



SEA TO SKY INSPECTIONS

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## PROPERTY INSPECTION REPORT

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DECEMBER 6, 2024



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# SUMMARY

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The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

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# 1: GENERAL INFORMATION / OVERVIEW

## Information

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### General: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### General: Notes

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

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**Note:** [For the purpose of this report, all directional references \(left, right, rear, front\) are based on when facing the front of the structure as depicted in the cover image above.](#)

**Note:** [The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks \(plumbing, roof, intrusion or otherwise\) are reported by the inspector.](#)

### General: About Thermal Imaging

**Note:** A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

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## General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = The item, component or system is not in this home or building.

**Finding (F)** = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

**Note** = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

**Minor** = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Moderate** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

**Safety / Major** = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.



## 2: MISC. CONCERNS / COMMENTS

### Information

#### Misc. Concerns / Comments: Lead / Asbestos Warning

**Note:** 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.



#### Misc. Concerns / Comments: Recently De-Winterized / Vacant

**Note:** This property was unoccupied and/or recently de-winterized, 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 structure should be evaluated after plumbing has been operated. Any problems that are found should be repaired by a qualified plumber.

### Findings

#### 2.1.1 Misc. Concerns / Comments

 Moderate

#### **GENERAL DISREPAIR**

The dwelling at time of inspection was in a general overall state of disrepair. The inspector makes every effort to accurately document the condition of the dwelling, however, not all items may make it into this report that will need repaired on this property. Client should discuss all repairs to be made with a qualified contractor to determine both scope and costs of repair.

#### 2.1.2 Misc. Concerns / Comments

 Safety / Major

#### **MICROBIAL LIKE GROWTHS / MUSTY ODOR**

8494 BATHROOM +BOTTOM UNIT KITCHEN

Microbial like growths and/or a musty odor were found at one or more locations. 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.

#### Recommendation

Contact a qualified mold inspection professional.



#### 2.1.3 Misc. Concerns / Comments

### **SMOKE ODOR**

8494

Although excluded under the InterNACHI Standards of Practice, evidence of or a noticeable odor of smoke was/were observed by the inspector and/or along with staining. A former resident may have smoked indoors. Smoke odors are difficult to remove and often involve such measures as cleaning carpets, sealing all walls and ceiling surfaces with oil based primer and repainting, and potentially ozone generator treatment. The client should consult with a remediation company prior to closing to determine options and cost.

#### Recommendation

Contact a qualified professional.





# 3: INSPECTION / PROPERTY DETAILS

## Information

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**General: In Attendance**  
Listing Agent

**General: Building Type**  
Multi Family

**General: Occupancy**  
Vacant, Unfurnished

**General: Utilities**  
All Utilities On

**General: Temperature**  
50-60 F

**General: Weather Conditions**  
Sunny

**General: Additional Photos**



# 4: GROUNDS

		IN	NI	NP	F
4.1	Grading	X			X
4.2	Vegetation	X			X
4.3	Driveways, Sidewalks, Patios	X			X
4.4	Porches / Steps / Stoops	X			X
4.5	Patio / Porch Covers	X			X
4.6	Decks/Stairs	X			X
4.7	Retaining Walls	X			X
4.8	Fences/Gates	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Limitations

Grading

### GROUND 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.

## Findings

4.1.1 Grading

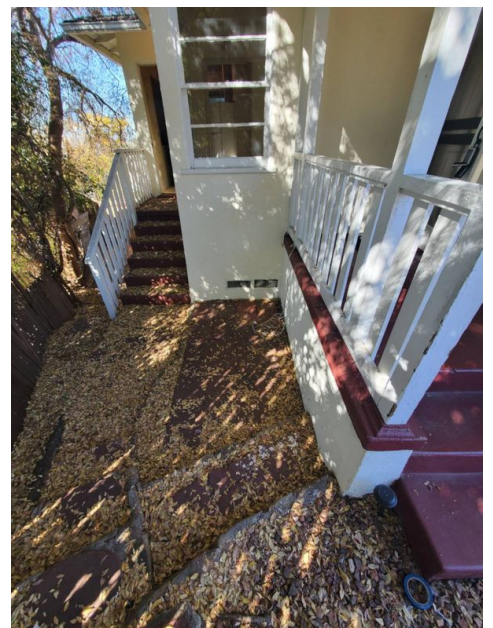
### REVERSE PERIMETER SLOPE - REPAIR

 Moderate

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. 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

Recommendation

Contact a qualified landscaping contractor



## 4.1.2 Grading



Minor

**REVERSE PERIMETER SLOPE - MONITOR**

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.

## Recommendation

Recommend monitoring.



## 4.2.1 Vegetation



Minor

**VEGETATION TOO CLOSE / IN CONTACT WITH BUILDING**

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior and/or other structures. 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.

## Recommendation

Contact a qualified lawn care professional.



## 4.2.2 Vegetation



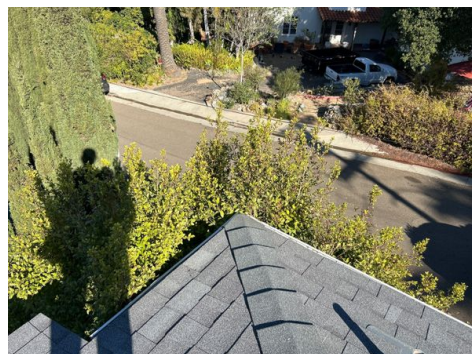
Moderate

**TREE NEAR / CONTACTING BUILDING**

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

## Recommendation

Contact a qualified tree service company.



## 4.3.1 Driveways, Sidewalks, Patios

**FINISH STAINED / DETERIORATED**

The concrete finish appears stained, deteriorated or has efflorescence present. Recommend repair as necessary by a licensed contractor

Recommendation

Contact a qualified professional.



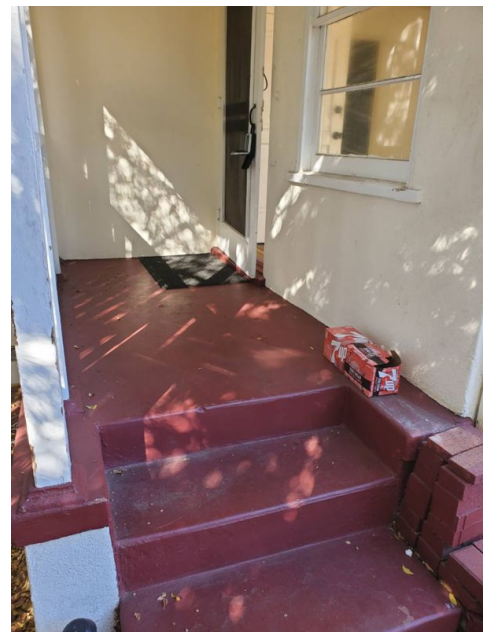
## 4.4.1 Porches / Steps / Stoops

**HANDRAILS MISSING MORE THAN 3 STEPS**

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.

Recommendation

Contact a qualified general contractor.



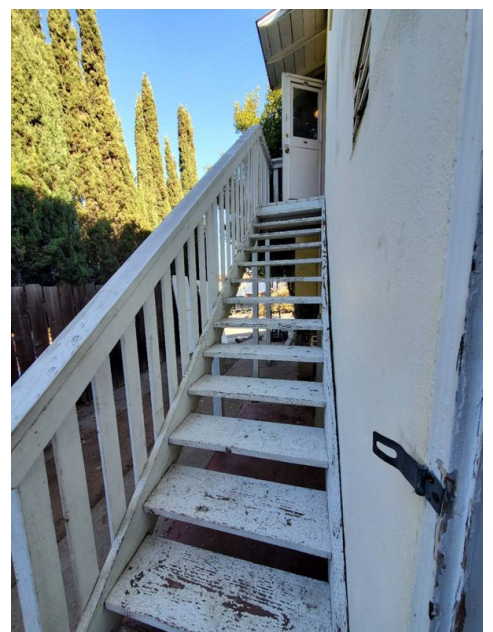
## 4.4.2 Porches / Steps / Stoops

**HANDRAILS NOT GRASPABLE**

Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Although an allowed building practice in older structures, handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

Recommendation

Contact a qualified professional.



