

General Summary



Ferguson Home Inspections

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior



1.0 Driveway

Repair or Replace

(1) Settling, expansion cracks and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for any repair/replacement costs as needed.



1.0 Item 1(Picture)

(2) Suggest cleaning the driveway drain and drain transition to street prior to the rainy season to prevent blockages which could result in water intrusion into the garage/dwelling.



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Walkways

Repair or Replace

Settling, expansion cracks, loose and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for any repair/replacement costs as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.4 Siding

Repair or Replace

- (1) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.
- (2) Multiple trees and bushes are in contact with the siding. Suggest trimming them away from the siding to prevent any future damage.
- (3) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

**1.5 Trim/Eaves/Fascia
Repair or Replace**

Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.

**1.8 Electrical
Repair or Replace**

(1) Various exterior outlet(s) are missing the weather cover(s). Suggest installation for safety and as required.



1.8 Item 1(Picture)

(2) The inspector was unable to test the GFCI outlet(s) at the front yard as there was no power to the outlet(s). Suggest review with a licensed electrician for repair/replacement cost and confirm correct operation as needed.



1.8 Item 2(Picture)

1.9 Gutters/Downspouts

Repair or Replace

(1) Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.

(2) Suggest redirecting the downspouts out of the planters to reduce ponding during the rainy season.



1.9 Item 1(Picture)



1.9 Item 2(Picture)

1.10 Retaining Walls

Repair or Replace

The rear retaining wall not visible/accessible at the time of the inspection. Suggest review with a licensed contractor on this item as needed.



1.10 Item 1(Picture)

1.11 Planters

Repair or Replace

No drains and/or drain holes noted/visible at the planter(s). Suggest installing drains/weep holes to prevent ponding and/or excessive moisture buildup at the foundation during the rainy season.



1.11 Item 1(Picture)

1.13 Comments

Repair or Replace

Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.

2. Lot Grade/Drainage

2.0 Lot Grade/Drainage

Repair or Replace

(1) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation. Suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage/sump pump system to divert all the water away from the foundation.

(2) Suggest cleaning the driveway drain and drain transition to street prior to the rainy season to prevent blockages which could result in water intrusion into the garage/dwelling.

3. Foundation

3.0 Foundations, Basement and Crawlspace

Repair or Replace

(1) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation. Suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage/sump pump system to divert all the water away from the foundation.

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, which can lead to horizontal cracking of the foundation (currently there are no major cracks visible at the foundation). Any future cracking/damaged can be an expensive repair as the foundation is now structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade/ drainage and sewer drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



3.0 Item 1(Picture)

(3) Undermining of the foundation was noted due to the new sewer drain installation. Suggest review by a licensed contractor for costs to re-install/compact the removed dirt from this area to prevent possible future movement of the foundation.



3.0 Item 2(Picture)

3.1 Floors (Structural)

Repair or Replace

Excessive stains and deterioration noted at various flooring and supports from prior leaks. Suggest review with a termite company and/or a licensed contractor for any repair/replacement costs as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

4. Crawl Space

4.0 Crawl Space

Repair or Replace

Suggest removal of debris and construction items from the crawl area.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.3 Electrical

Repair or Replace

(1) Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

(2) The electrical wiring in the crawl area has been inadequately secured. The romex/conduit is in contact with the ground at various areas, suggest review with a licensed electrician to repair/secure as needed for safety and as required.



4.3 Item 3(Picture)

4.4 Plumbing Supply & Drainage

Repair or Replace

(1) Corroded areas of the copper plumbing was noted throughout the crawl area, this can be a pre-cursor to 'pin hole' leaks. Suggest review with a licensed plumber for any repair/replacement costs as needed.



4.4 Item 1(Picture)

(2) Rust and corrosion noted at various cast iron drain lines within the crawl space, common for the age, no leaking visible at the time of the inspection. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.



4.4 Item 2(Picture)



4.4 Item 3(Picture)

4.5 Comments

Repair or Replace

Excessive pest droppings and traps noted within the crawlspace. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



4.5 Item 1(Picture)

5. Roofing

5.0 Roof

Repair or Replace

(1) Deteriorated, cracked, loose and missing sections of the roof tiles was noted. Suggest review by a licensed roofer for any repair/replacement costs as needed to prevent any future leakage during the rainy season.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)

(2) Soft, uneven, wrinkling and worn areas of the sloped roof was noted. Suggest review with a licensed roofer for any repair/removal/replacement costs as needed.



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)

5.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Suggest review by a licensed roofer for costs to seal all the roof penetrations to prevent any on-going/future water intrusion/leakage.

6. Attic

6.0 Framing & Sheathing

Repair or Replace

(1) Moisture stains noted at various areas of the attic sheathing/framing, see roof comments and repair as needed.



