



Del Fine Home Inspections

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Property Inspection Report

Client(s): **Merrily Boardman**

Property address: **6432 Via Canada
Rancho Palos Verdes, CA 90275**

Inspection date: **Friday, July 19, 2024**

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Dear Customer:

Thank you for choosing Del Fine Home Inspections to perform the following inspection on the property you wish to purchase. This report is the exclusive property of Del Fine Home Inspections and the individual/s paying for the inspection fee and report. Use of this report by any unauthorized persons is prohibited.

All findings should be made to Del Fine Home Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, see paint peeling off walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.









While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the individual/s paying for the inspections fee and report and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the individual/s paying for inspections fee and report and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Time started: 7:30 am
Time finished: 11:30 am
Present during inspection: Client, Realtor, Contractor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Sunny
Temperature during inspection: Warm
Inspection fee: \$650
Payment method: Check
Type of building: Single family
Occupied: No





- 1)   One or more hornet, bee or wasp nests were found in the attic. These can pose a safety hazard. A qualified person should remove nests or exterminate as necessary.



Photo 1-1

- 2)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<https://www.reporthost.com/?EPA>

<https://www.reporthost.com/?CPSC>


<https://www.reporthost.com/?CDC>



Photo 2-1



Photo 2-2

- 3)  Evidence of rodent infestation was found in the form of feces, urine stains, traps and/or dead rodents in the attic and/or crawl space. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 3-1



Photo 3-2




Photo 3-3



Photo 3-4



Photo 3-5


- 4)  Microbial growths were found at one or more locations in the crawlspace. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

<https://www.reporthost.com/?MOLDCDC>


<https://www.reporthost.com/?MOLDEPA>




Photo 4-1

5)  Based on substandard and/or non-standard construction observed, additions and/or modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

6)  This inspection is not a mold or fungus inspection. Should client have any concerns at all about mold or the future discovery of mold, it is recommended that client have the property inspected for mold during the contingency period and prior to the close of escrow.

7)  This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to their structural pest control report for any information concerning them.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Condition of walls: Required repair, replacement and/or evaluation (see comments below)

Site profile: Stairstepped, Slope

Condition of driveway: Required repair, replacement and/or evaluation (see comments below)

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Condition of deck, patio and/or porch covers: Appeared serviceable

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)


8)  Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 8-1



Photo 8-2



9)   Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. At a minimum the client should be aware of this hazard. Consider having a qualified contractor install guardrails where walking surfaces are more than 30 inches above the surrounding grade or surfaces below, and per standard building practices.



Photo 9-1



10)   Guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height. Recommend that a qualified contractor replace or repair guardrails per standard building practices.



Photo 10-1



Photo 10-2

11) 🛠️ Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

12) 🛠️ Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Recommend that a qualified contractor install handrails where missing.



Photo 12-1



Photo 12-2

13) 🛠️ Guardrails at one or more locations with drop-offs higher than 30 inches were wobbly, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 13-1

Photo 13-2


14)  Cracks, deterioration, leaning and/or bowing were found in one or more retaining walls. Recommend that a qualified contractor evaluate and repair as necessary. Note that some retaining walls, based on their height or size, may require evaluation by a structural engineer.



Photo 14-1

Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5


15)  Cracks, deterioration, leaning and/or bowing were found in one or more walls. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5

Photo 15-6


16)  The wooden deck, porch or balcony was deteriorated, non-standard or substandard. Recommend having a qualified fully evaluate and repair as necessary.



Photo 16-1

Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5



Photo 16-6



Photo 16-7



Photo 16-8



Photo 16-9



Photo 16-10



Photo 16-11



Photo 16-12



Photo 16-13



Photo 16-14

17) 🔧🔍 A hot tub was installed. Hot tubs, related equipment and supply hookups are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Regular maintenance is required, and safety issues may exist. Recommend that a qualified specialist evaluate and, if needed, maintain or repair.



Photo 17-1

Photo 17-2

18) No drainage outlets were visible at the retaining wall. Recommend that a qualified contractor evaluate and repair as necessary to allow for drainage.

19) No drainage outlets were visible at the planters. Recommend that a qualified contractor evaluate and repair as necessary to allow for drainage.

20) Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.

21) One or more planters were damaged or deteriorated. Recommend that a qualified person remove, repair or replace planters as necessary.