4.5.1 Patio / Porch Covers

Moderate

**COVER DAMAGED / DETERIORATED**

One or more deck, patio and/or porch covers were damaged and/or deteriorated. Recommend that a qualified licensed contractor repair or replace as necessary, and per standard building practices.

Recommendation

Contact a qualified general contractor.



4.5.2 Patio / Porch Covers

Moderate

**SUPPORT POST DAMAGED / DETERIORATED**

Patio cover support post damaged / deteriorated. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



4.6.1 Decks/Stairs

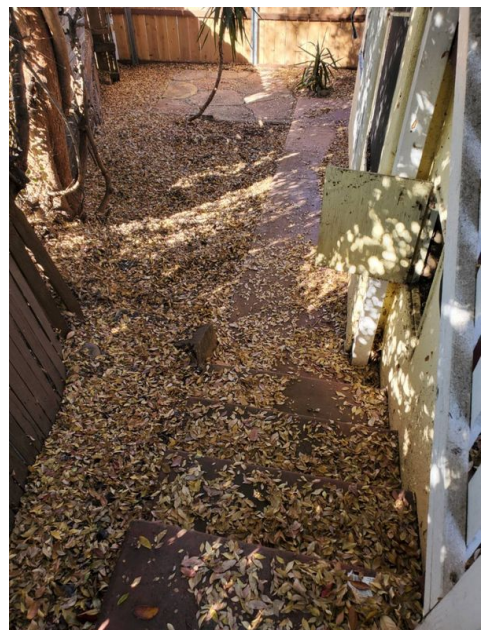
Safety / Major

**HANDRAILS MISSING MORE THAN 3 STEPS**

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.

Recommendation

Contact a qualified general contractor.



4.6.2 Decks/Stairs

Safety / Major

**SUBSTANDARD CONSTRUCTION**



The deck or portions of it appeared to not be constructed using common deck construction techniques. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.



#### 4.7.1 Retaining Walls

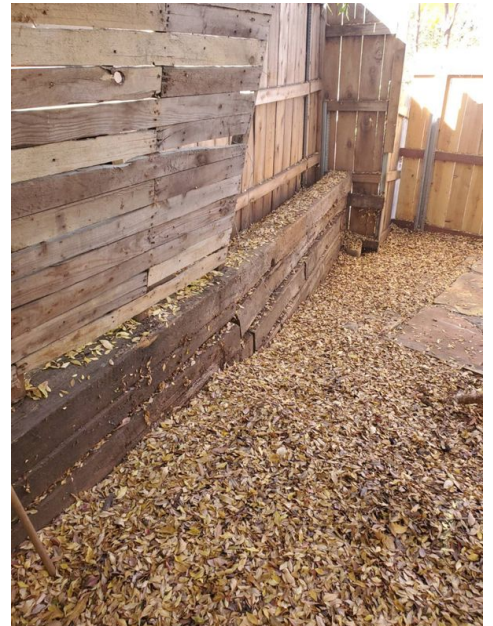
### **RETAINING WALL CRACKS / DETERIORATION - REPAIR**

 Moderate

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

Recommendation

Contact a qualified general contractor.



#### 4.8.1 Fences/Gates

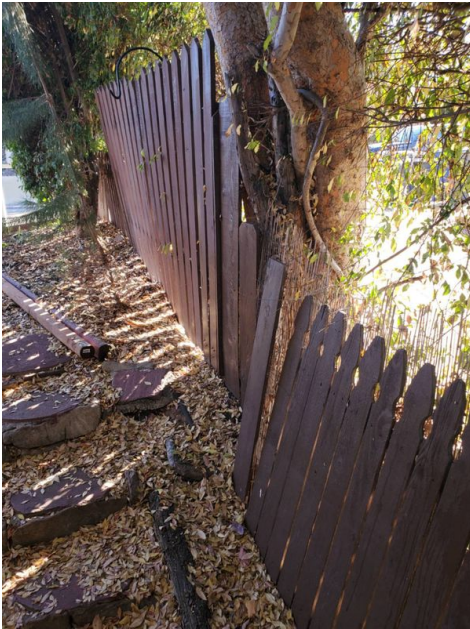
### **FENCE REPAIR**

 Moderate

One or more areas of the fencing is damaged and/or deteriorated. A qualified contractor should evaluate and replace or make repairs as necessary.

Recommendation

Contact a qualified fencing contractor



4.8.2 Fences/Gates

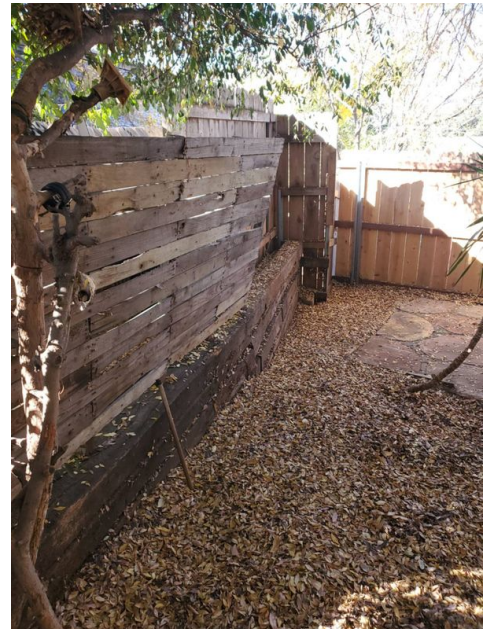
**LEANING**

Fence leaning in areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

Recommendation

Contact a qualified fencing contractor

 Moderate



# 5: EXTERIOR

		IN	NI	NP	F
5.1	Exterior Walls / Trim	X			X
5.2	Eaves / Soffits	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### Exterior Walls / Trim: Construction Material

Wood Frame, Concrete Block

### Exterior Walls / Trim: Wall Covering Material

Stucco, Painted Block

## Limitations

Exterior Walls / Trim

### EXTERIOR LIMITATIONS

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include 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.

## Findings

5.1.1 Exterior Walls / Trim

### STUCCO CRACK(S) / DAMAGE

Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. Recommend that a qualified contractor evaluate and repair or replace stucco as necessary.

Recommendation

Contact a stucco repair contractor



5.1.2 Exterior Walls / Trim

### STUCCO WEEP SCREED BLOCKED OR MISSING

The homes stucco weep screed appears to be blocked or is missing in one or more areas - Recommend further evaluation and repair as necessary by a licensed siding contractor

Recommendation

Contact a qualified professional.



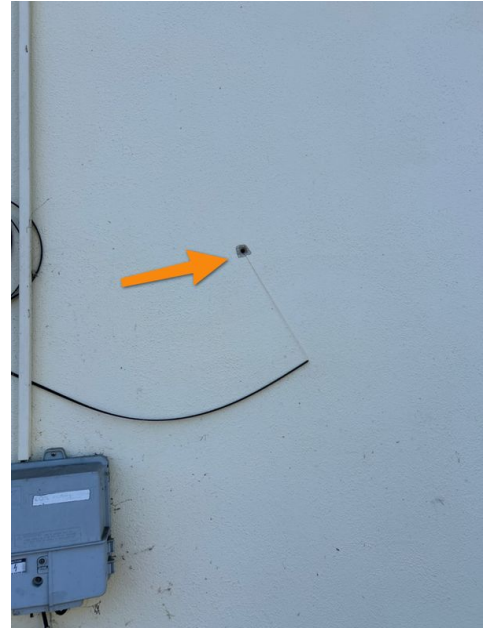
## 5.1.3 Exterior Walls / Trim

 Moderate**HOLES / GAPS**

One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

## Recommendation

Contact a qualified handyman.



## 5.1.4 Exterior Walls / Trim

 Minor**STUCCO HAIRLINE CRACK(S)**

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Stucco cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.

## Recommendation

Recommended DIY Project



## 5.1.5 Exterior Walls / Trim

 Moderate**FAILING OR MISSING PAINT**

The paint finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing or missing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painting contractor.