6.0 Item 1(Picture)

(2) Wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



6.0 Item 2(Picture)

6.3 Electrical

Repair or Replace

Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



6.3 Item 1(Picture)

6.6 Comments

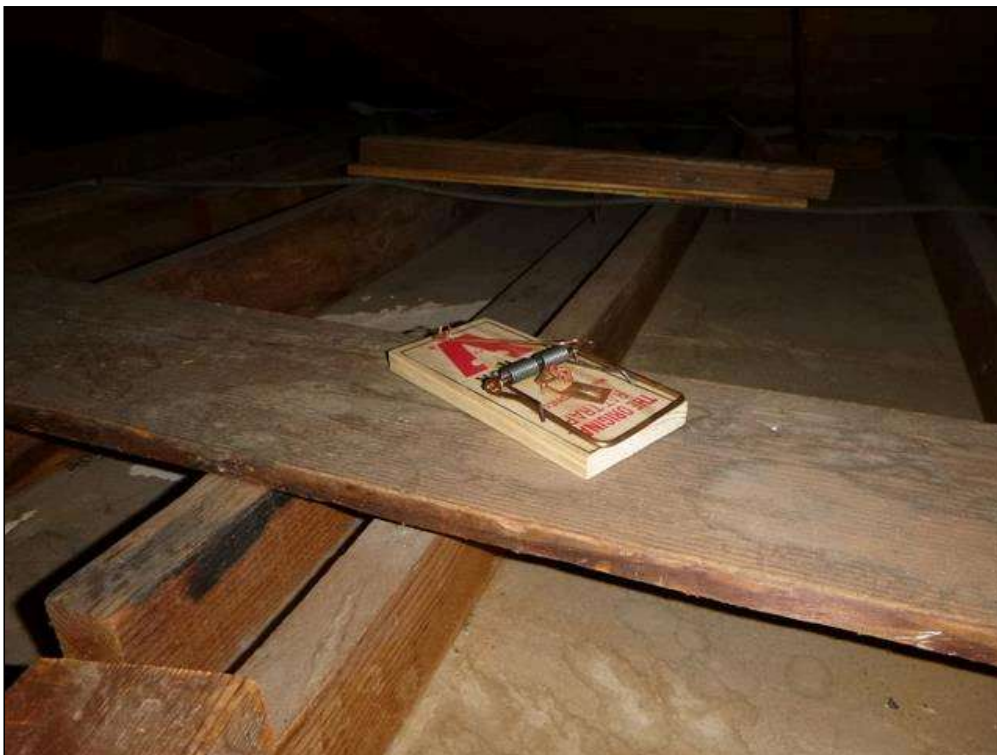
Repair or Replace

- (1) The attic access ladder is deteriorated/damaged, suggest replacing as needed.
- (2) No heater access platform is currently installed, suggest review with a licensed contractor for installation as required.



6.6 Item 1(Picture)

- (3) Pest traps were noted within the attic. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings, re-screening of the vents and any removal/replacement of the attic insulation as needed.



6.6 Item 2(Picture)

7. Laundry

7.0 Floors

Repair or Replace

Deteriorated and loose sections noted at the laundry floor, suggest repair/replace as needed.



7.0 Item 1(Picture)

7.3 Doors

Repair or Replace

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

7.5 Screens

Repair or Replace

The window screen(s) were missing, suggest replacing as needed.

7.6 Electrical

Repair or Replace

Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



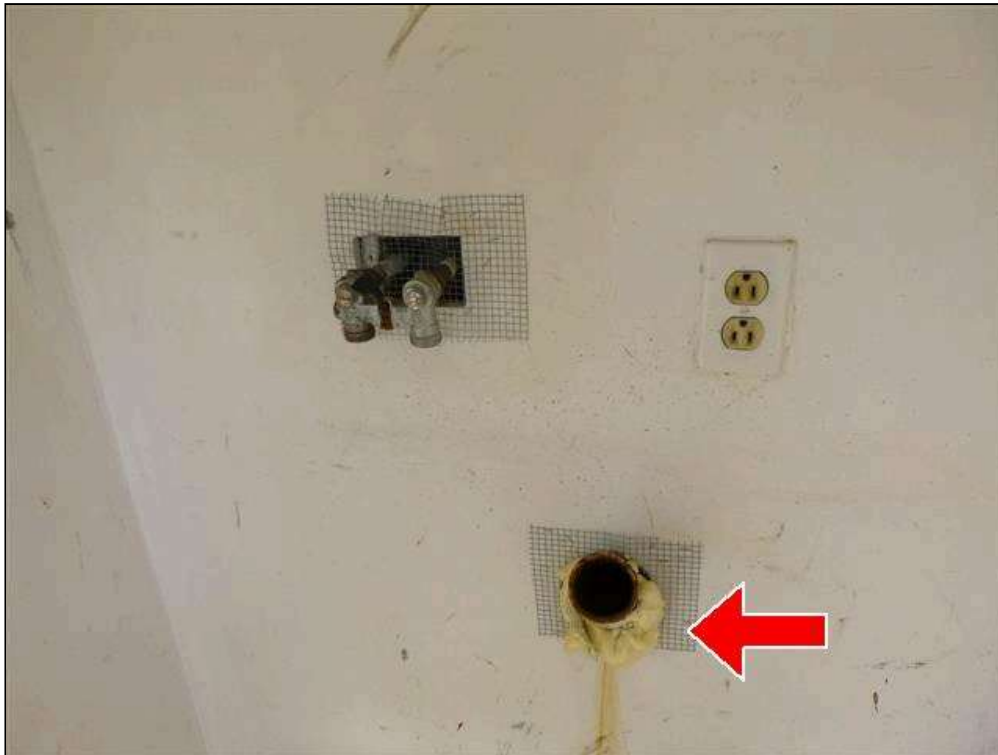
7.6 Item 1(Picture)



7.6 Item 2(Picture)

**7.7 Washer Hook-Up
Repair or Replace**

(2) Corrosion noted at the washing machine drain, no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.



7.7 Item 4(Picture)

7.8 Dryer Hook-Up

Repair or Replace

(1) Improper aluminum/vinyl flex vent installed to the exterior of the dwelling, this is a potential fire/safety hazard. Suggest remove the existing material and installation of a rigid metal vent pipe/duct and vent cap to the exterior as required.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

(2) The dryer vent is pulled apart/leaking within the crawl space, this is a potential fire safety hazard. Suggest repairs as needed and vent to the exterior of dwelling with approved rigid materials and removal of all lint from the crawl area.



7.8 Item 3(Picture)

8. Patio/Porch

8.0 Cover

Repair or Replace

Wood deterioration noted at various areas, see the termite report and/or review with a licensed contractor for any repair/replacement costs as needed.

8.3 Electrical**Repair or Replace**

Various exterior light fixtures were inoperable, possible bulbs out. Suggest repair/replace as needed.

8.5 Doors**Repair or Replace**

(1) The doors are weathered and deteriorated, suggest maintenance and repairs as needed.



8.5 Item 1(Picture)

(2) Suggest review with a licensed contractor for costs to install a door threshold and weather seals as needed.



8.5 Item 2(Picture)

8.6 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

9. Patio/Porch #2

9.0 Deck/Slab

Repair or Replace

A potential trip/safety hazard was noted due an inadequate sized deck/landing prior to the step(s) (this is common for the age of the home/dwelling). Generally a 36" landing is required at any exterior door prior to any step(s). Suggest review by a licensed contractor for any repair/replacement costs as needed.