Photo 21-1

Photo 21-2

22) Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

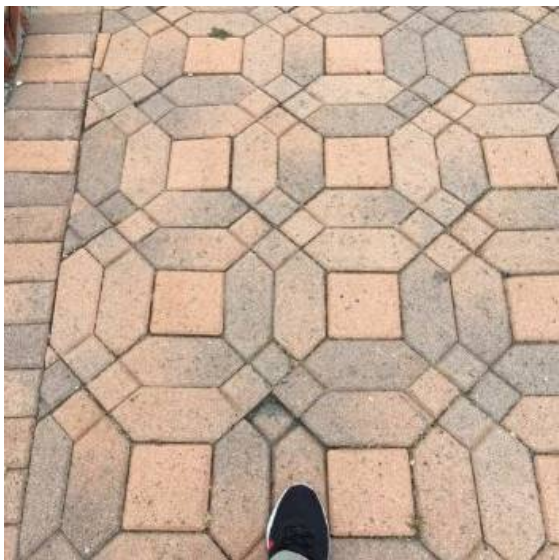


Photo 22-1

23) 🛠️ Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.



Photo 23-1



Photo 23-2



Photo 23-3



Photo 23-4



Photo 23-5



Photo 23-6

24) 🛠️ Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<https://www.reporthost.com/?IMPEL>

25) 🌿 Vegetation was overgrown around equipment for one or more utilities such as gas or electric meters. Vegetation should be pruned or removed as necessary to allow unobstructed access.



Photo 25-1



26)   Client may want to consider having a qualified geotechnical engineer evaluate soils around the building for possible stability issues due to the building being close to a cliff, a ravine and/or a steep or vertical drop.



Photo 26-1


27)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 27-1



28)  The driveway sloped down towards the garage or house. This may result in water accumulating in the garage, around building foundations or underneath buildings, and is a conducive condition for wood-destroying organisms. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing and installing new pavement.



Photo 28-1

29)  Some areas of the deck and/or porch substructure were inaccessible due to limited space below. These areas couldn't be evaluated and are excluded from the inspection.

30) General photo(s)



Photo 30-1



Photo 30-2



Photo 30-3



Photo 30-4



Photo 30-5

Photo 30-6

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Condition of foundation and footings: Required repairs, replacement and/or evaluation (see comments below)

Apparent foundation type: Crawl space

31) 🛠️ One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.



Photo 31-1

Photo 31-2

32) 🛠️ One or more exhaust duct end caps were damaged and/or substandard. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.



Photo 32-1

33) 🔧🔍 Evidence of prior stucco repairs were found at one or more locations of finish. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

34) 🪴 One or more planters were attached to the building exterior. This can result in high levels of moisture at the building exterior near planters. It is a conducive condition for wood-destroying organisms. Recommend removing planters, or repairing so there is a gap of at least 2 inches between planters and the building exterior for better airflow and to allow building exteriors to dry quickly.



Photo 34-1



Photo 34-2



Photo 34-3

Photo 34-4



Photo 34-5

35) 🛠️ Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.



Photo 35-1



Photo 35-2



Photo 35-3

36) 🛠️ Stucco weep screed was missing at one or more locations. The screed serves as a vent so that the moisture that gets absorbed can escape the stucco wall below. Recommend having a qualified contractor repair as necessary.

37) 🛠️ One or more cracks (1/8 inch - 1/4 inch) were found in the foundation. Recommend a qualified contractor repair as necessary. At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.



Photo 37-1

Photo 37-2

38) 🚧 Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 38-1

39) 🚧 Trees were in contact with or were close to the building at one or more locations. Damage to the building may occur, especially during high winds. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

40) 🚧 Caulk was missing in some areas. For example, where walkways meet structure. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <https://www.reporthost.com/?CAULK>



Photo 40-1

- 41) **i** Some exterior wall sections were obscured by vegetation and/or stored items and couldn't be fully evaluated. They are excluded from this inspection.
- 42) **i** The client may wish to have a qualified contractor and/or engineer evaluate foundation further to determine if seismic reinforcement is needed. For example (House Bolting, Foundation Bolting and/or Cripple Wall Bracing). Construction techniques have improved since the home was built. Note that determining the number, spacing and/or adequacy of foundation anchors is beyond the scope of this inspection.

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Location of crawl space access point #A: Building exterior

Location of crawl space access point #B: Building exterior

Crawl space access points that were opened and viewed, traversed or partially traversed: A, B

Condition of floor substructure above: Required repairs, replacement and/or evaluation (see comments below)

Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)

- 43) **🔍🚰🚰** Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.




Photo 43-1


Photo 43-2



Photo 43-3

Photo 43-4

44)  Staining was found at one or more sections of floor sheathing. Recommend that a qualified contractor evaluate and repair as necessary.