5.1.6 Exterior Walls / Trim

 Moderate

**EVIDENCE OF DRYWOOD TERMITES**

There appears to be evidence of drywood termites noted in one or more areas. Recommend a licensed termite inspector further evaluate

Recommendation

Contact a qualified professional.



5.2.1 Eaves / Soffits

 Moderate

**MISSING OR FAILING PAINT**

One or more eave or trim areas are missing paint or have failed / peeling paint - Recommend repair.

Recommendation

Contact a qualified professional.



## 6: ROOF

		IN	NI	NP	F
6.1	General	X			
6.2	Coverings	X			X
6.3	Flashings	X			X
6.4	Skylights, Chimneys & Other Roof Penetrations	X			
6.5	Roof Drainage Systems	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

### Information

#### General: Inspection Method

Fully Traversed

#### General: Roofing Material

Asphalt

#### General: Flashing Material

Metal

### General: View of Roof

View of roof.



### Limitations

## General

**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.

**Findings**

## 6.2.1 Coverings

**DEBRIS (PINE NEEDLES AND/OR LEAVES) ON ROOF SURFACE**

Debris appears to collect on the roof surface. Recommend clearing and then having annual maintenance to keep the debris off in the future

## Recommendation

Contact a qualified professional.



## 6.2.2 Coverings

**SUBSTANDARD REPAIRS**

Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair per standard building practices.

## Recommendation

Contact a qualified roofing professional.





## 6.3.1 Flashings

 Moderate
**FLASHING MISSING, DAMAGED AND/OR LIFTED**

Flashing missing, damaged and/or lifted. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

## Recommendation

Contact a qualified roofing professional.



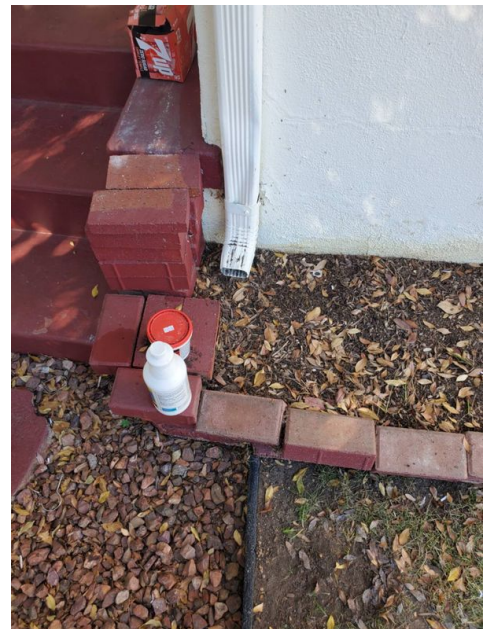
## 6.5.1 Roof Drainage Systems

 Moderate
**GUTTER/DOWNSPOUT TERMINATES NEAR THE HOME**

Recommend all gutters terminate 3-6 feet from the homes structure. Recommend repairs be made by a qualified person

## Recommendation

Contact a qualified professional.



## 6.5.2 Roof Drainage Systems

 Moderate
**GUTTER(S) AND/OR DOWNSPOUT(S) APPEAR TO LEAK (PAST OR CURRENT)**

One or more gutters were leaking and/or showed evidence of leaking (stains). Rainwater may come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

## Recommendation

Contact a qualified professional.



## 7: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	F
7.1	Exterior Doors	X			X
7.2	Interior Doors	X			X
7.3	Windows	X			X
7.4	Walls	X			X
7.5	Ceiling	X			X
7.6	Floors	X			X
7.7	Stairs	X			
7.8	Countertops & Cabinets	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

### Information

#### Windows: Type

Single-pane, Single-hung, Wood,  
Multi-pane, Vinyl

### Limitations

Exterior Doors

#### INTERIOR LIMITATIONS

The following items are not included in this inspection: 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. 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, 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.

### Findings

7.1.1 Exterior Doors

#### EXTERIOR DOOR DETERIORATED / DAMAGED

 Moderate

One or more exterior doors were found to be significantly deteriorated and/or damaged. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Recommendation

Contact a qualified door repair/installation contractor.



### 7.2.1 Interior Doors

#### **INTERIOR DOOR JAMB / TRIM DAMAGED / LOOSE / MISSING**

 Moderate

Trim or jambs around one or more interior doors was damaged, loose and/or missing. Recommend that a qualified person repair, replace or install as necessary.

#### Recommendation

Contact a qualified door repair/installation contractor.



### 7.2.2 Interior Doors

#### **INTERIOR DOOR WON'T LATCH**

 Minor

One or more doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

#### Recommendation

Contact a qualified handyman.



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## 7.2.3 Interior Doors

**CLOSET DOORS MISSING**

Closet doors were missing/not installed in one or more locations. Recommend installing as necessary.

Recommendation

Contact a qualified handyman.



## 7.2.4 Interior Doors

**CLOSET DOORS DRAG / DIFFICULT / OFF TRACT**

Closet doors drag, are off tract and/or are difficult to operate. Recommend repair

Recommendation

Contact a handyman or DIY project





### 7.3.1 Windows

Moderate

#### **OLD SINGLE PANE / LIFESPAN**

ALL

One or more windows appear to be an older single pane style - these are no longer considered thermally or energy efficient. The windows appear at the end of their expected lifespan - Recommend further evaluation for their replacement by a licensed window contractor

Recommendation

Contact a qualified professional.



### 7.3.2 Windows

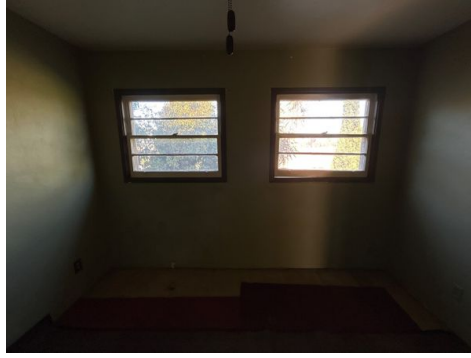
Moderate

#### **DIFFICULT TO OPEN / CLOSE**

One or more windows were difficult to open and close. Recommend repair by window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



### 7.3.3 Windows

#### **LOCKS LOOSE / MISSING / DAMAGED / INOPERABLE / DIFFICULT**

 Moderate

Lock mechanisms on one or more windows were loose, missing, damaged, inoperable and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.

#### Recommendation

Contact a qualified window repair/installation contractor.



7.3.4 Windows

**GLASS IS CHIPPED / CRACKED / BROKEN / MISSING**

8498 BATHROOM +8494 BEDROOM

Glass and or plexiglass in one or more windows was chipped, cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

Recommendation

Contact a qualified professional.







7.3.5 Windows

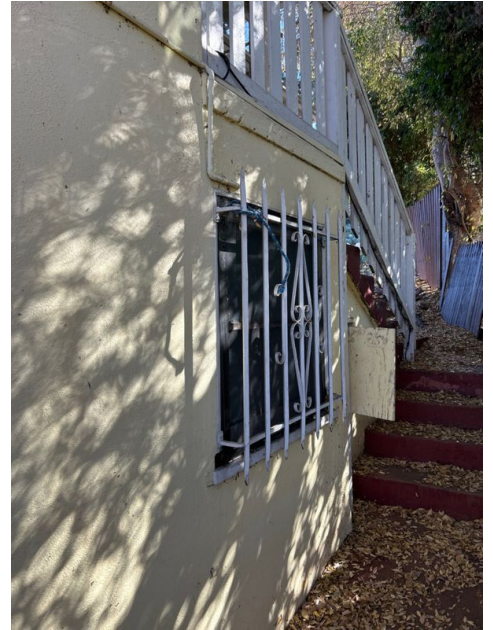
Moderate

**SECURITY BAR WARNING**

Security bars were present. These may be an emergency escape hazard if not functioning properly or locked when needing to escape from the dwelling. Guests who may not be familiar with their operation may not know how to use these. Client should evaluate their comfort level with these and take whatever action they deem necessary such as removal, etc.

Recommendation

Contact a qualified general contractor.



7.3.6 Windows

Moderate

**WINDOW TRIM LOOSE / DAMAGED / MISSING**

Window trim was missing, damaged or loose at one or more windows. Leaks may occur. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



## 7.3.7 Windows

 Safety / Major
**CAN'T VERIFY SAFETY GLASS**

ALL

The inspector was unable to verify that the glass used in one or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor.
- Windows near tubs and showers.