9.0 Item 1(Picture)

9.4 Doors

Repair or Replace

The door is weathered and deteriorated, suggest maintenance and repairs as needed.

9.5 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

10. Patio/Porch #3

10.2 Electrical

Repair or Replace

No light fixture installed at the door area, this is a possible safety hazard. Suggest review with a licensed electrician for costs to install a light fixture as required for safety.



10.2 Item 1(Picture)

10.4 Doors

Repair or Replace

Evidence of previous and ongoing water intrusion noted at the door(s) to the interior. Deteriorated and stained flooring/baseboards noted. Suggest review with a licensed contractor for any repair/replacement costs as needed to prevent further and future water intrusion at this area.

10.5 Screens

Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

11. Patio/Porch #4

11.0 Deck/Slab

Repair or Replace

A potential trip/safety hazard was noted due an inadequate sized deck/landing prior to the step(s) (this is common for the age of the home/dwelling). Generally a 36" landing is required at any exterior door prior to any step(s). Suggest review by a licensed contractor for any repair/replacement costs as needed.



11.0 Item 1(Picture)

11.4 Screens

Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

12. Garage

12.0 Slab

Repair or Replace

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, which can lead to horizontal cracking of the foundation (currently there are no major cracks visible at the foundation). Any future cracking/damaged can be an expensive repair as the foundation is now structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade/ drainage and sewer drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



12.0 Item 1(Picture)

(3) Evidence of previous water intrusion into the garage was noted. See the driveway comment and suggest review with a licensed contractor for repair costs as needed.



12.0 Item 2(Picture)

12.3 Door Opener

Repair or Replace

(1) Unreasonable resistance was required to stop the main garage door(s) in motion, this is a safety concern. Suggest adjusting door opener(s) so the safety reverse operates as required. The US Product Safety Commission recommends these devices be checked monthly.

(2) The garage door opener(s) pull chain/rubber is excessively loose and periodically catches on the railing mount(s). Suggest review with a licensed contractor for costs to correctly tighten/tension the system as required and confirm correct operation as needed.



12.3 Item 1(Picture)

12.6 Electrical

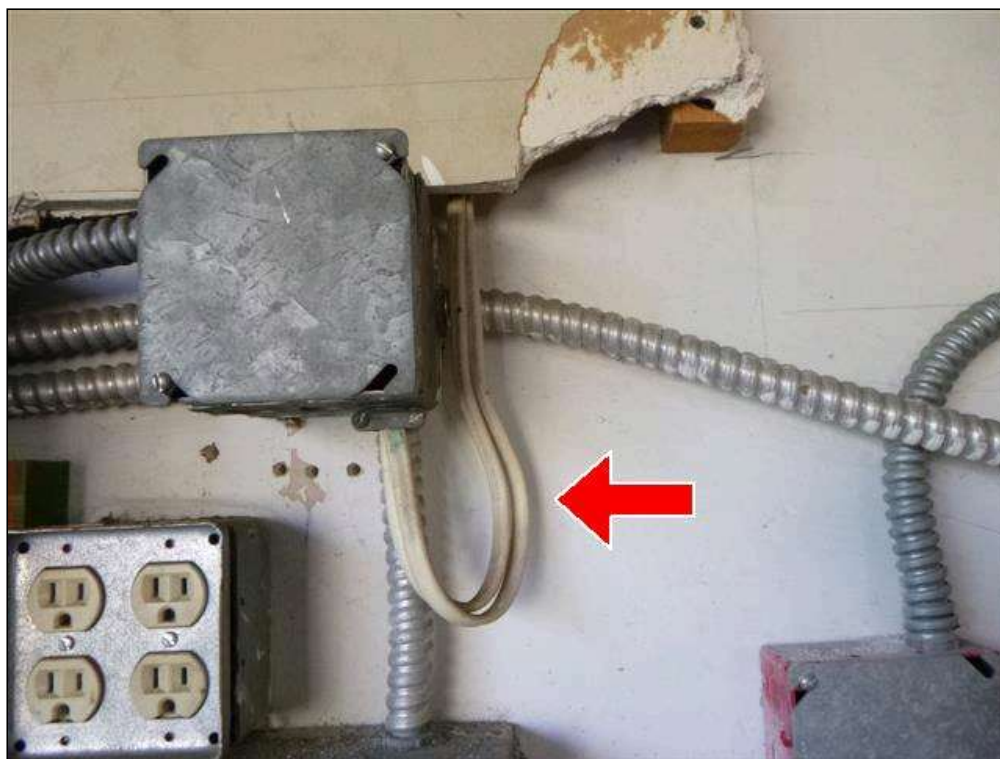
Repair or Replace

(1) Various outlet cover(s) are missing, suggest installation for safety.



12.6 Item 1(Picture)

(3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



12.6 Item 2(Picture)

(4) Open junction boxes/conduit was noted, this is a potential safety hazard. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician for repair/replacement costs as needed.



12.6 Item 3(Picture)

12.7 Sink(s)

Repair or Replace

The existing sink faucet(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing faucets with low flow faucets (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.



12.7 Item 1(Picture)

12.8 Traps/Drains & Supply

Repair or Replace

The sink drainage vent does not transfer through the roof as required, but terminates inside the garage area. Suggest review by a licensed plumber for costs to complete the installation as required for safety.



12.8 Item 1(Picture)

12.9 Comments

Repair or Replace

Excessive pest droppings noted within the garage area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



12.9 Item 1(Picture)

13. Heating A/C System

13.0 Heating Equipment

Repair or Replace

(1) The inspector was unable to test the heating system as the thermostat was inoperable at the time of the inspection. Suggest review by the Gas Company and/or a licensed heating company for review to determine if the unit is operational, any repair/replacement costs and confirm correct operation as needed.



13.0 Item 1(Picture)



13.0 Item 2(Picture)

(2) Suggest replacing/cleaning the filter(s) as needed.



