencies in the condition of the visible walls in this bedroom.

Bedroom #2 (continued)

6. Ceiling Condition

Materials: Acoustic grid and tile ceilings noted.
Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

7. Ceiling Fans

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

8. Light Fixture Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the light fixture.

9. Closets

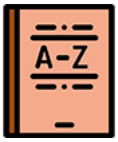
Observations:
• The closet is in serviceable condition.

10. Doors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

11. Window Condition

Materials: Aluminum framed sliding window noted.
Observations:
-GENERAL CONDITION
Windows in the home were generally old, deteriorated and did not operate well. Although they are functional windows appear to be original from when the home was built. The Inspector recommends that before the expiration of your Inspection Objection Deadline you may want to consult with a qualified contractor to discuss options and costs for replacement.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
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.