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

## Recommendation

Contact a qualified window repair/installation contractor.



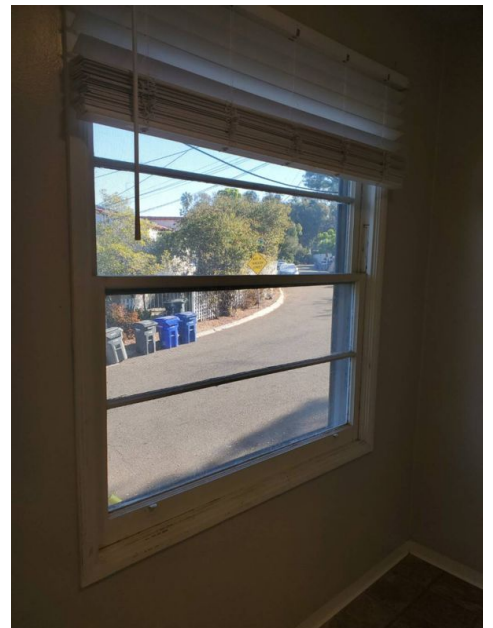
## 7.3.8 Windows

 Moderate
**SINGLE / DOUBLE-HUNG WINDOW DOES NOT STAY OPEN**

Single / Double-Hung window does not stay in the open position (no friction / latch not engaging). Recommend repairs be made by a window specialist.

## Recommendation

Contact a qualified window repair/installation contractor.



7.3.9 Windows

Moderate

**TAPE AROUND WINDOW SCREENS**

One or more window screens were observed with tape holding them in place. Advise repairs.

Recommendation

Contact a qualified professional.



7.4.1 Walls

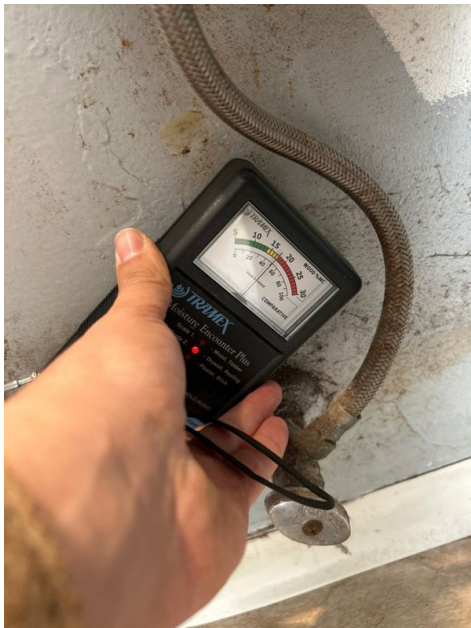
Safety / Major

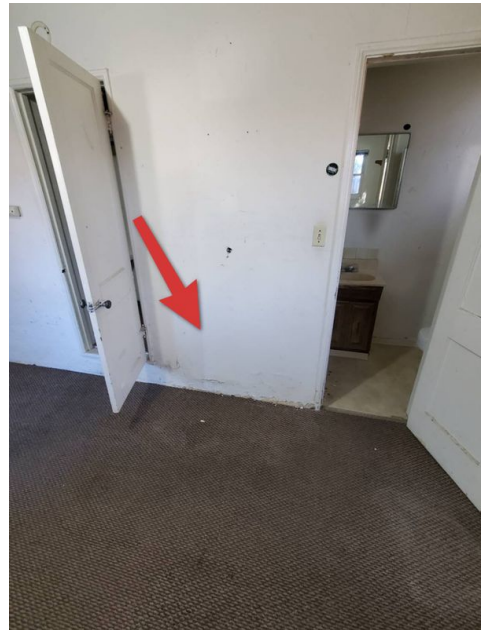
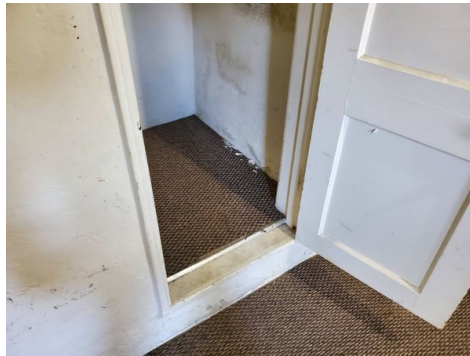
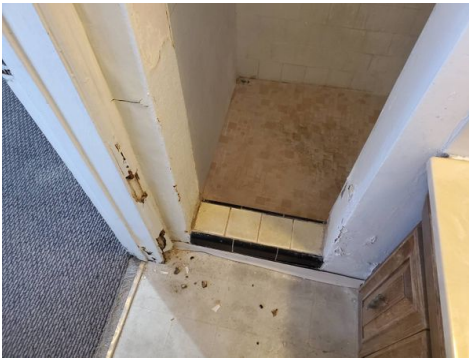
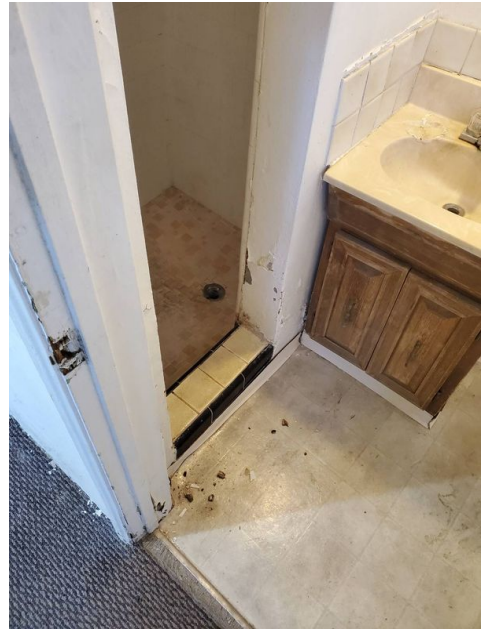
**WET WALL - PLUMBING / MOISTURE INTRUSION**

Stains and/or elevated levels of moisture were found in one or more wall areas. The stains / moisture appear to be due to an active plumbing leak and/or moisture intrusion. Recommend that a qualified contractor and mold mitigation specialist evaluate and repair as necessary.

Recommendation

Contact a qualified professional.





7.4.2 Walls

**DAMAGE / CRACKS / NAIL POPS / LOOSE AREAS**

 Moderate

Cracks, damage, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, however we can not definitively rule out a bigger issue. The client may wish to repair these areas or have them evaluated further by a licensed contractor.

Recommendation

Contact a qualified professional.



7.4.3 Walls

 Safety / Major

**MICROBIAL LIKE GROWTHS / MUSTY ODOR**

Microbial like growths, musty odors or wet areas appear present at on or more interior areas. Recommend further evaluation and repair by a licensed mold mitigation specialist

Recommendation

Contact a qualified professional.





7.4.4 Walls

Moderate

**SETTLEMENT**

There is evidence of settlement - Cracks, damage, nail pops, doors that swing open / closed and/or blemishes were found in walls and/or ceilings in one or more areas. Recommend further evaluation and repair by a licensed Structural engineer, Soils engineer or contractor.

Recommendation

Contact a qualified professional.



7.4.5 Walls

Moderate

**SUBSTANDARD REPAIRS**

Substandard wall repairs are noted in one or more areas of the home - Recommend evaluation for repair or replacement by a licensed contractor

Recommendation

Contact a qualified general contractor.



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## 7.4.6 Walls

 Moderate
**DAMAGE / CRACKS**

Cracks, damage, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, however we can not definitively rule out a bigger issue. The client may wish to repair these areas or have them evaluated further by a licensed contractor.

## Recommendation

Contact a qualified professional.



## 7.4.7 Walls

 Moderate
**WATER STAINS (DRY)**

## BOTTOM UNIT KITCHEN

Stains were found at one or more wall areas. However, no elevated levels of moisture were found. The stain(s) may be due to past leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary. The inspector is limited to only being able to evaluate conditions at time of inspection and in a non-invasive manner.

## Recommendation

Contact a qualified general contractor.