13.0 Item 3(Picture)

13.2 Thermostat Repair or Replace

Unable to test/operate the thermostat at the time of the inspection, see the heating comments.



13.2 Item 1(Picture)

14. Electrical System

14.0 Service Entrance Conductors

Repair or Replace

The electrical service wiring mount is broken and detached from the roof, this is a potential safety hazard. Suggest review with a licensed electrician and/or the local utility company for repair/replacement costs as required for safety.



14.0 Item 1(Picture)

14.1 Service, Grounding Equipment, Main/Sub Panels

Repair or Replace

(1) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.



14.1 Item 1(Picture)



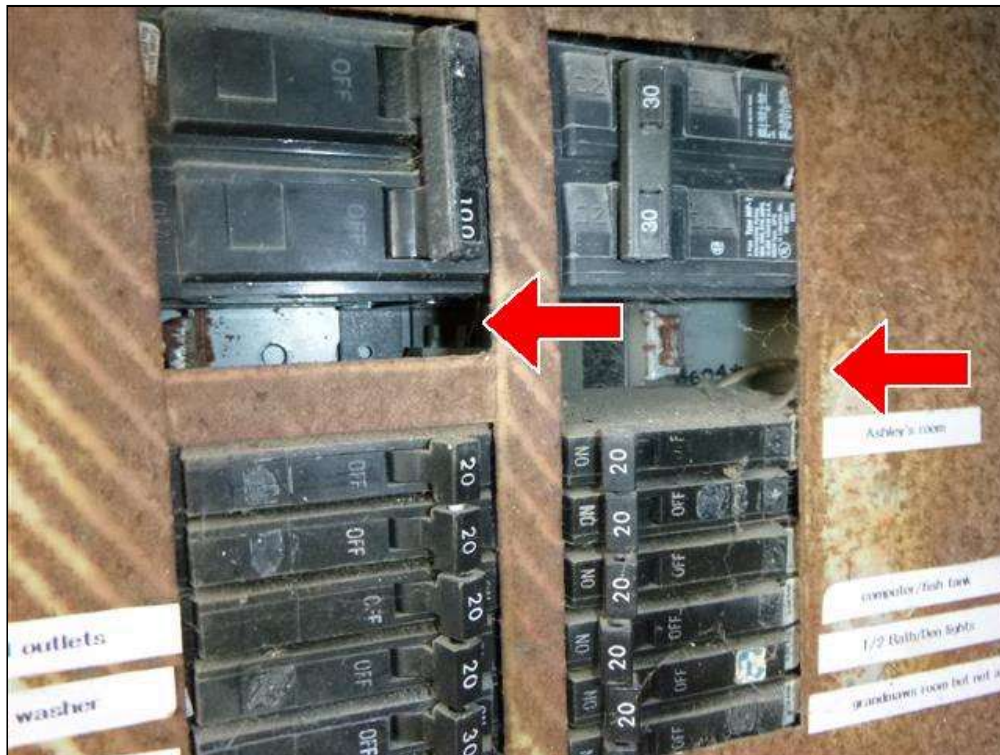
14.1 Item 2(Picture)

(2) Inadequate clearance to the front of the garage sub panel. A minimum of 36 inches of clear working space is required at the front side of the electrical panel. Suggest review with a licensed electrical contractor for repair/relocation costs as required.



14.1 Item 3(Picture)

(3) Potential safety hazard due open areas of the electrical panel cover plate. Suggest installing future plugs in the cover plate where the blanks have been removed as required for safety.