45)  Some areas of the crawl space had less than 18 inches of vertical clearance. This limits access for periodic evaluation, and for repairs or modifications when needed. Recommend that a qualified contractor make modifications as necessary, such as excavating soil, so at least 18 inches of vertical clearance is maintained throughout the crawl space.


46)  One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



Photo 46-1

Photo 46-2

47) 🛠️ Ventilation for the crawl space was substandard. There were too few vents or vents were blocked. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor improve venting per standard building practices.

48) 🧰🔍 Soil was wet and/or damp at one or more locations. Recommend having a qualified contractor fully evaluate to determine source of water intrusion. Repairs should be made by a qualified contractor.

49) 🛠️ One or more outdoor crawl space access hatches or doors were missing, damaged, deteriorated or substandard. Water and/or vermin can enter the crawl space. Recommend that a qualified person replace, install or repair hatches or doors where necessary.



Photo 49-1

50) 🧰🔍 Cellulose material such as scrap wood and/or form wood was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

51) 🔍📌 Some sections of the crawl space at location B were not evaluated due to lack of access because the crawl space vertical height was under 18 inches, ducts or pipes were blocking and/or limited height. The condition of these areas is unknown and they are excluded from this inspection. Recommend that conditions be corrected to allow a full evaluation of all crawl space areas.

52) 📌🔍 One or more crawl space vents were intentionally blocked (e.g. removable panels, rigid foam). This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Such vents should be left open at all times except during severe freezing weather. Recommend removing materials or items blocking vents as necessary.



Photo 52-1

53) One or more crawl space access hatches or doors were too small to allow easy access. Such hatches through walls should be at least 16 x 24 inches in size, and hatches in the floor should be at least 18 x 24 inches in size. Recommend that a qualified person modify crawl space access points per standard building practices.



Photo 53-1

54) General photo(s)



Photo 54-1



Photo 54-2



Photo 54-3



Photo 54-4



Photo 54-5



Photo 54-6



Photo 54-7



Photo 54-8



Photo 54-9



Photo 54-10



Photo 54-11



Photo 54-12



Photo 54-13



Photo 54-14

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.


Roof inspection method: Viewed from ladder

Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Tile

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

55)  Gutters were missing over one or more entrances. People entering and exiting the building are likely to get wet during periods of rain as a result. Most buildings benefit from having a complete drainage system installed, but at a minimum, recommend installing gutters over entrances.


56)  The roof was inspected and will require repair by a qualified roofer. The client may also wish to consider having a qualified contractor attempt to issue a "roof certificate" once all repairs have been made. No prediction of future performance or warranties can be offered.



Photo 56-1



Photo 56-2



Photo 56-3



Photo 56-4



Photo 56-5



Photo 56-6



Photo 56-7



Photo 56-8



Photo 56-9



Photo 56-10



Photo 56-11


57)  Some roof tiles were cracked, broken, loose and/or damaged. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.



Photo 57-1



Photo 57-2



Photo 57-3

58) 🛠️ One or more (end caps) were missing. Recommend that a qualified person install or repair end caps where missing.



Photo 58-1

59) 🛠️ One or more roof flashings were lifting, substandard, missing and/or deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 59-1



Photo 59-2




Photo 59-3





Photo 59-4



Photo 59-5

60)  Sealant at one or more roof vent pipes was deteriorated and/or cracking. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

61)  Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

62)  Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to type of roof covering (slippery or fragile), the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such

as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es), Partially traversed

Location of attic access point #A: Hallway

Location of attic access point #B: Kitchen

Condition of roof structure: Appeared serviceable

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)


63)  One or more attic or roof vent screens were clogged with paint. This can reduce air flow through the roof structure or attic and result in reduced service life for the roof surface materials because of high temperatures. Moisture from condensation is also likely to accumulate in the roof structure and/or attic. Recommend that a qualified person repair as necessary so air flows freely through all vents. For example, by cleaning screens or replacing screens with 1/8-inch to 1/4-inch wire mesh.



Photo 63-1




64)  One or more exhaust fans in the attic had no duct to route the exhaust air outside. As a result, conditioned air will enter the attic when the fan is operated. This can result in excessive moisture in the attic. Recommend that a qualified contractor install ducting per standard building practices. Typically, this includes a duct with R-4 rated insulation permanently attached to a vent hood or cap installed on the roof or at an exterior wall.



Photo 64-1

65)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit:

<https://www.reporhost.com/?ATTACC>

66)  The ceiling insulation in one or more areas of the attic was compacted or uneven, missing and/or substandard. Heating and cooling

costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).



Photo 66-1



67)   What appeared to be past water stains were visible on the roof structure at one or more locations. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.