7.4.8 Walls

**STAINS UNKNOWN ACTIVE**

 Safety / Major

Stains were found at ceiling and/or wall areas. Recommend further evaluation by a licensed contractor

Recommendation

Contact a qualified professional.



7.5.1 Ceiling

**CEILING CRACKED - REPAIR**

 Moderate

Ceiling was cracked and appears to need repair. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified general contractor.





## 7.6.1 Floors

**BASEBOARDS DAMAGED OR LOOSE** Moderate

Baseboards appear damaged or are loose in one or more areas. Recommend repairs.

Recommendation

Contact a qualified professional.



## 7.6.2 Floors

**CARPETING STAINED / WORN** Moderate

The interior carpets appear stained or worn in one or more areas - recommend cleaning and repair or replacement as necessary

Recommendation

Contact a qualified professional.



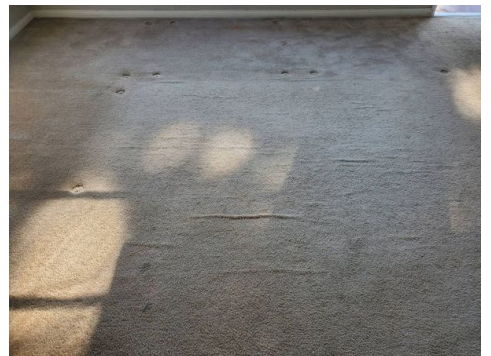
## 7.6.3 Floors

**CARPETING LOOSE** Moderate

Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.

Recommendation

Contact a qualified flooring contractor



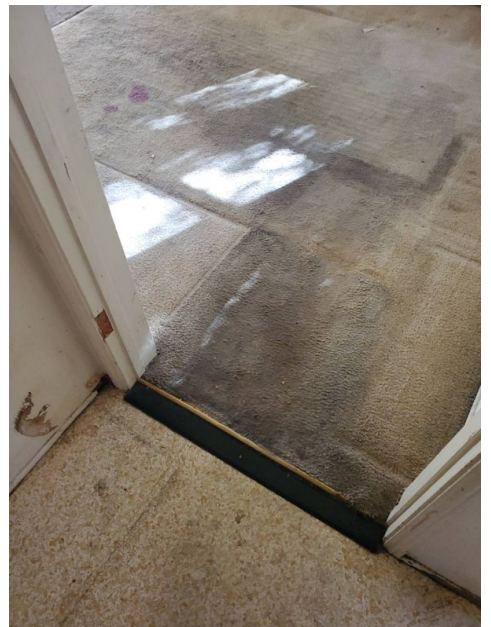
## 7.6.4 Floors

**CARPETING STAINED** Moderate

The carpet is stained in one or more areas. Recommend repairs be made by a licensed contractor

Recommendation

Contact a qualified professional.



7.6.5 Floors

 Moderate

**VINYL FLOOR DAMAGE / LIFTING / FAULTY**

Vinyl/linoleum flooring in one or more areas was damaged, lifting and/or faulty. Recommend that a qualified contractor replace or repair flooring as necessary.

Recommendation

Contact a qualified flooring contractor



7.6.6 Floors

 Moderate

**CARPETING DAMAGED**

Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

Recommendation

Contact a qualified flooring contractor



7.6.7 Floors

 Safety / Major

**FLOORING DAMAGED/MISSING**

The flooring throughout the home was damaged or missing in all areas. Recommend a qualified contractor further evaluate all floors in the home for and all repairs.

Recommendation

Contact a qualified professional.



## 7.6.8 Floors

**CARPETS HEAVILY DAMAGED/STAINED/WORN**

8498 +8494

The carpets in the home are heavily damaged/stain and worn, also appear to be missing or have a worn moisture barrier. Recommend further evaluation of the entire homes carpet.

Recommendation

Contact a qualified professional.



## 7.8.1 Countertops &amp; Cabinets

**CABINET FINISH WORN**

The cabinet finish appears worn in one or more areas - Recommend evaluation for re-staining or touch up

Recommendation

Contact a qualified professional.



7.8.2 Countertops & Cabinets

**COUNTERTOP TILE / GROUT CRACKED / CHIPPED / DETERIORATED**

 Safety / Major

Countertop tile and/or grout was cracked, chipped and/or deteriorated at one or more locations. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified tile contractor



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7.8.3 Countertops & Cabinets

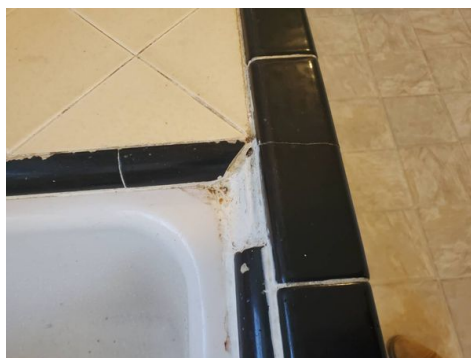
**COUNTERTOP DAMAGED**

 Moderate

Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.

Recommendation

Contact a qualified professional.



## 7.8.4 Countertops &amp; Cabinets

**CABINET DOORS/DRAWERS NEED ADJUSTMENT**

One or more cabinets have doors or drawers that are in need of adjustments - currently are not flush or level - recommend repair

Recommendation

Contact a qualified professional.



## 7.8.5 Countertops &amp; Cabinets

**FALSE BOTTOM DAMAGED / MISSING**

The false bottom under one or more sinks have cracks / damage, is sunken in areas, or is missing - recommend repair

Recommendation

Contact a qualified professional.



# 8: GARAGE / CARPORT

		IN	NI	NP	F
8.1	General	X			
8.2	Structure	X			
8.3	Occupant Doors	X			
8.4	Vehicle Door	X			X
8.5	Automatic Opener			X	
8.6	Floor, Walls, Ceiling	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### General: Structure Type

Attached Garage

### General: Occupant Door

Wood

### General: Vehicle Door

Tilt-up, Wood

### General: Automatic Opener

#### Safety Devices

N/A

### General: Wall Type

Finished

### General: Ceiling Type

Finished

## Limitations

General

### GARAGE LIMITATIONS

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

## Findings

8.4.1 Vehicle Door

### DAMAGED / DENTS / DETERIORATED

The garage vehicle door was dented/damaged or deteriorated. Recommend repairs by a licensed contractor

Recommendation

Contact a qualified professional.



8.6.1 Floor, Walls, Ceiling

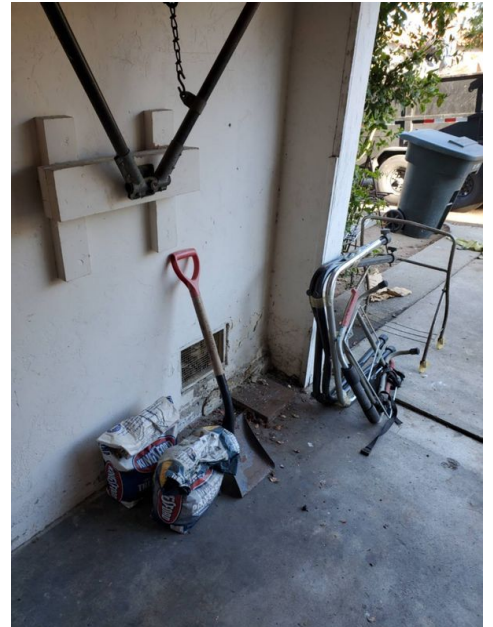
### WALL / CEILING DAMAGED (NOT FIREWALL)



One or more interior garage walls or ceilings was/were damaged. Recommend a qualified person evaluate and repair as necessary.

Recommendation

Contact a qualified drywall contractor.



8.6.2 Floor, Walls, Ceiling

### **GARAGE FLOOR CRACKING**

 Moderate

Cracks, heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard and suggest there has been movement. Recommend that a qualified contractor repair concrete slab floors where necessary.

Recommendation

Contact a qualified professional.



8.6.3 Floor, Walls, Ceiling

### **ASK ABOUT REPAIRS**

 Moderate

There are repairs noted to the garage ceiling - water stains are present but dry at this time. Recommend checking with the seller about what caused the stains / damage in the areas noted

Recommendation

Contact a qualified professional.