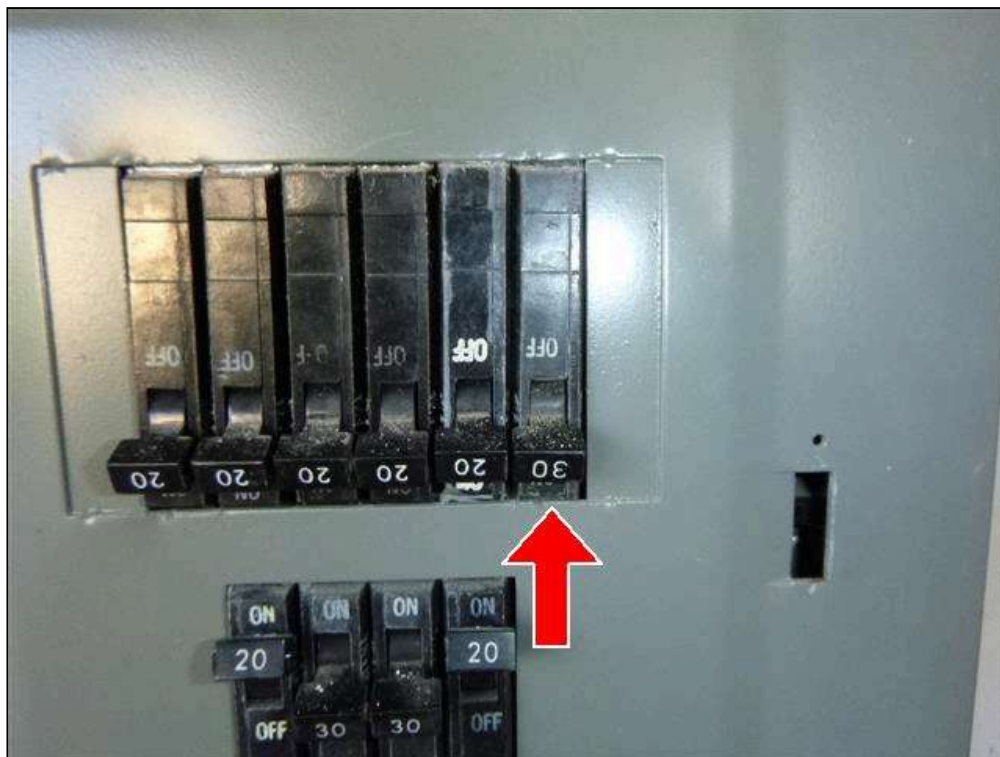


14.1 Item 4(Picture)

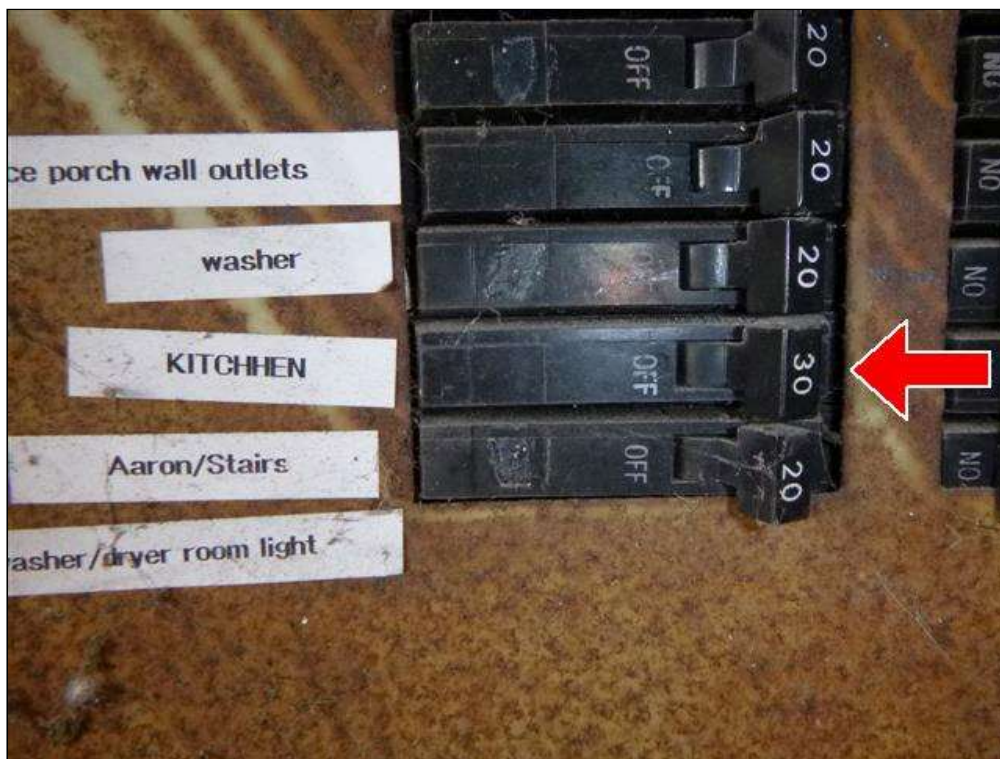
14.2 Branch Circuits, Overcurrent Devices

Repair or Replace

(1) Single 30 amp breakers are currently being used for a 110 volt circuits at the main and sub panels. This is a potential fire safety hazard. Suggest review with a licensed electrician for repair/replacement costs as needed for safety.



14.2 Item 1(Picture)



14.2 Item 2(Picture)

(2) Minimal/Inadequate/ungrounded circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to ground/install additional circuits to the interior of the dwelling as needed.

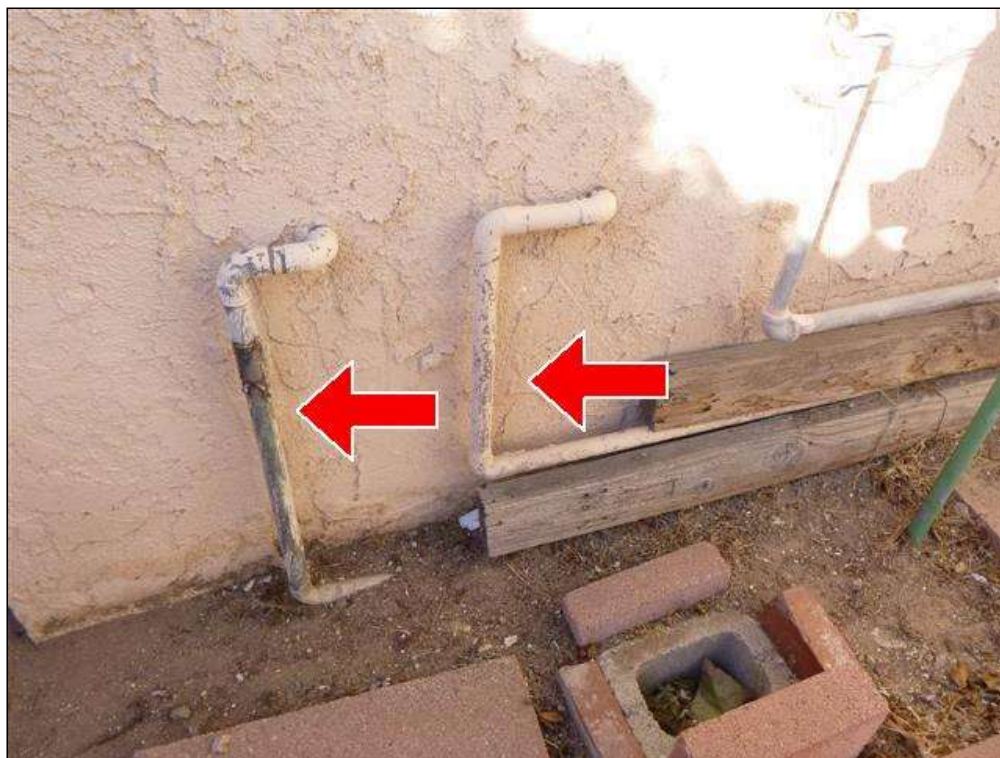
(3) The low amperage branch circuit conductor is a mixture of copper and RHHW. RHHW wiring was an early 1900's wire installation, commonly installed with fabric insulation over the wire and a mixture of copper/nickel for the wire conductor (this age/style wiring is a potential fire/safety hazard). Suggest review with a licensed electrician for repair/removal/replacement costs as needed for safety and as an upgrade.

15. Plumbing System

15.0 Plumbing Water Supply and Distribution System

Repair or Replace

(1) Exposed and un-insulated surface mounted plumbing noted at the right side exterior of the dwelling. Suggest review with a licensed plumber for repair/replacement costs as needed.



