

INSPECTION REPORT



CRI
Chris Rippy Inspections



1492 Via Coronel, Palos Verdes Estates, CA 90274
Inspection prepared for:
Real Estate Agent: Nancy Deperez - Century 21

Date of Inspection: 7/1/2022

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RIPPYINSPECTIONS.COM

- SERVING ALL OF SOUTH

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. The summary is not a complete list of all the findings 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 issues. All repairs should be done by a licensed & bonded professional. We recommend obtaining a copy of all receipts, warranties and permits for the completed work

The summary is not the entire report. Our inspection reports can range up to but not limited to over 100 pages of information including color photos.

- Looking for help with cost of repairs? Here is a helpful website: <https://www.homewyse.com> (You're welcome!) -

A Home inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to the Client and Inspector prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visual and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exist or could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portions of the structure; inspections 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 codes. 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.

All Recommendations for further evaluation and repairs should be performed before expiration of your Contingency Period and Before the Close of Escrow.

And now, a word from Chris...

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the-cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We're only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we then may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want you to understand what an inspection is, and what it is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

SIGNIFICANCE OF TEXT:

- **Red Text**- Denotes a comment of a significant defect or finding in components and/or conditions which needs relatively quick attention, repair, or replacement. We recommend to hire a qualified contractor, specialist(s), or technician(s) for further evaluation and repairs for items listed in the report. These comments are also duplicated at the report summary page(s).

- **Black Text**- Denotes observations and information regarding the condition of the systems and components of the structure. This includes comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

- **BLUE**: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

- **ORANGE**: Minor defects and general findings.

- **GREEN**: Recommendations and maintenance.

Heating Ventilation Air Conditioning

Page 6 Item: 1	Heating System Condition	<p>1.2. Service shut off; recommend evaluation as needed by a California state licensed HVAC technician when service is restored.</p> <p>1.3. The heating units are approaching their designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of these units.</p>
Page 8 Item: 2	Heater Base	2.2. Evidence of moisture intrusion observed.
Page 10 Item: 7	Thermostats	7.2. Thermostat was difficult to operate at the time of inspection. Recommend replacement.

Water Heater/Tankless Systems

Page 11 Item: 1	Base/Support	1.2. Damaged base observed.
Page 15 Item: 11	Strapping/Securement	11.2. Recommend bracing at rear to secure unit.

Electrical Service Panels

Page 16 Item: 2	Electrical Panel Observations	<ul style="list-style-type: none"> • Evidence of moisture intrusion. Recommend evaluation and correction by a California state licensed electrician. • Knockouts need snap-in caps inside panel box. Should be installed to panel box to avoid potential electrocution hazard.
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Roof

Page 22 Item: 3	Roof Condition	<ul style="list-style-type: none"> • ** Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a California state licensed roofing contractor. ** • Clean roof areas: Significant amounts of organic debris evident. • Recommend trimming tree back away from roof. • Cracked/broken tiles observed.
Page 24 Item: 4	Roof Flashing/Protrusions & Intersections	4.3. Missing kick out flashing. Recommend evaluation and correction by a California state licensed roofer.
Page 25 Item: 7	Spark Arrestor/Rain Hood	7.1. No rain cap observed. Recommend installation.
Page 26 Item: 8	Rain Gutters/Roof Drainage Systems	<p>8.2. All the gutters should be evaluated for correct pitch in installation by a qualified installer.</p> <p>8.3. Downspouts missing; recommend installation.</p>



Inspection and Site Details

1. Time of Inspection

- 2:30 PM

2. Residence Type/Style

Single Family Residence

3. Garage

- Attached 3-Car Garage

4. Bedrooms

- Bedrooms 5

5. Bathrooms

- Bathrooms 4

6. Square Footage

- Approximately (As listed on MLS) : 3783 sqft

7. Direction

- For the purpose of this report the building is considered to be facing West

8. Age of Home

- Built In: (As listed on MLS) : 1976

9. Lot Size

- Approximately (As listed on MLS) : 0.39 acres

10. Weather

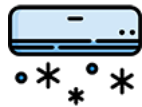
- Clear, Sunny Sky

11. Attendance

Selling Agent present, Additional Inspectors present at the time of the inspection

12. Occupancy

- Vacant - Light volume of personal and household items observed.
- Natural gas service to the home was OFF at the time of inspection. Inspector was unable to test natural gas powered items.



Heating Ventilation Air Conditioning

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

1. Heating System Condition

Insp	Deficient	Not Insp	N/A
			✓

Location: The heater is located in the garage.

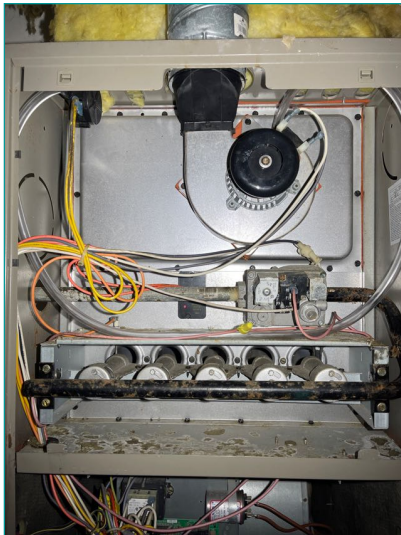
System type: Gas fired forced hot air.