8.6.4 Floor, Walls, Ceiling

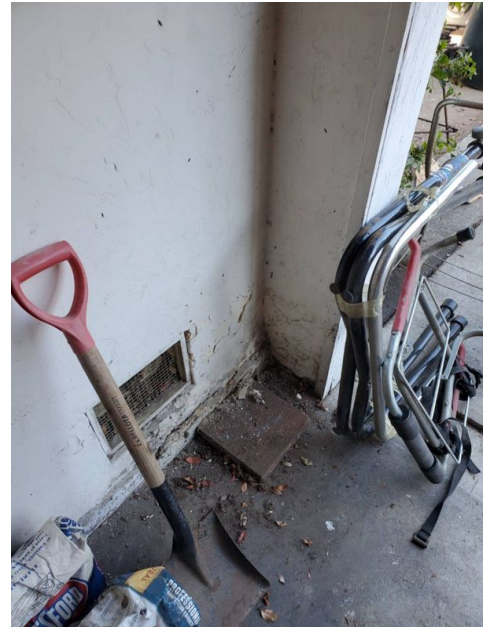
### **EVIDENCE OF WATER INTRUSION**

 Safety / Major

Evidence of moisture intrusion noted in the garage. This can lead to microbial like growths. Recommend further evaluation and repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified professional.





# 9: PLUMBING

		IN	NI	NP	F
9.1	Excluded Items	X			
9.2	Service	X			
9.3	Supply Lines	X			X
9.4	Drain, Waste, & Vent Systems	X			X
9.5	Water Heater	X			X
9.6	Sinks / Fixtures	X			X
9.7	Toilets / Bidets	X			X
9.8	Bathtub / Shower	X			X
9.9	Laundry			X	
9.10	Exhaust Fans / Ventilation	X			X
9.11	Irrigation		X		
9.12	Fuel Systems	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Service: Water Service Type**  
Public

**Service: Water service Material**  
Copper

**Service: Water Shut-Off Location**  
Exterior Front



**Service: Pressure Regulator**

**Present**

Yes



**Supply Lines: Materials**

Copper, Galvanized

**Drain, Waste, & Vent Systems:**

**Clean-out Location(s)**

Crawl space, Garage

**Water Heater: Capacity**

30 Gallon, 29 Gallon

**Fuel Systems: Fuel Service Type**

Natural Gas

**Service: Sewer Type**

Public

**Drain, Waste, & Vent Systems:**

**Drain Line Materials**

ABS, Cast Iron

**Water Heater: Estimated Mfg.**

**Year**

2008x2 / 2021

**Water Heater: Location**

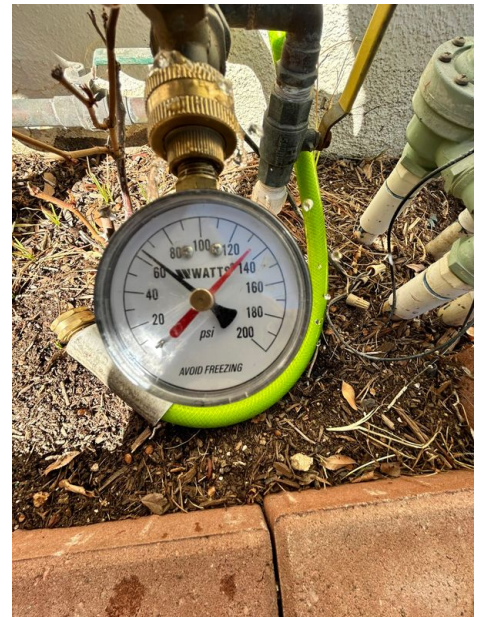
Crawlspace

**Fuel Systems: Main Gas Shut-off**

**Location**

Meter Bank

**Service: Water Pressure Photo**



**Drain, Waste, & Vent Systems:**

**Vent Materials**

Cast Iron, Galvanized

**Water Heater: Energy Source /**

**Type**

Tank, Natural gas

**Exhaust Fans / Ventilation: Type**

Window

**Fuel Systems: Gas Meter /**

**Propane Tank**



**Service: Water meter location**

By street



**Service: Water Pressure**

60-70 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

### Water Heater: Equipment Photo



### Fuel Systems: Fuel Supply Piping Type

Steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

### Limitations

Excluded Items

### PLUMBING SYSTEM 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, 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.

#### Excluded Items

### 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.

## Findings

### 9.1.1 Excluded Items



### IRRIGATION / SPRINKLERS

**Note:** This property appeared to have a yard irrigation (sprinkler) system and is 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. 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.

#### Recommendation

Contact a qualified professional.

### 9.3.1 Supply Lines



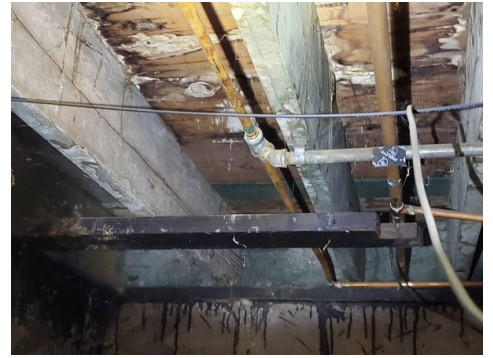
### OLD GALVANIZED WARNING

Some or all of the water supply pipes were made of galvanized steel. 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, 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. Some insurance companies in the state do not insure galvanized plumbing. Recommend the following:

- ~ Budget for replacement in the future
- ~ Monitor these pipes for leaks and decreased flow in the future
- ~ Consider replacing old, galvanized steel piping proactively as client sees fit

Recommendation

Contact a qualified plumbing contractor.



### 9.3.2 Supply Lines

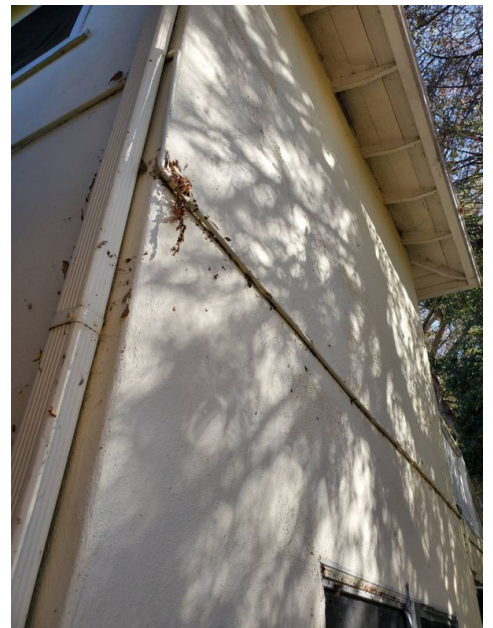
#### **INSULATION MISSING / DAMAGED / LOOSE**

Moderate

Insulation for one or more water supply pipes was missing, incomplete, deteriorated and/or loose. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.

Recommendation

Recommended DIY Project



### 9.3.3 Supply Lines

#### **COPPER - GALVANIZED / NO DIELECTRIC FITTINGS**

Safety / Major

Copper and galvanized steel water supply pipes were joined together at one or more locations and the dissimilar metals were in contact with each other. Dielectric fittings that isolate dissimilar metals are often installed at these junctions to prevent corrosion. Recommend that a qualified plumber evaluate and install dielectric fittings where necessary.

Recommendation

Contact a qualified plumbing contractor.



## 9.4.1 Drain, Waste, &amp; Vent Systems

 Moderate**CAST IRON CRAWL WARNING**

The drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

## Recommendation

Contact a qualified plumbing contractor.

## 9.4.2 Drain, Waste, &amp; Vent Systems

 Safety / Major**CAST IRON VENT CRACKED / DAMAGED**

One or more cast iron vents appear to be cracked or have damage present - recommend further evaluation of the vent system by a licensed plumber and to make any and all repairs. Further cracks or damage may be concealed or hidden inside walls.

## Recommendation

Contact a qualified professional.