15.0 Item 1(Picture)

(2) See crawl comments and repair as needed.

(3) Corroded plumbing and fittings noted at various areas within the dwelling. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.

(4) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407

16. Sewer/Waste System

16.0 Waste/Drains

Repair or Replace

(1) See the crawl plumbing/drainage comments and repair/replace as needed.

(2) Slow/blocked drains noted at various areas throughout the dwelling. Suggest review by licensed plumber for repair/replacement costs and confirm correct operation as needed.

(3) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

(4) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only.

Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

17. Water Heater

17.0 Water Heater

Repair or Replace

(1) Due to the age of this unit, suggest review with a licensed plumber for replacement costs as it has exceeded it's intended life span (12-15 years).



17.0 Item 1(Picture)

(2) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.

(3) No discharge pipe connected to the TP&R valve, this is a potential safety hazard. Suggest review by a licensed plumber for costs to install the TP discharge drain down to within 4-6 inches of the exterior grade/deck as required for safety.



17.0 Item 2(Picture)

(4) The earthquake strapping has been installed incorrectly, the upper strap is required to be 1/3 down from the top of the tank. Suggest review with a licensed plumber and repair as required for safety.



17.0 Item 3(Picture)

(5) The water heating strapping is missing the rear bracing at the time of the inspection, suggest review by licensed plumber for installation costs as required.



17.0 Item 4(Picture)



17.0 Item 5(Picture)

18. Kitchen

18.5 Cabinets

Repair or Replace

(1) The cabinet below the sink is wet, deteriorated and mold/mildew was noted. Suggest review by a licensed contractor and plumber for repair/replacement costs as needed.



18.5 Item 1(Picture)

(2) Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.

18.6 Counter Tops

Repair or Replace

Suggest grouting/caulking at the countertop to backsplash and around the sink to prevent water leakage.

18.7 Electrical

Repair or Replace

(1) Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.

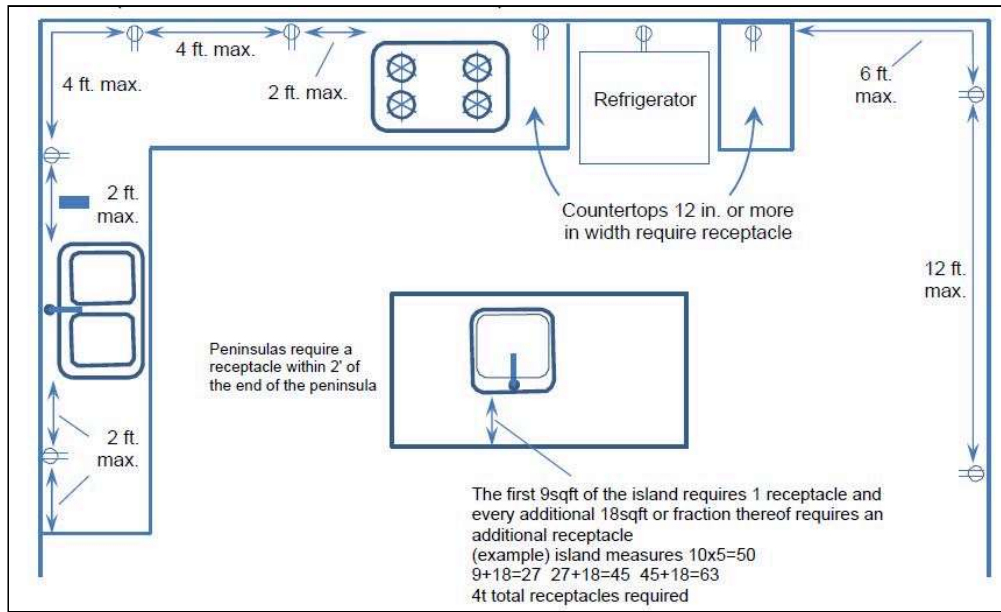


18.7 Item 1(Picture)



18.7 Item 2(Picture)

(2) Inadequate/incorrectly installed countertop/appliance outlets/circuits were noted, suggest review with a licensed electrician for installation costs as needed/required.



18.7 Item 3(Picture) Kitchen outlets



18.7 Item 4(Picture)



18.7 Item 5(Picture)

(3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



18.7 Item 6(Picture)

18.9 Faucets**Repair or Replace**

Unable to test the faucet as the water was either off or inoperable at this area. Suggest review with a licensed plumber for any repair/replacement costs as needed.



18.9 Item 1(Picture)

18.10 Traps/Drains & Supply**Repair or Replace**

Unable to test the plumbing fixtures or drains as the water was off to this area at the time of the inspection. Suggest review with a licensed plumber for any repair/replacement costs as needed.

18.11 Dishwasher

Repair or Replace

No dishwasher was installed at the time of the inspection. Suggest review with the seller and/or a licensed contractor for installation costs as needed.



18.11 Item 1(Picture)

18.13 Ranges/Ovens/Cooktops

Repair or Replace

The anti-tip bracket is not currently installed correctly. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door (possible child) or slide-out racks upsetting the center of gravity. Suggest review with a licensed contractor for costs to relocate/install the bracket correctly for safety as required since 1991.



18.13 Item 1(Picture)

18.14 Range Hood (s)**Repair or Replace**

The range/hood vent is inoperable at the time of the inspection, suggest review with a licensed contractor and repair/replace as required for safety.



18.14 Item 1(Picture)

19. Hallway Bathroom

19.2 Ceilings

Repair or Replace

Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.



19.2 Item 1(Picture)

19.3 Doors

Repair or Replace

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

19.5 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

19.6 Electrical

Repair or Replace

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



19.6 Item 1(Picture)

19.9 Tub & Surround

Repair or Replace

Minor deterioration and rust noted at the tub and surround, no visible evidence of leakage noted at the time of the inspection. Suggest repair/replace as needed.



19.9 Item 1(Picture)

19.10 Tub Faucet

Repair or Replace

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance. Most retrofit companies/cities do not enforce the low flow tub faucet requirements due to it can take an excessive amount of time to fill the tub (you will use the same amount of water irrelevant of how long it takes to fill the tub).