Observations:

1.1. Last service date is over one year ago, or is unable to be determined, and there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

1.2. Service shut off; recommend evaluation as needed by a California state licensed HVAC technician when service is restored.

1.3. The heating units are approaching their designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of these units.



GOODMAN MANUFACTURING COMPANY, L.P.
 HOUSTON, TEXAS (GMPN US PATENT No.5,437,2
CAT 1

CERTIFIED AS A FORCED AIR FURNACE
 EQUIPPED FOR USE WITH NATURAL GAS AT ALTITUDES FROM 0 TO 2000' ABOVE SEA LEVEL
 INSTALLATION ONLY IN BUILDINGS CONSTRUCTED ON SITE
 CERTIFIE COMME UN GENERATEUR D'AIR CHAUD CIRCULATION FORCEE
 EQUIPE POUR USAGE AVEC LE GAZ NATUREL AUX ALTITUDES DE 0 A 2000' AU-DESSUS
 DE NIVEAU DE LA MER.

MODEL NO. **GMP125-5 REV B**
 NO. DE MODELE
 SERIAL NO. **9805603938**
 NO. DE SERIE

POWER SUPPLY **115 VOLT, 1 PH, 60HZ** LESS THAN 12 AMPS.
 CARACTERISTIQUES ELECTRIQUES **115 VOLT, 1 PH, 60HZ** MOINS DE 12 AMPS.

	NATURAL GAS	L.P. GAS
HEATING INPUT (BTU/HR) DEBIT (BTU/HRE.)	125,000	100,000
OUTPUT CAPACITY (BTU/HR) PUISSANCE (BTU/HRE.)	100,000	80,000
FOR TEMPERATURE RISE OF (°F) ELEVATION DE TEMP. DE L'AIR	45-75	45-75

DESIGN MAX. OUTLET TEMP. (°F)
TEMPERATURE MAX. DE L'AIR A LA SORTIE (°F) **175** LIMIT SET (°F)
REGLAGE DE LIMITEUR (°F) **240**

FACTORY TESTED EXTERNAL STATIC PRESSURE (IN. W.C.)
PRESSION STATIQUE VERIFIEE A L'USINE (PO. C. D'EAU) **.20**

MOTOR (H.P.) **3/4** BLOWER (IN.)
MOTEUR **11X10** SOUFFLEUR (PO.)

AUX LIMIT SETTING (F) **120**

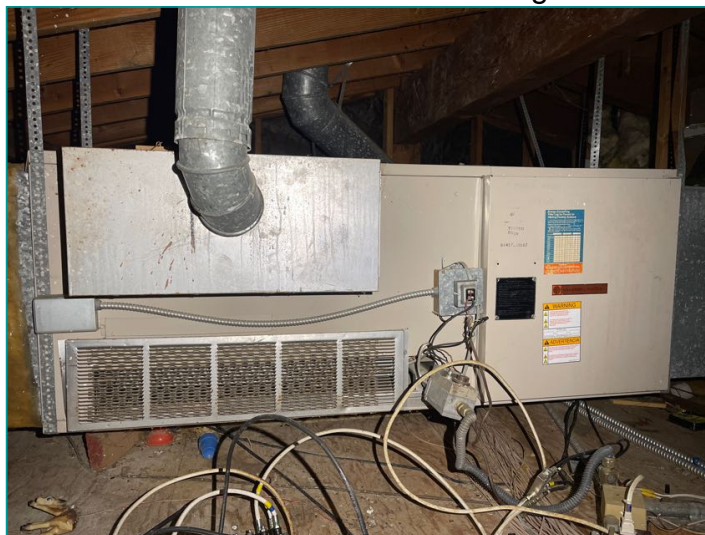
	NAT GAS	L.P. GAS
MAXIMUM GAS SUPPLY PRESSURE TO FURNACE (IN. W.C.) PRESSION DU GAZ A L'ENTREE MAXIMUM (PO. C. D'EAU)	7	14
MINIMUM GAS SUPPLY PRESSURE FOR PURPOSE OF INPUT ADJUSTMENT (IN. W.C.)		

EFFICIENCY RATING CERTIFIED
Gama
 ROTATING



Manufacture date: 05/1998

Main gas valve locked out by Gas Co.



2. Heater Base

Insp	Defi- cient	Not Insp	N/A
	✓		

Observations:

2.1. Recommend evaluation and correction of the following items as needed by a California state licensed HVAC technician.

2.2. Evidence of moisture intrusion observed.



3. Heater Enclosure

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

3.1. No deficiencies were observed at the time of inspection.

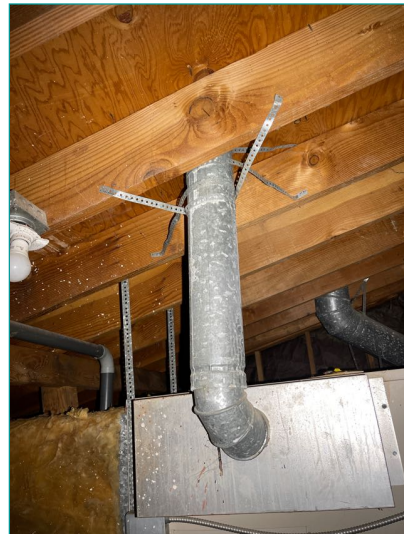
4. Venting

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. Venting materials: Metal double wall vent pipe observed.