## 9.4.3 Drain, Waste, &amp; Vent Systems

 Moderate**UNABLE TO REMOVE CAPS**

We were unable to remove one or more cast iron clean out caps to the property. Caps were heaving corroded on. Seek a licensed plumbing contractor to remove and replace caps for service purposes.

## Recommendation

Contact a qualified professional.



9.5.1 Water Heater

**MISSING SEDIMENT TRAP**

Moderate

There isn't a sediment trap or drip leg installed on the gas line - recommend repair by a qualified plumber.

Recommendation

Contact a qualified professional.



9.5.2 Water Heater

**LIFESPAN (8-12 YRS)**

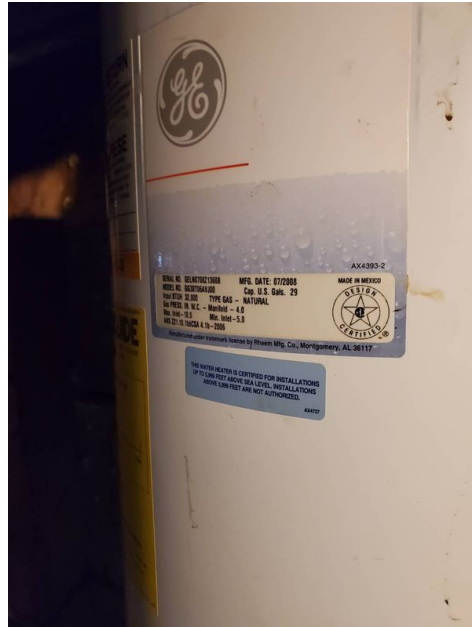
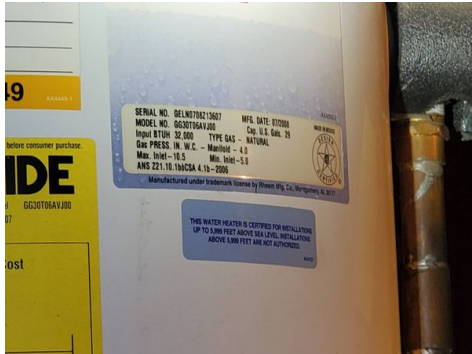
Moderate



The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation

Contact a qualified plumbing contractor.

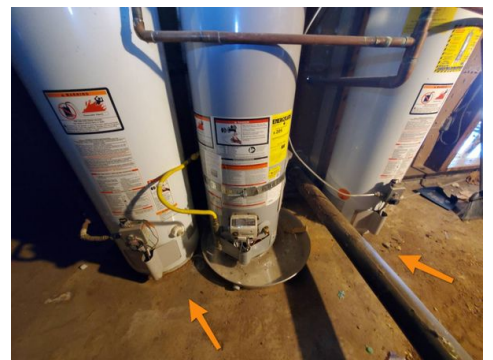


9.5.3 Water Heater

Moderate

**NO CATCH / SMITTY PAN INSTALLED**

A water heater was installed in or over a finished living space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.



Recommendation

Contact a qualified plumbing contractor.

9.5.4 Water Heater

Moderate

**TRANSITE VENT PIPE**

Transite vent pipe installed - This material is known to carry asbestos - Recommend further evaluation for its removal and replacement by a licensed remediation abatement contractor



Recommendation

Contact a qualified professional.

## 9.5.5 Water Heater

 Safety / Major**STRAPPING SUBSTANDARD AND/OR MISSING**

The water heater's earthquake straps or struts were substandard and/or missing. For example, they may allow significant movement or use substandard fasteners. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person repair or replace existing earthquake reinforcement per standard building practices.

## Recommendation

Contact a qualified plumbing contractor.



## 9.5.6 Water Heater

 Safety / Major**TANK CASING CORROSION**

Corrosion or rust was found on the water heater tank casing. At a minimum, monitor this water heater and budget for a replacement in the near future. Consider replacing the water heater now before any leaks occur if the corrosion is deemed significant. Flooding can occur if the water heater does fail.

## Recommendation

Contact a qualified plumbing contractor.



## 9.5.7 Water Heater

**GREASE PACK VALVE NOTED**

Grease valve noted at the water heater. These are considered substandard and are prone to leaking. Recommend repairs by a licensed contractor

Recommendation

Contact a qualified professional.



## 9.5.8 Water Heater

**FLUE IMPROPER SLOPE**

The water heater flue was improperly sloped in one or more locations. The flue should always slope in a positive direction away from the source, otherwise it is at risk for backdrafting. Recommend a qualified person repair flue slope.

Recommendation

Contact a qualified plumbing contractor.



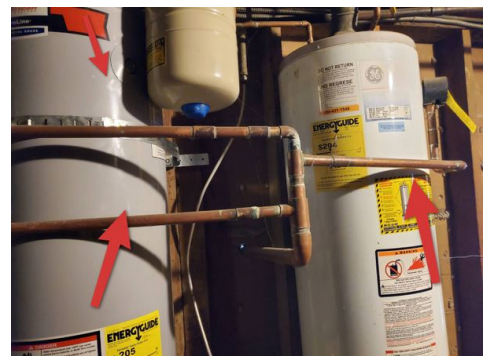
## 9.5.9 Water Heater

**TPR SLOPED UP**

One or more sections of the TPR (temperature-pressure relief) valve drain line were sloped upwards. Water and/or minerals can accumulate in the drain line after periodic discharges and impair the operation of the valve. Also, mineral deposits from accumulated water can accumulate on the valve and impair its operation. A qualified plumber should repair per standard building practices, and so the drain line doesn't slope upwards.

Recommendation

Contact a qualified plumbing contractor.



## 9.5.10 Water Heater

**DRAFT HOOD / FLUE LOOSE**

The draft hood and / or vent flue for the water heater was loose, separated and / or missing proper fasteners at connections. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should permanently secure the draft hood with appropriate fasteners per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



9.5.11 Water Heater

**RIDGID SUPPLY - MISSING BRADED HOSES**



The water heater is connected to the water supply using rigid supply piping. Present standard for this installation calls on the use of flexible water supply lines. We recommend upgrading and installing flexible water supply lines at the water heater by a licensed plumber

Recommendation

Contact a qualified professional.



9.5.12 Water Heater

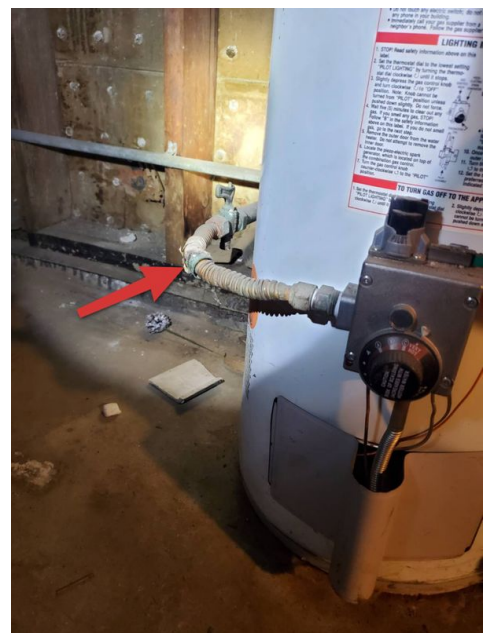
**UNCOATED BRASS FLEXIBLE GAS LINE**



One or more uncoated brass flexible connectors were found in gas supply line(s). Some older brass connectors can separate from the tubing and cause a serious gas leak, explosion or fire. These connectors haven't been made since 1976. Moving appliances with such connectors, even slightly, whether to clean behind them or to inspect their gas connectors, can cause the connector to crack or break. Recommend that a qualified contractor replace uncoated brass flexible connectors.

Recommendation

Contact a qualified professional.



9.5.13 Water Heater

**SUBSTANDARD ALUMINUM GAS LINE**

 Safety / Major

The gas line appears to be an aluminum flex line and the gas valve is missing. Recommend repairs by a licensed contractor


Recommendation

Contact a qualified professional.



9.6.1 Sinks / Fixtures

**DRAINED SLOWLY / CLOGGED**

 Moderate

One or more sinks drained slowly or were clogged. Recommend clearing drain and/or having a qualified plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.