Photo 67-1



Photo 67-2



Photo 67-4

Photo 67-3

68) **i** All attic areas and roof structures more than 6, 8 and/or 10 feet from attic access point(s) #A and B were inaccessible due to lack of permanent walkways, ducts or pipes blocking, limited height and/or possible damage if traversed. These areas were not evaluated and are excluded from the inspection.

69) General photo(s)



Photo 69-1



Photo 69-2



Photo 69-3



Photo 69-4



Photo 69-5



Photo 69-6



Photo 69-7

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)



Condition of garage vehicle door(s): Appeared serviceable

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable



Condition of garage interior: Required repair or evaluation (see comments below)

70)   The door between the garage and the house has been modified with a pet door, and is no longer fire-resistant. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<https://www.reporthost.com/?AGFR>



Photo 70-1

71)   No threshold was installed at the base of the door between the garage and the house. House to garage doors prevent fire and fumes from spreading from the garage to the house. Thresholds prevent fire and fumes from spreading underneath the door. This is a potential safety hazard. Recommend that a qualified person install a threshold per standard building practices.



72)   One or more gaps, holes and/or areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit: <https://www.reporhost.com/?AGFR>



Photo 72-1

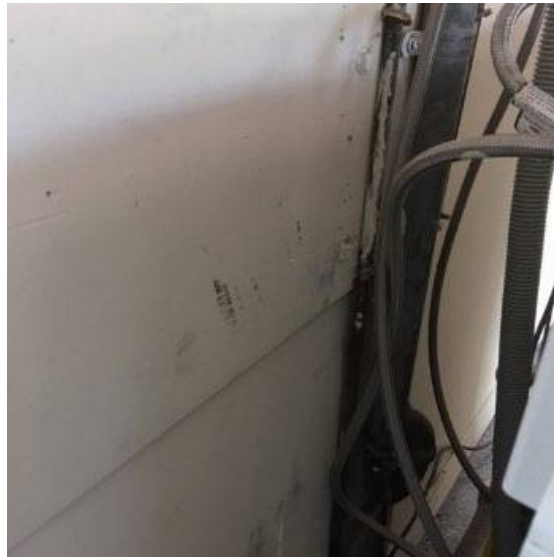






Photo 72-2







Photo 72-3


73)   The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<https://www.reporhost.com/?AGFR>

74)   Self-closing device on the door between the garage and the house was missing and/or damaged. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

75)   Weatherstripping around or at the base of the door between the garage and the house was missing and/or substandard. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.

76)   One or more laundry appliances such as clothes washers or dryers were installed in the garage and may be a fire hazard. Electric motors and other components in the appliances can produce sparks that can ignite flammable vapors and gases. Any source of spark or flame in a garage should be at least 18 inches off the floor to minimize the risk of fire or explosion. Consult with an appliance specialist about this, and that a qualified person make modifications or repairs if needed. For example, by building platforms to elevate the appliances.

77)  No air vent were visible. This can result in inadequate combustion air for the appliance(s), reduced efficiency, and possible safety issues related to carbon monoxide poisoning. Recommend that a qualified person repair as necessary.

78) General photo(s)



Photo 78-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 200

System ground: Appeared serviceable

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)




Location of main service panel #A: Building exterior

Location of main disconnect: At main disconnect panel outside

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

79)    One or more electric receptacles at the full bath and/or garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)

- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporhost.com/?GFCI>



Photo 79-1



Photo 79-2



80)   Panel(s) #B were located in a bathroom and/or a closet. This is not an approved location for electric panels. Recommend that a qualified electrician move the panel(s) or make repairs per standard building practices.



Photo 80-1



Photo 80-2



81)   One or more modern, 3-slot electric receptacles were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.



Photo 81-1



Photo 81-2

82) 🛠️⚡ The service drop wires were less than 18 inches above the roof surface. This is a potential shock hazard because wires are more likely to be damaged. Recommend that a qualified electrician or the utility company repair per standard building practices.



Photo 82-1

83) 🔍🛠️ Substandard wiring was found at the building exterior and/or crawl space. For example, exposed wiring, loose wiring, unterminated wires, exposed splices and/or missing conduit. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.