4.2. No deficiencies were observed at the time of inspection.



5. Gas Valves & Supply Piping

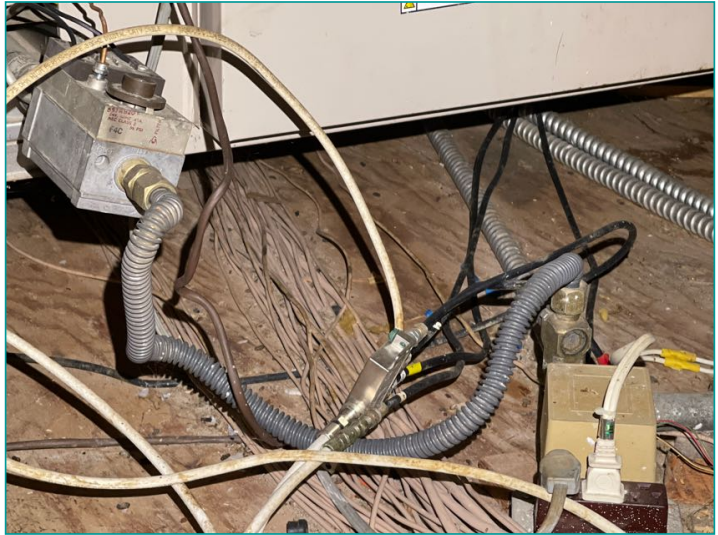
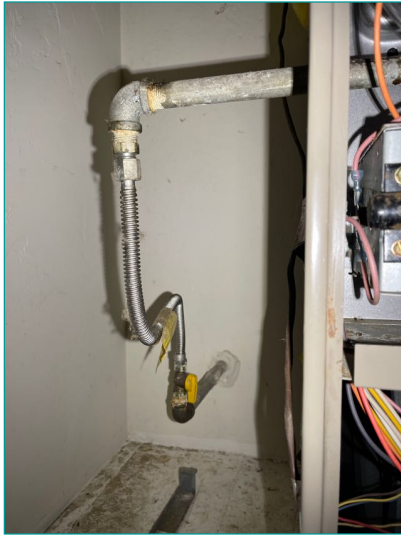
Insp	Deficient	Not Insp	N/A
✓			

Observations:

5.1. No deficiencies were observed at the time of inspection.

5.2. Recommend evaluation and correction of the following items as needed by a California state licensed plumber.

5.3. No drip leg/sediment trap was observed at the time of inspection. Recommend checking local codes for requirement.



6. HVAC Duct Work

Insp	Deficient	Not Insp	N/A

Observations:

6.1. No deficiencies were observed at the time of inspection.



7. Thermostats

Insp	Defi- cient	Not Insp	N/A
	✓		

Observations:

7.1. Digital - programmable type.

**7.2. Thermostat was difficult to operate at the time of inspection.
Recommend replacement.**



Water Heater/Tankless Systems

1. Base/Support

Insp	Deficient	Not Insp	N/A
	✓		

Observations:

1.1. Recommend evaluation and correction of the following items as needed by a California state contractor.

1.2. Damaged base observed.



2. Heater Enclosure

Insp	Deficient	Not Insp	N/A
✓			

Observations:

2.1. No deficiencies were observed at the time of inspection.

3. Combustion Chamber

Insp	Deficient	Not Insp	N/A
✓			

Observations:

3.1. No deficiencies were observed at the time of inspection.

4. Venting System

Insp	Deficient	Not Insp	N/A
✓			

Observations:

4.1. No deficiencies were observed at the time of inspection.



5. Water Heater/Tankless Condition

Insp	Deficient	Not Insp	N/A
✓			

Heater Type: Natural gas.

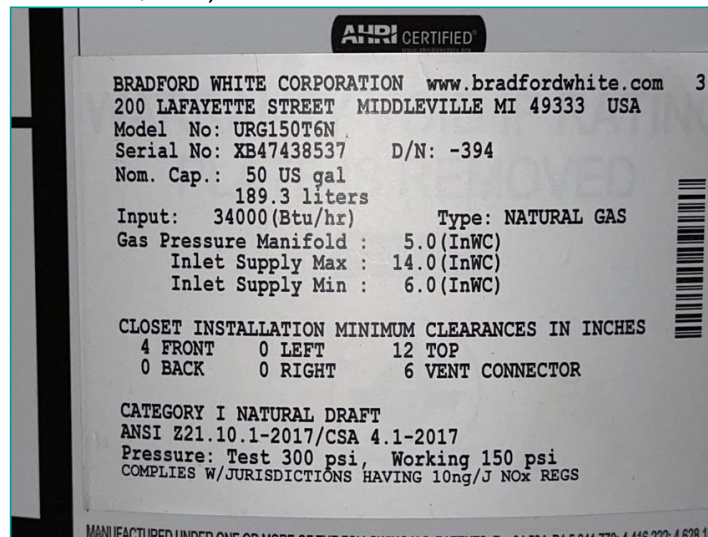
Location: The heater is located in the garage.