19.10 Item 1(Picture)

19.16 Traps/Drains & Supply

Repair or Replace

(1) Corrosion noted at the sink angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



19.16 Item 1(Picture)

(2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

19.17 Toilets(s)

Repair or Replace

The existing toilet is not an ultra low-flow flush toilet (1.28 GPF). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet (1.28 GPF) for water conservation and/or as per any city requirements.

19.18 Counter/Cabinets

Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



19.18 Item 1(Picture)

20. Hallway Bathroom #2

20.0 Floors

Repair or Replace

(1) Floor slope and uneven flooring noted.

(2) The tile floor grout is deteriorated/missing at various areas, suggest review with a licensed contractor for repair/installation costs as needed.

20.2 Ceilings

Repair or Replace

Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.

20.3 Doors

Repair or Replace

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

20.5 Screens

Repair or Replace

The window screen(s) were missing, suggest replacing as needed.

20.6 Electrical

Repair or Replace

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



20.6 Item 1(Picture)

20.9 Tub Faucet

Repair or Replace

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance. Most retrofit companies/cities do not enforce the low flow tub faucet requirements due to it can take an excessive amount of time to fill the tub (you will use the same amount of water irrelevant of how long it takes to fill the tub).



20.9 Item 1(Picture)

20.10 Shower & Surround**Repair or Replace**

Hairline cracks noted at the tile areas, suggest repair/replace as needed.



20.10 Item 1(Picture)

20.15 Traps/Drains & Supply**Repair or Replace**

(1) Corrosion/stains noted at the sink drain and angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



20.15 Item 1(Picture)

(2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

20.16 Toilets(s)

Repair or Replace

(1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

(2) The existing toilet is not an ultra low-flow flush toilet (1.28 GPF). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet (1.28 GPF) for water conservation and/or as per any city requirements.

20.17 Counter/Cabinets

Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



20.17 Item 1(Picture)

21. Powder Bathroom

21.7 Traps/Drains & Supply

Repair or Replace

The sink drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

21.8 Toilets(s)

Repair or Replace

The existing toilet is not an ultra low-flow flush toilet (1.28 GPF). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet (1.28 GPF) for water conservation and/or as per any city requirements.

21.9 Counter/Cabinets

Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.

22. Entry

22.0 Floors

Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

22.3 Doors

Repair or Replace

(1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

(2) Excessive gaps and light noted at the door(s) to the exterior when in the closed position. Suggest review with a licensed contractor for repair/replacement costs as needed to prevent future water, draft and insect/rodent intrusion at this area.



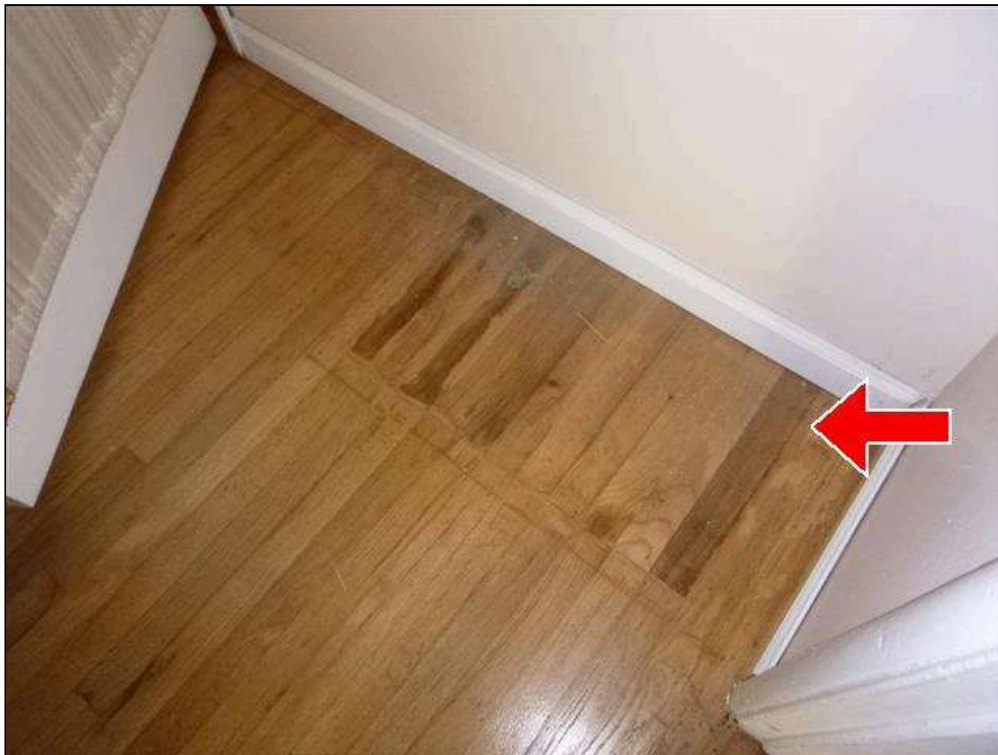
22.3 Item 1(Picture)

23. Living Room

23.0 Floors

Repair or Replace

- (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.
- (2) Patched areas of the floor were noted at the original floor heater location. Suggest repair/replace as needed.



23.0 Item 1(Picture)

23.1 Walls

Repair or Replace

Patched areas of the walls were noted, suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



23.1 Item 1(Picture)

23.2 Ceilings

Repair or Replace

Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



23.2 Item 1(Picture)

23.3 Doors

Repair or Replace

- (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.
- (2) The inspector was unable to verify/determine if tempered/safety glass is installed at the window/door glass at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.



23.3 Item 1(Picture)

23.4 Windows

Repair or Replace

(1) The lock latch(s) are missing/damaged at the window(s), suggest replacing as needed for security.

(2) The window(s) will not close and latch correctly, suggest repair as needed.

23.5 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

23.6 Electrical

Repair or Replace

The outlet at the front wall is loose at the wall mount, suggest review with a licensed electrician for repair/replacement costs as needed.