Photo 83-1



Photo 83-2



Photo 83-3

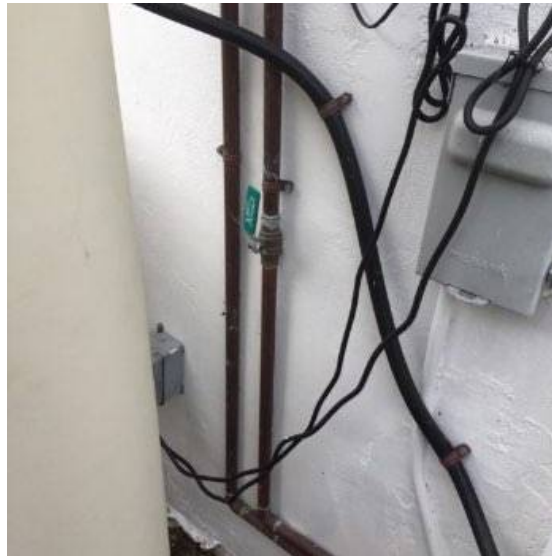


Photo 83-4



Photo 83-5



Photo 83-6

84) 🚨 🔍 "Knob and tube" wiring or related components such as porcelain insulators were found. This type of wiring was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation can become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with

insulation (a common practice), and incorrectly tapping new wiring into it.

The inspector did not find any energized knob and tube wiring during the inspection. However, this is no indication that all the knob and tube wiring has been abandoned. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob-and-tube type, or to determine what percentage of the knob and tube wiring is energized versus abandoned. Recommend that a qualified electrician evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Consult with your insurance carrier regarding this. For more information, visit:

<https://www.reporthost.com/?KNOBTUBE>



Photo 84-1



85)   One or more slots where circuit breakers are normally installed were open in panel(s) #A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.



Photo 85-1





86)   One or more receptacles or wiring were near cook top. This is a potential hazard. Recommend that a qualified electrician repair as necessary.



Photo 86-1

87)   Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.





88)   2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 88-1 One location

89)   One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need

to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Photo 89-1 One location


90)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 90-1


91)  One or more light fixtures were damaged and/or deteriorated. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 91-1

Photo 91-2

92) 🔧🔍 The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

93) 🛠️ One or more screws that attach the cover or dead front to panel(s) #A were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 93-1

94) 🔍 One or more exterior light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 94-1



Photo 94-2



Photo 94-3

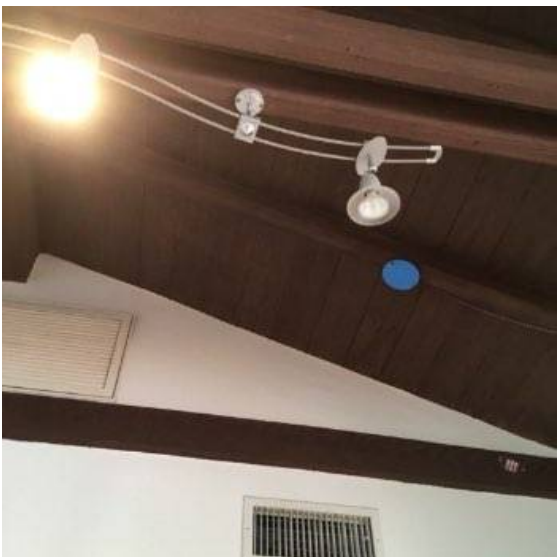


Photo 94-4



Photo 94-5



95)  Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 95-1

96)  No doorbell was installed at the main entrance. The client may wish to have one installed for convenience sake.

97) General photo(s)



Photo 97-1



Photo 97-2



Photo 97-3

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Required repair, replacement and/or evaluation (see comments below)

Location of main water shut-off: Building exterior

Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)

Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)

Condition of waste lines: Required repair, replacement and/or evaluation (see comments below)

Vent pipe condition: Appeared serviceable

Condition of fuel system: Required repair, replacement and/or evaluation (see comments below)


98)  In an earthquake, the shaking of a home can cause damage to gas piping and appliances. This damage can result in release of natural gas that can lead to fires or even explosions. Recommend the installation of an approved Automatic Gas Shut Off Valve by a state licensed plumber or contact the local gas utility company for guidance.



Photo 98-1


99)  The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI. Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 99-1



100)  Significant corrosion was found at pressure regulator or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.



Photo 100-1

101)  Low flow was found at one or more sinks, bathtubs and/or showers when multiple fixtures were operated at the same time. Water supply pipes may be clogged or corroded, filters may be clogged or need new cartridges, or fixtures may be clogged. Recommend that a qualified plumber evaluate and repair as necessary.


102)  One or more leaks were found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 102-1


103)  Significant corrosion, deterioration, cracks or damage was found in many drain and/or waste pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 103-1



Photo 103-2



Photo 103-3



Photo 103-4



Photo 103-5



Photo 103-6



Photo 103-7



Photo 103-8



Photo 103-9



Photo 103-10



Photo 103-11



Photo 103-12

104) 🔧🔍 One or more drain and/or waste pipes or fittings were substandard, cracked and/or deteriorated. Recommend that a qualified plumber evaluate and repair as necessary and per standard building practices.