Observations:

5.1. No deficiencies were observed at the time of inspection.

5.2. Water Source: Public

5.3. Limited access to water heater; not all areas visible for inspection (insulation wrap, enclosure, etc.).



Manufacture date: 02/2021

6. Capacity/Gallons

Insp	Deficient	Not Insp	N/A
✓			

Observations:

6.1. 50 gallons

7. Temperature Pressure Relief Valve

Insp	Deficient	Not Insp	N/A
✓			

Observations:

7.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

7.2. No deficiencies were observed at the time of inspection.



8. Overflow Line Condition

Insp	Deficient	Not Insp	N/A
✓			

Materials: Copper

Observations:

8.1. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

8.2. No deficiencies were observed at the time of inspection.

9. Natural Gas Supply Valve

Insp	Deficient	Not Insp	N/A
✓			

Observations:

9.1. No deficiencies were observed at the time of inspection.

9.2. Sediment trap installed.



10. Plumbing

Insp	Deficient	Not Insp	N/A
✓			

Materials: Unknown • Copper

Observations:

10.1. Most of the piping is concealed and cannot be identified.

10.2. No deficiencies were observed at the time of inspection.

10.3. Recommend evaluation and correction of the following items as needed by a California state licensed plumber.

10.4. No **expansion tank** was observed at the time of inspection. Recommend checking local codes for requirement, and evaluation by a licensed plumber for installation as needed.



11. Strapping/Securement

Insp	Defi- cient	Not Insp	N/A
	✓		

Observations:

11.1. All residential water heaters, shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion.

11.2. Recommend bracing at rear to secure unit.





Electrical Service Panels

We are not electricians and in accordance with the standards of practice set forth, we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow. Please note, an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

1. Main Electrical Panel Location

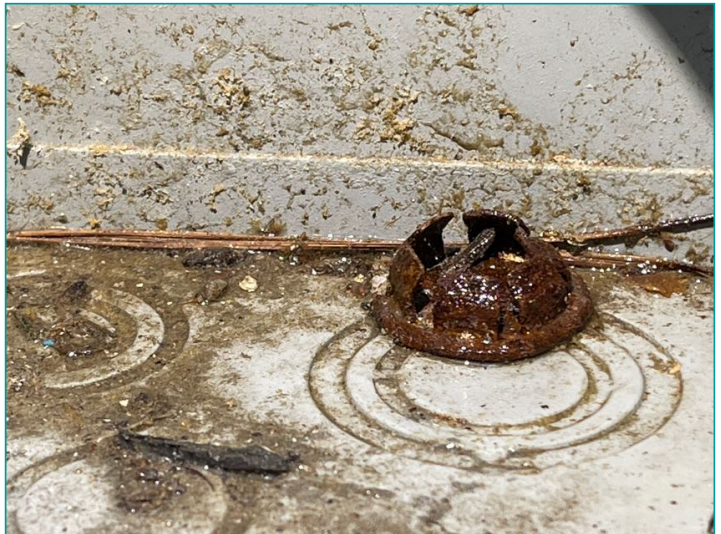
- North side of the house.

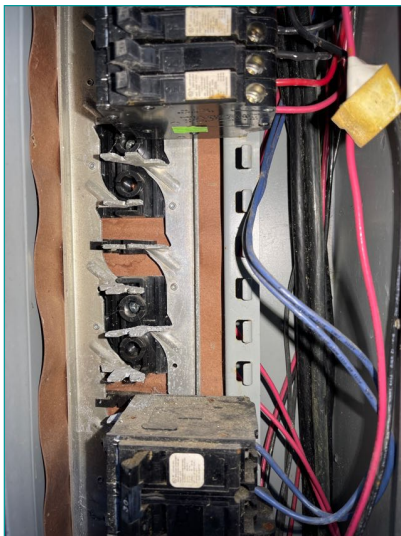
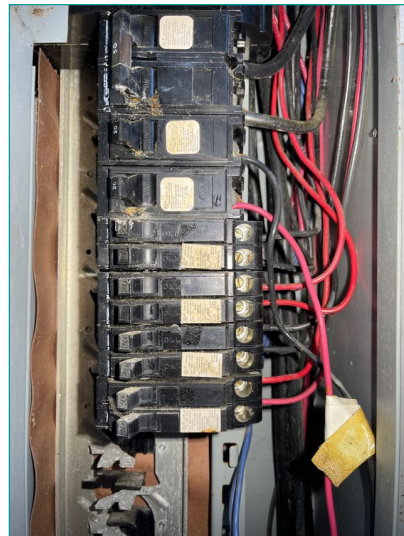
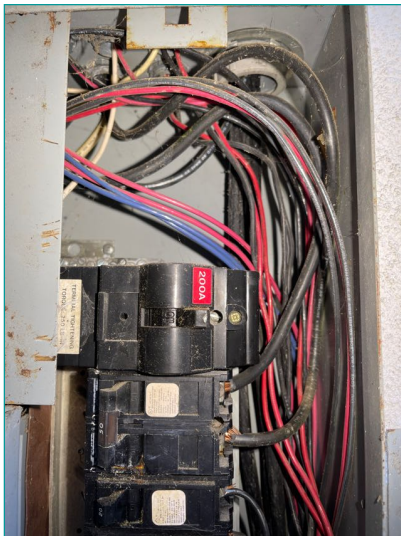
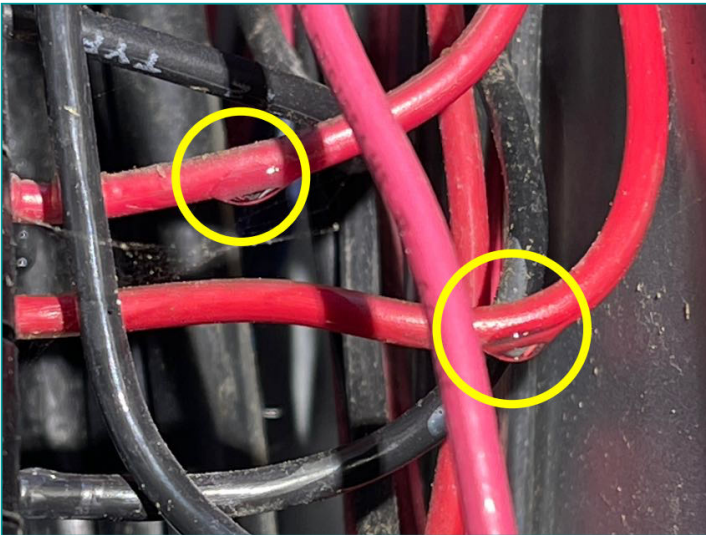
2. Electrical Panel Observations