23.6 Item 1(Picture)

24. Dining Room

24.0 Floors

Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

24.2 Ceilings

Repair or Replace

(1) Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



24.2 Item 1(Picture)

(2) Settling cracks and patching noted, suggest repair as needed.

24.3 Doors

Repair or Replace

(1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

(2) The door sticks/impacts on the jamb when operating, suggest repair as needed.



24.3 Item 1(Picture)

24.4 Electrical

Repair or Replace

(2) Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



24.4 Item 1(Picture)

25. Family Room**25.0 Floors****Repair or Replace**

(1) Floor slope and uneven flooring noted throughout this area. Suggest review with a licensed contractor for repair/re-leveling costs as needed.

(2) Worn and minor deterioration noted at various areas of the flooring, suggest maintenance and repairs as needed.

25.1 Walls**Repair or Replace**

Patched areas of the walls were noted, suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

25.2 Ceilings**Repair or Replace**

(1) Settling cracks and patching noted, suggest repair as needed.



25.2 Item 1(Picture)

(2) Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

25.3 Doors

Repair or Replace

(1) The fixed section of the rear sliding door is not currently installed level with the frame and excessive gaps were noted. Suggest review with a licensed contractor for any repair/replacement costs as needed to prevent future water, draft and insect intrusion at this area.



25.3 Item 1(Picture)

(2) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior. Suggest review with a licensed contractor for repair/replacement costs as needed.



25.3 Item 2(Picture)

25.5 Screens

Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

25.7 Fireplace

Repair or Replace

(1) The fireplace damper was operational at the time of the inspection. Suggest securing the damper to a fixed open position due to the gas installation per current requirements.



25.7 Item 1(Picture)



25.7 Item 2(Picture)

(2) Minor creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.



25.7 Item 3(Picture)

26. Hallway

26.0 Floors

Repair or Replace

- (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.
- (2) Patched areas of the floor were noted at the original floor heater location. Suggest repair/replace as needed.



26.0 Item 1(Picture)

26.6 Smoke & Carbon Monoxide Alarms**Repair or Replace**

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

27. Hallway**27.4 Electrical****Repair or Replace**

No light fixture installed at this area (common for the age of the dwelling), this is a possible safety hazard. Suggest review with a licensed electrician for costs to install a light fixture at this area to enhance safety.

27.5 Smoke & Carbon Monoxide Alarms**Repair or Replace**

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

28. Stairs**28.0 Floors****Repair or Replace**

Squeaky/noisy floors were noted, suggest repair as needed.

28.5 Screens**Repair or Replace**

The window screen(s) were missing, suggest replacing as needed.

28.6 Electrical**Repair or Replace**

(2) The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.



28.6 Item 1(Picture)

28.7 Stairs/Railings

Repair or Replace

(1) No graspable hand railing(s) installed at the stair area(s). Suggest review with a licensed contractor for costs to install graspable railing(s) to current standards as required for safety.



28.7 Item 1(Picture)



28.7 Item 2(Picture)

(2) A potential trip hazard was noted due to the uneven rise height at various steps. Suggest review with a licensed contractor for any repair/replacement costs as needed.



28.7 Item 3(Picture)

28.8 Smoke & Carbon Monoxide Alarms

Repair or Replace

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

29. Bedroom #1

29.0 Floors

Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

29.2 Ceilings

Repair or Replace

Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

29.4 Windows

Repair or Replace

The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

29.5 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

29.7 Closet/Wardrobe(s)

Repair or Replace

The closet door(s) were missing/not installed at the time of the inspection, suggest replacing/installing as needed.



29.7 Item 1(Picture)

29.8 Smoke & Carbon Monoxide Alarms

Repair or Replace

No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

30. Bedroom #2

30.0 Floors

Repair or Replace

- (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.
- (2) Worn, stained and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.

30.3 Doors

Repair or Replace

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

30.5 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

30.6 Electrical

Repair or Replace

(3) Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



30.6 Item 2(Picture)

30.8 Smoke & Carbon Monoxide Alarms

Repair or Replace

No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

31. Bedroom #3

31.1 Walls

Repair or Replace

Stained, patched and damaged areas of the walls were noted at the windows (evidence of previous/on-going water intrusion was noted). Suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



31.1 Item 1(Picture)



31.1 Item 2(Picture)

31.3 Doors

Repair or Replace

(1) The door will not close and latch correctly, suggest repair as needed.



31.3 Item 1(Picture)

(2) The door to the hallway is damaged/holes noted, suggest repair as needed.



31.3 Item 2(Picture)

31.4 Windows

Repair or Replace

(1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

(2) Excessive deterioration, satins and evidence of previous/on-going leakage was noted at the windows. Suggest review with a licensed contractor for any repair/replacement costs as needed.



31.4 Item 1(Picture)



31.4 Item 2(Picture)

31.7 Closet/Wardrobe(s)
Repair or Replace

The closet door(s) were missing/not installed at the time of the inspection, suggest replacing/installing as needed.



31.7 Item 1(Picture)

31.8 Smoke & Carbon Monoxide Alarms

Repair or Replace

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) Suggest installing a Carbon Monoxide alarm at this bedroom due to the location/proximity of a gas fueled appliance within the laundry area.

32. Primary Bedroom

32.0 Floors

Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

32.2 Ceilings

Repair or Replace

Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



32.2 Item 1(Picture)

32.3 Doors

Repair or Replace

- (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.
- (2) The sliding door lock handle is broken/damaged, suggest repair/replace as needed.



32.3 Item 1(Picture)

32.4 Windows

Repair or Replace

The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

32.5 Screens

Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

32.6 Electrical

Repair or Replace

(1) Various outlet cover(s) are missing, suggest installation for safety.



32.6 Item 1(Picture)

32.8 Comments

Repair or Replace

(2) A potential safety/fall hazard was noted due to the sliding door exits/leads out to the sloped roof area (no railing is installed at the roof area). Suggest review with a licensed contractor to seal/screw the door closed to prevent access to the roof area as needed.



32.8 Item 3(Picture)



32.8 Item 4(Picture)

32.9 Smoke & Carbon Monoxide Alarms

Repair or Replace

No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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