105) 🔧 No expansion tank was installed for the water supply system. Expansion tanks are recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects can include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend that a qualified plumber install an expansion tank per standard building practices.

106) 🔧 No sediment trap was installed in the gas supply line at the furnace and/or water heater. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard

building practices.

107)  Stains were found in one or more sections of drain and/or waste lines, but no active leaks were found near the stains. This may indicate that past leaks have occurred. Consult with the property owner about this, and either monitor these areas in the future for leaks or have a qualified plumber evaluate and repair as necessary.


108)  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.




Photo 108-1 Sprinklers were located in planter boxes. Significant amount of water may stand in boxes and cause deterioration or damage. Recommend having a qualified person repair as necessary.

Photo 108-2 One or more leaks were found at controls.



Photo 108-3 Handle was damaged at sprinkler plumbing line.

109)  One or more sections of cross-linked polyethylene (PEX) water supply piping was in contact with concrete. PEX piping can be

damaged. Recommend that a qualified person protect PEX tubing where necessary.



Photo 109-1


110)  Corrosion or rust was found at one or more water supply valves. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber repair as necessary. For example, by replacing valves or fittings.



Photo 110-1

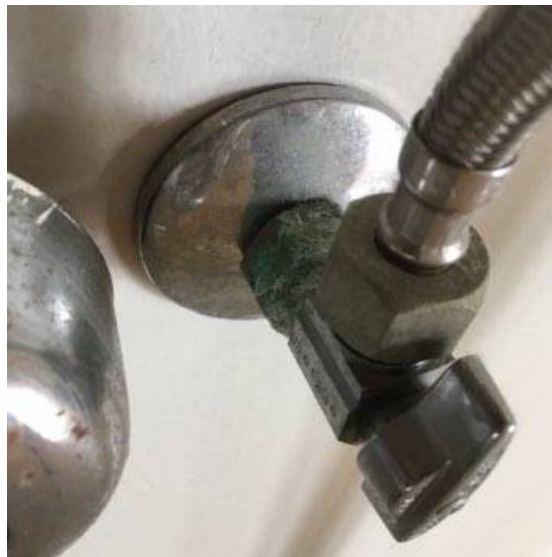


Photo 110-2




Photo 110-3



Photo 110-4

**Photo 110-5**

111)  One or more hose bibs leaked when tested. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

**Photo 111-1****Photo 111-2**


112)  One or more waste or drain pipes had substandard support or were loose. Leaks can occur as a result. Recommend that a qualified person install hangers or secure pipes per standard building practices.



Photo 112-1






113)  Steel piping for the gas service was corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.



Photo 113-1

114)   This property was unoccupied and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.

115)   Some galvanized steel drain or vent pipes were found. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

<https://www.reporhost.com/?GALVPIPE>



Photo 115-1



Photo 115-2

116) A water softener system and/or a water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.



Photo 116-1 Loud noises could be heard near equipment. Recommend having a qualified person evaluate and repair as necessary.

117) Based on the age of this structure, recommend that a qualified plumber inspect the waste lines using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

118) The inspector did not find any active galvanized steel supply pipes during the inspection. However, this is no indication that all the galvanized steel pipes has been abandoned. Note that it is beyond the scope of this inspection to determine what percentage of the piping is active, older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities.

119) The gas meter was in contact with or too close to the soil below and is likely to rust as a result. Gas meters should be located 10 inches or more above the soil below. Soil should be graded or removed as necessary.

120) General photo(s)



Photo 120-1



Photo 120-2



Photo 120-3

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Manufacturer: Rheem

Location of water heater: Closet

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

121) 🔧🔍 Significant corrosion or rust was found at the supply pipes or fittings and/or shut-off valve. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.



Photo 121-1

122) 🛠️🔍 Drain line was installed for the temperature-pressure relief valve, but was not drained to outside. Drain lines are normally installed to prevent water from accumulating if/when the valve eventually leaks, and to prevent scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line so it drains outside and per standard building practices.



Photo 122-1

123) 🛠️🔍 A catch pan was installed below the water heater, but no drain line was visible. Typically such catch pans hold only a gallon or two of water. If the water heater fails and leaks significantly, nearby flooring and wall materials, or finished spaces below (if any) may be get water-damaged. Normally, a drain line is installed at the catch pan to route any accumulated water outside the structure. Consider having a qualified contractor install a drain line per standard building practices.