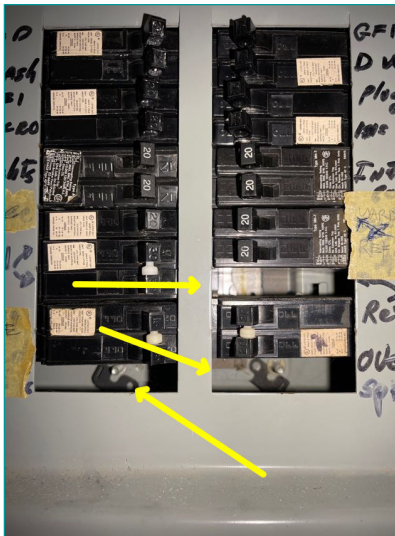
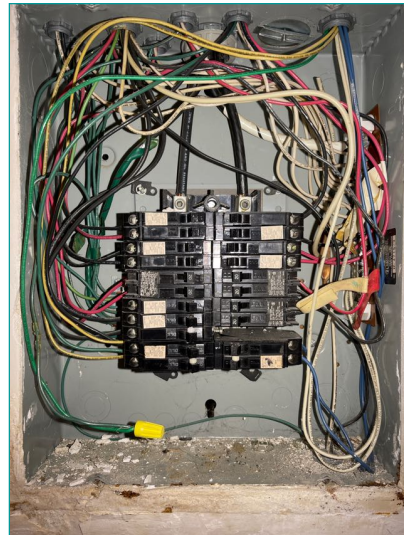
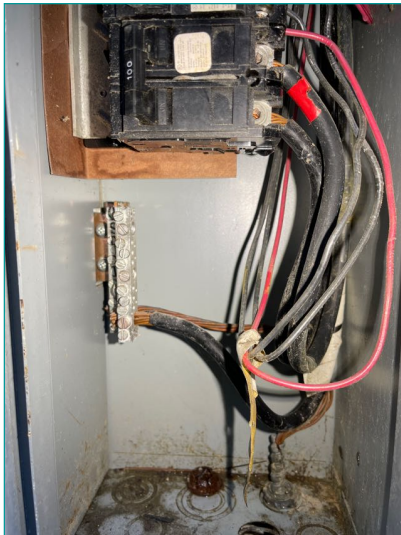
Insp	Deficient	Not Insp	N/A
	✓		

Observations:

- **Evidence of moisture intrusion. Recommend evaluation and correction by a California state licensed electrician.**
- **Knockouts need snap-in caps inside panel box. Should be installed to panel box to avoid potential electrocution hazard.**







3. Main AMPS

- 200 amp

4. Breakers in Off Position

- 0

5. Cable Feeds/Service Drop

Insp	Deficient	Not Insp	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- 5.1. There is an underground service lateral noted.

6. Wiring Type

Materials:

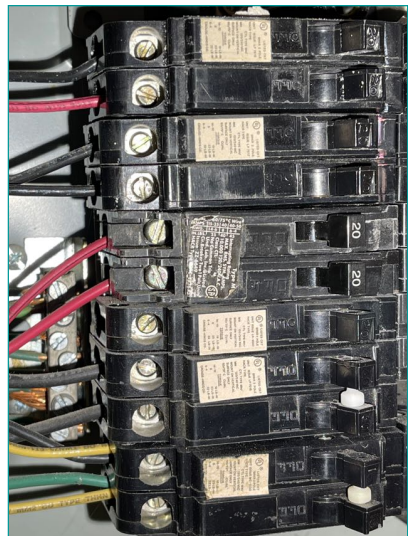
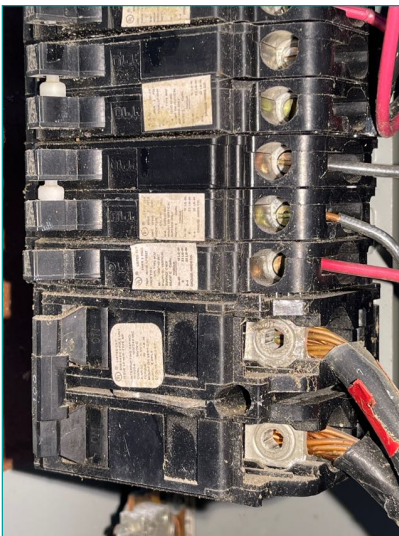
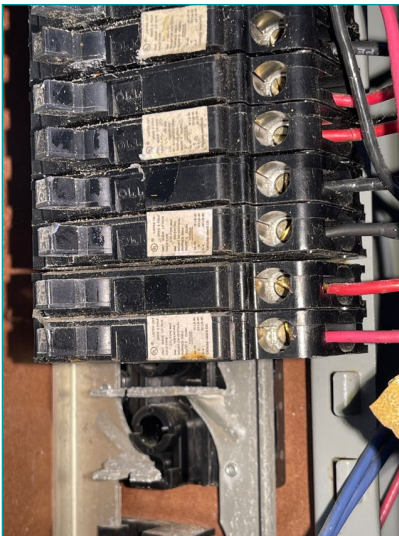
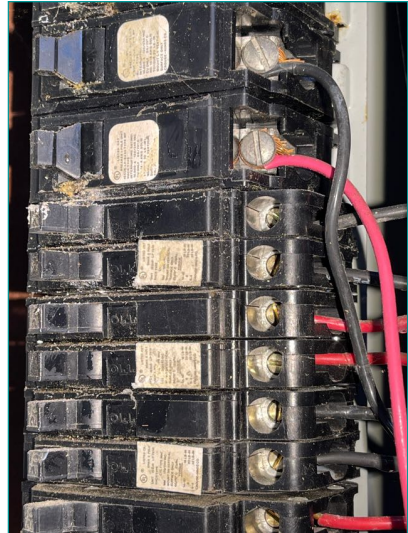
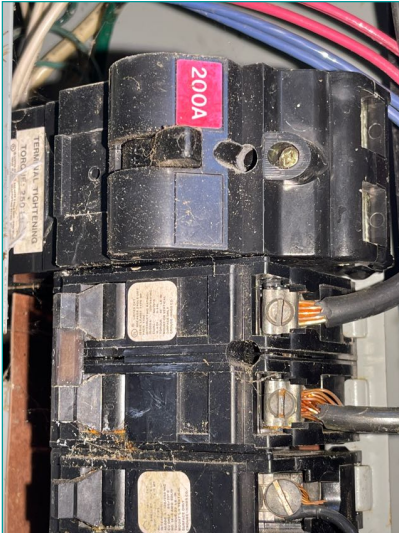
- Copper non-metallic sheathed cable noted.

7. Circuit Breakers/Conductors

Insp	Deficient	Not Insp	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies were observed at the time of inspection.







Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The following website is an excellent resource of information on roofs:
<https://buyersask.com/category/exterior/roof/>

1. Roof Info

Materials:

- FYI: Be advised, there are many different roof types which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its materials, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant. It is impossible to determine the integrity of a roof, absent of performing an invasive inspection and absent of obvious defects noted, especially if an inspection had not taken place during or immediately after a sustained rainfall. The Inspector makes no warranty as to the remaining life of this roof or related components. Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak.
- Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
- Inspected using an unmanned aerial vehicle, some limitations may apply.
- Solar panels present, these areas are not visible for inspection.

2. Roof Material

Materials:

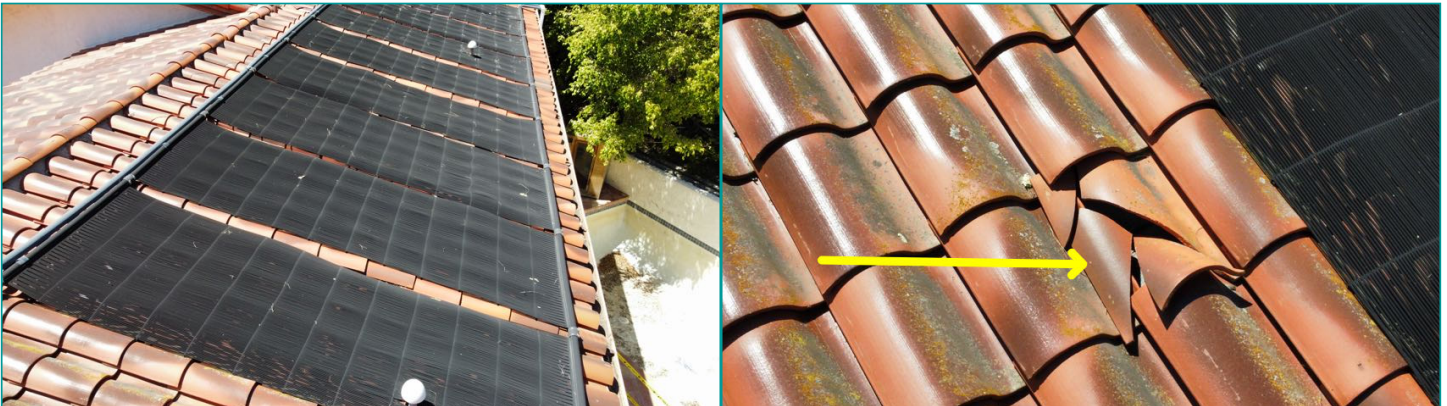
- Clay tiles noted.

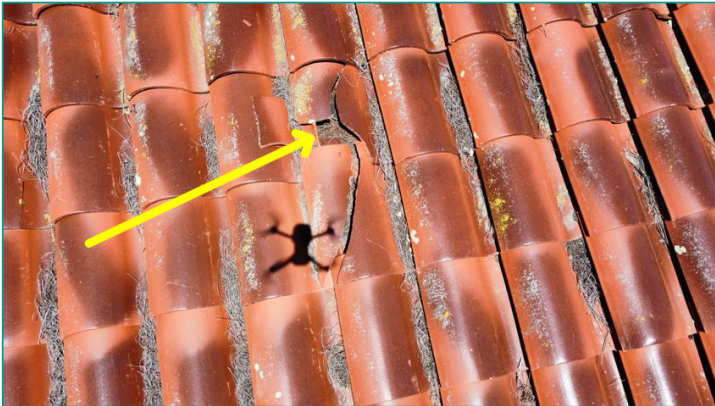
3. Roof Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

- FYI: As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing. Note, walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar/wind exposure and organic debris, all affect the life expectancy of a roof (see www.gaf.com for roof info). Always consult the seller about the age and history of the roof when possible. On any building that is over 10 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We strongly recommend this for any roof over 10 years of age.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
- Maintenance Tip: Weather permitting, keep debris cleared from roof **valleys** to extend life of roof.
- **** Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a California state licensed roofing contractor. ****
- **Clean roof areas: Significant amounts of organic debris evident.**
- **Recommend trimming tree back away from roof.**
- **Cracked/broken tiles observed.**

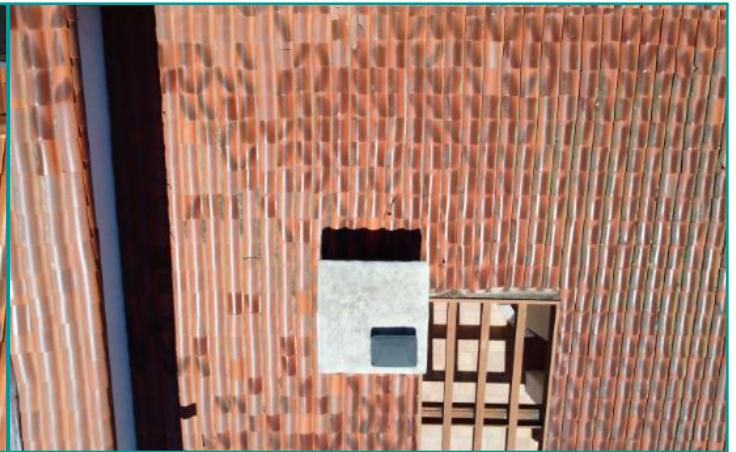




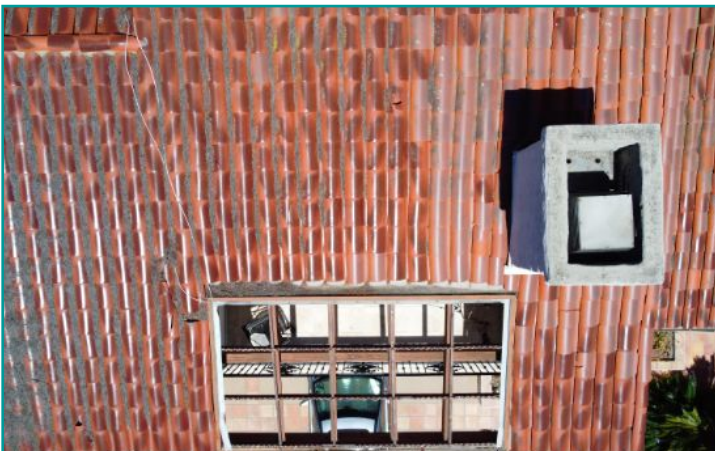
Broken tiles



Broken tiles



Broken tiles



Broken tiles



Broken tiles



Broken tiles



Heavy debris

4. Roof Flashing/Protrusions & Intersections

Insp	Deficient	Not Insp	N/A
	✓		

Observations:

4.1. Recommend evaluation and correction of the following items as needed by a California state licensed roofer.

4.2. Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.

4.3. Missing kick out flashing. Recommend evaluation and correction by a California state licensed roofer.



Missing kick-out flashing

5. Vent Pipes/Caps

Insp	Deficient	Not Insp	N/A
✓			

Observations:

5.1. No deficiencies were observed at the time of inspection.

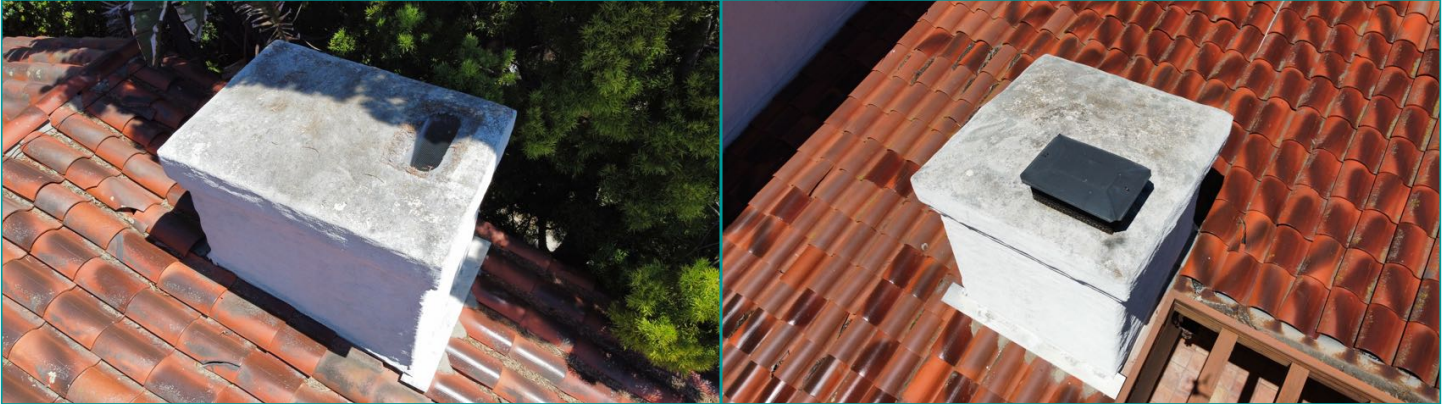
6. Chimney

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

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

6.2. Chimney brick has been painted.



7. Spark Arrestor/Rain Hood

Insp	Defi- cient	Not Insp	N/A
	✓		

Observations:

7.1. No rain cap observed. Recommend installation.



No rain cap observed



8. Rain Gutters/Roof Drainage Systems

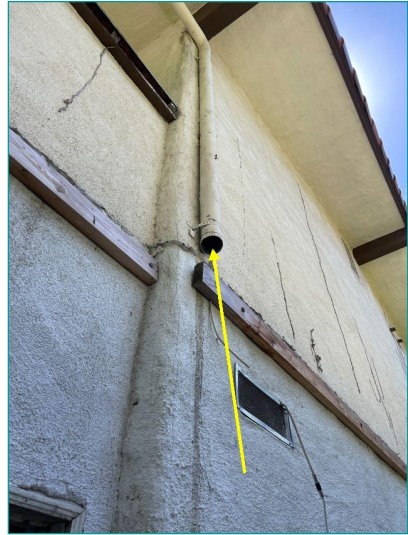
Insp	Deficient	Not Insp	N/A
	✓		

Observations:

8.1. Current gutter/roof drainage system deposits roof runoff against the house which causes accelerated deterioration of the concrete foundation. Recommend evaluation by a licensed drainage specialist to find appropriate ways of diverting water away from the foundation.

8.2. All the gutters should be evaluated for correct pitch in installation by a qualified installer.

8.3. Downspouts missing; recommend installation.





Attic

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

1. Attic Access

Insp	Deficient	Not Insp	N/A
✓			

Location:

- Scuttle Hole located in hallway closet, ceiling.

Observations:

- No deficiencies were observed at the time of inspection.
- Entering attics that are heavily insulated can cause damage to the insulation, attic framing, and/or other components. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation, framing, or other components. This is a limited review of the attic area viewed from the hatch only.

2. Rafters/Truss

Insp	Deficient	Not Insp	N/A
✓			

Observations:

- 2.1. Could not access all areas of the attic due to limited space.

- 2.2. No deficiencies were observed at the time of inspection.



3. Attic Ventilation

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

3.1. Gable venting noted.

4. Vent Screens

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

4.1. No deficiencies were observed at the time of inspection.

4.2. Some vents were not accessible to check for vent screens.

5. Attic Electrical

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

5.1. Some electrical components were not visible/accessible due to insulation.

5.2. No deficiencies were observed at the time of inspection.

6. Attic Plumbing/Supply & Drain Waste Vent

Insp	Defi- cient	Not Insp	N/A
✓			

Observations:

6.1. No deficiencies were observed at the time of inspection.

7. Attic Insulation Condition

Insp	Defi- cient	Not Insp	N/A
✓			

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 3 to 6 inches.

Observations:

7.1. No deficiencies were observed at the time of inspection.





Foundation

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs. This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs. The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs. Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by Chris Rippy Inspections. **FAILURE TO CONDUCT A SEWER LINE INSPECTION MAY RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.**

1. Slab Foundation

Insp	Deficient	Not Insp	N/A
✓			

Observations:

1.1. FYI: Many slab floors are found to contain cracks when the carpet and padding are removed. Including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks and those that are less than 1/4", which exhibit no significant vertical or horizontal displacement, are generally not regarded as being significant. Although, they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, poor drainage, and if they are not sealed, they can allow moisture to enter a residence and particularly if the residence is surcharged by a hill, slope or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, structural engineer, or a geologist but (again) this should not deter you from seeking the opinion of any such expert.

In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

1.2. No deficiencies were observed at the time of inspection.

2. Foundation Perimeter

Insp	Deficient	Not Insp	N/A
✓			

Observations:

2.1. No deficiencies were observed at the time of inspection.

2.2. No leaks were observed at the time of the inspection.

What We Inspect

Exterior: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage.

Plumbing: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercom, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment

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

Air Conditioner: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Roofing: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

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

Mold Evaluation: This is not a Mold or Fungus inspection. It is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems may surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work/remodel to reveal areas that were not accessible during the inspection. Any remodeling work recommended on the property should be expected to reveal some possible, hidden issues and it is recommended that additional sums be set aside for this purpose.

Bathrooms: Bathroom functions of the following bathroom fixtures: sinks, faucets, drains, toilets, tubs, showers, exhaust fans and heaters, wall ceiling lights and GFCI outlets.

Kitchen: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Foundation: Observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector(who is not a structural engineer and or foundation contractor). For expert evaluation of the structure (foundation, walls, framing, anchoring/retrofitting...) we recommend to hire a qualified structural engineer and or foundation contractor/expert. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

Please be aware the the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase concludes. It is also recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in the inspection report.

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Glossary

Term	Definition
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
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
Valley	The internal angle formed by the junction of two sloping sides of a roof.