124) General photo(s)



Photo 124-1

Photo 124-2

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Condition of heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Condition of filters: Required repair and/or evaluation (see comments below)

Condition of ducts and registers: Appeared serviceable

Condition of controls: Appeared serviceable


125)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.



Photo 125-1



Photo 125-2


126)  The pan had significant amounts of corrosion or rust. Holes may develop and leaks may occur. Recommend that a qualified HVAC contractor repair as necessary.



Photo 126-1


127)  Supply air from the air conditioning or heat pump cooling system was not cool enough. Recommend that a qualified HVAC contractor repair as necessary.



Photo 127-1



Photo 127-2



128)  The cooling fins at the heat pump or air conditioning condensing unit were damaged. Energy efficiency can be reduced as a result. Recommend that a qualified person repair fins as necessary.



Photo 128-1

129)  Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

130) General photo(s)



Photo 130-1



Photo 130-2



Photo 130-3



Photo 130-4



Photo 130-5



Photo 130-6



Photo 130-7



Photo 130-8



Photo 130-9



Photo 130-10



Photo 130-11



Photo 130-12



Photo 130-13



Photo 130-14



Photo 130-15



Photo 130-16



Photo 130-17



Photo 130-18



Photo 130-19

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of fireplaces: Required repair, replacement and/or evaluation (see comments below)

Condition of chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

131) 🛠️ Screen was found at firebox which was clogged, dirty or filled with debris. This is a potential hazard. Recommend that a qualified person repair as necessary.



Photo 131-1


132)  The brick chimney was deteriorated. For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.



Photo 132-1


133)  No glass doors were installed on the fireplace. For gas fireplaces, the fireplace damper should be modified so it is permanently open to prevent combustion gases from the pilot light and main burners accumulating in living spaces. Since the damper is always open, unconditioned air from outside can enter living spaces through the chimney, and conditioned air from inside can exit through the chimney. This can result in higher heating and cooling costs. Recommend that a qualified person install glass doors on the fireplace per standard building practices.



Photo 133-1

134) 🔧 Fireplaces and chimney should be inspected and cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair as necessary.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Required repair, replacement and/or evaluation (see comments below)

Type of ventilation: Wall or ceiling mounted fan

Condition of refrigerator: N/A (none installed)

Condition of microwave oven: Appeared serviceable

Condition of water dispenser: Appeared serviceable

135) 🔧 Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 135-1


136)  One or more cabinets, drawers and/or cabinet doors were deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 136-1


137)  One or more cooktop burner(s) and/or element(s) were inoperable. Recommend that a qualified person repair as necessary.



Photo 137-1

138) i The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances appeared to be near, at or beyond their service life. Client may want to ask property owner age of each appliance if concerned. Even if operable, recommend budgeting for replacements in the near future.

139) General photo(s)



Photo 139-1



Photo 139-2



Photo 139-3



Photo 139-4



Photo 139-5



Photo 139-6

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Gas supply for laundry equipment present: Yes


140)  The clothes dryer was equipped with a vinyl or mylar,. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary.



Photo 140-1


141)  The hot and/or cold water supply flow for the sink at location(s) #B was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 141-1



Photo 141-2


142)  The handle for the toilet shut-off valve at location(s) #B was missing. Recommend that a qualified person replace or repair handles as necessary.



Photo 142-1


143)  The shower grate at location(s) #B was missing. Recommend that a qualified person repair as necessary.



Photo 143-1


144)  The shower door at location(s) #B was difficult to open or close. Recommend that a qualified person repair as necessary.



Photo 144-1



145)  The exhaust fan at location(s) #B was noisy or vibrated excessively. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 145-1

146)  The clothes washer drain standpipe was deteriorated or substandard. Standard building practices require that the stand pipe be:

- A minimum of 2 inches in diameter
- At least 33 inches tall for a top-loading clothes washer
- At least 24 inches tall for a front-loading clothes washer

Recommend that a qualified person repair as necessary per standard building practices.



Photo 146-1


147)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 147-1


148)  The sink at location(s) #B were not securely fastened to the wall. An adequate number of appropriate fasteners should be used. Recommend that a qualified person repair as necessary.



Photo 148-1

149) 🛠️ The sink faucet controls at location(s) #A was difficult to operated, damaged or deteriorated.



Photo 149-1

150) 🛠️ The sink drain stopper mechanism at location(s) #A was missing. Recommend that a qualified person repair or replace as necessary.



Photo 150-1


151) 🛠️ Escutcheon plate(s) were missing at one or more locations. Recommend having a qualified person repair.

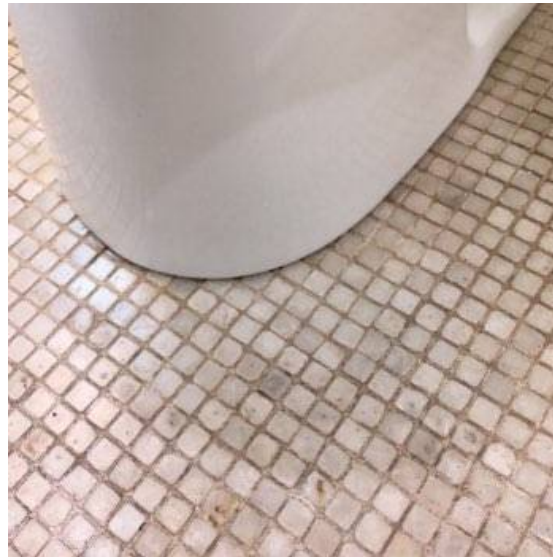


Photo 151-1

152) 🛠️ The toilet tank at location(s) #A was loose. Leaks can occur. Recommend that a qualified person repair as necessary.

**Photo 152-1**

153)  Caulk around the base of the toilet at location(s) #A and B was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

**Photo 153-1****Photo 153-2**



154)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #A. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 154-1

155)  The bathtub at location(s) #A drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.



156)  The bathtub drain stopper mechanism at location(s) #A was inoperable and/or difficult to operate. Recommend that a qualified person repair or replace as necessary.



Photo 156-1

157)  Tile and/or grout in the shower enclosure at location(s) #A and B were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

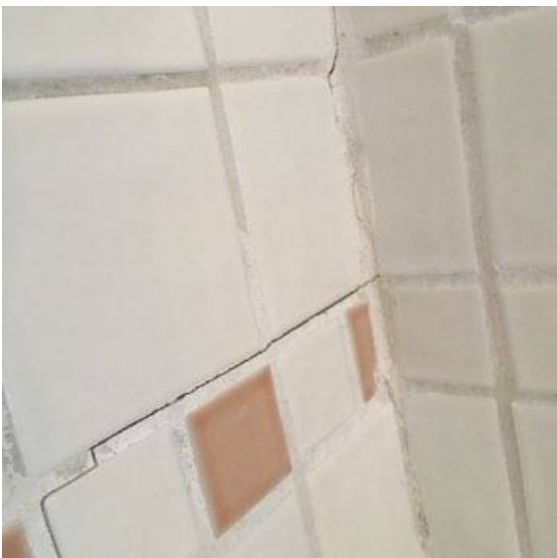


Photo 157-1

Photo 157-2



Photo 157-3

Photo 157-4

158) 🛠️ The shower arm at location(s) #A and B was loose. Recommend that a qualified person repair as necessary.



Photo 158-1

Photo 158-2


159)  Stains were found below the sink at location(s) #A. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary that a qualified person evaluate and repair.



Photo 159-1


160)  The sink at location(s) #B was worn, blemished or deteriorated.



Photo 160-1

161) General photo(s)



Photo 161-1



Photo 161-2



Photo 161-3



Photo 161-4 Plumbing access was sealed shut. Recommend having a qualified person repair as plumbing is easily accessible.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)


162)  Floors in one or more areas were not level. Significant repairs may be needed to make floors level. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 162-1



Photo 162-2



Photo 162-3



Photo 162-4



Photo 162-5



Photo 162-6



Photo 162-7




Photo 162-8

163) 🔧🔍 Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit: <https://www.reporthost.com/?SQUEAK>

164) 🔧 One or more exterior doors were difficult to open or close and/or were difficult to latch. Recommend that a qualified person repair as necessary.



Photo 164-1

165)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.


166)  One or more walls and/or ceilings were damaged, were cracked and/or had substandard repairs. Recommend that a qualified person repair as necessary.



Photo 166-1



Photo 166-2


167)  Crank handles or latches at some windows were deteriorated or damaged. Recommend that a qualified person repair as necessary.



Photo 167-1



Photo 167-2



Photo 167-3



Photo 167-4

168) 🛠️ Flooring in one or more areas was blemished, worn, deteriorated or damaged. Recommend that a qualified person repair as necessary.



Photo 168-1



Photo 168-2

169) General photo(s)



Photo 169-1



Photo 169-2

1.1. 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 by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it.

1.2. A Material Defect is a condition of 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.

1.3. 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, but this is not required.

A complete copy of the STANDARDS OF PRACTICE we adhere to can be found at the following link: <http://www.nachi.org/sop.htm>