8494

Bottom unit Kitchen

9.6.2 Sinks / Fixtures

**STOPPER INOPERABLE / MISSING / DIFFICULT / INEFFECTIVE**

 Minor

One or more sink and/or tub stoppers were inoperable, missing, difficult to operate and/or ineffective.

Recommendation

Contact a qualified plumbing contractor.



8498

## 9.6.3 Sinks / Fixtures

**FLEXIBLE PIPE**

Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

## Recommendation

Contact a qualified plumbing contractor.

 Moderate

8494

## 9.6.4 Sinks / Fixtures

**DRAIN LINES / FITTINGS CORRODED / DAMAGED / STAINED**

## BOTTOM UNIT KITCHEN

Corrosion, stains and/or damage was found at drain lines and/or fittings under one or more sinks. 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.

## Recommendation

Contact a qualified plumbing contractor.

 Moderate



9.6.5 Sinks / Fixtures

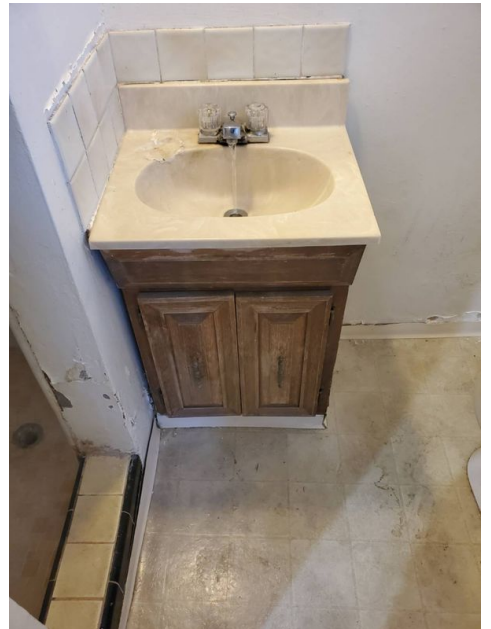
 Moderate

**SINK LOOSE / NOT SECURE**

One or more sinks were loose and not secured in place. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.6.6 Sinks / Fixtures

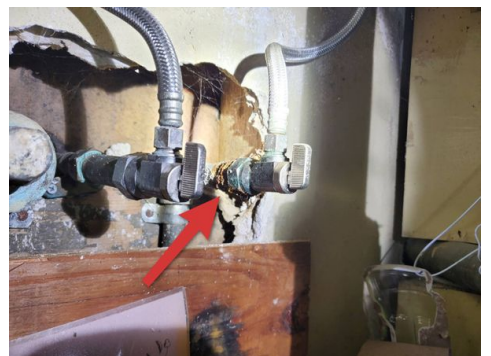
 Safety / Major

**SHUT-OFF VALVE / SUPPLY LINE LEAKING**

One or more leaks were found at water shut-off valves and/or supply lines for the sink. A qualified plumber should repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.7.1 Toilets / Bidets

 Moderate

**TOILET LOOSE**

Toilet was noted as being loose where it attached to the floor. Leaks can occur. As the inspector cannot determine the condition of the wax ring underneath which seals the toilet, it is recommended that a qualified contractor remove the toilet(s) for further evaluation and repair if deemed necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



9.7.2 Toilets / Bidets

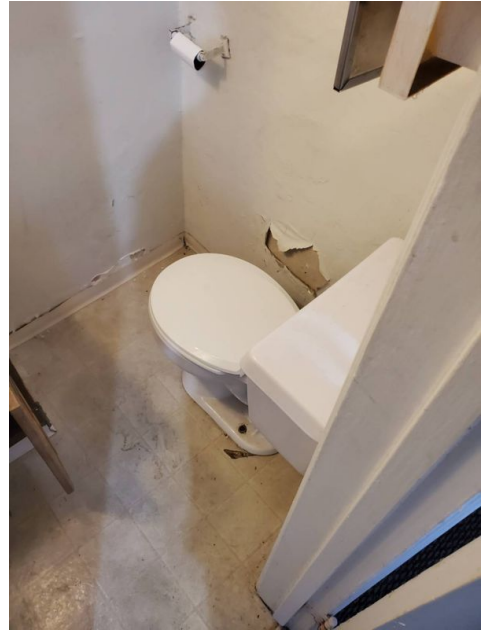
### **DOESN'T FLUSH OR WEAK FLUSH**

 Moderate

The toilet didn't flush or had a weak flush. Recommend that a qualified plumber evaluate and repair or replace the toilet as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.7.3 Toilets / Bidets

### **TOILET SEAT OR LID DAMAGED / MISSING**

 Moderate

The toilet seat or lid was damaged, cracked or missing. Recommend replacement.

Recommendation

Contact a handyman or DIY project



8494



9.8.1 Bathtub / Shower

Moderate

**TILE CRACK**

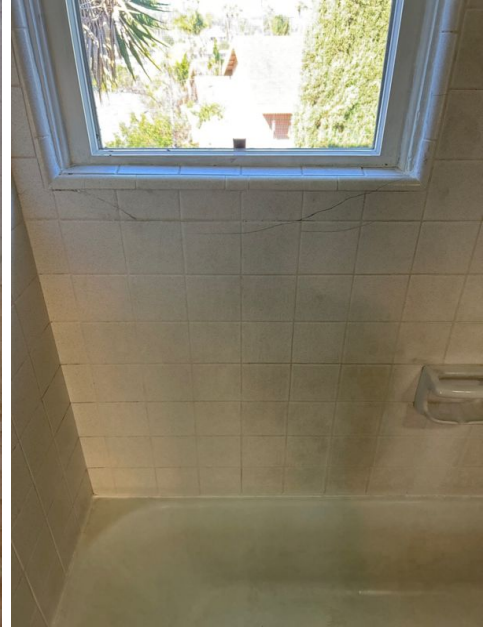
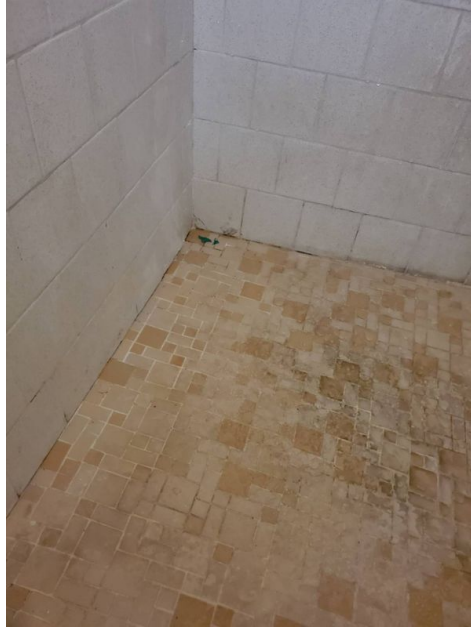
There appears to be a tile crack noted to the bathtub/shower in one or more areas. Leaks may occur or have already happened. Recommend repairs by a licensed contractor

Recommendation

Contact a qualified professional.



8498



8494



8494

9.8.2 Bathtub / Shower

Moderate

**TUB WORN / DETERIORATED - REPAIR**

The bathtub was deteriorated and is in need of repair or replacement. Recommend a qualified person repair or replace as needed.

Recommendation

Contact a qualified professional.



8498

9.10.1 Exhaust Fans / Ventilation

Moderate

**EXHAUST FAN MISSING**

ALL

One or more exhaust fans were missing. Today's building standards require exhaust fans in all wet locations - Bathrooms and Laundry rooms. Recommend further evaluation and repair by a licensed electrician

Recommendation

Contact a qualified professional.



9.12.1 Fuel Systems

Moderate

**GREASE VALVE**

Older grease valve noted. This type of valve is no longer up to todays standards recommend replacement as grease valves are prone to leaking

Recommendation

Contact a qualified professional.



# 10: ELECTRICAL

		IN	NI	NP	F
10.1	Excluded Items	X			
10.2	Service	X			X
10.3	Panels	X			X
10.4	Panel Wiring & Breakers	X			
10.5	GFCI / AFCI Protection	X			X
10.6	Wiring	X			X
10.7	Switches / Receptacles	X			X
10.8	Lighting & Fans	X			X
10.9	Smoke Detectors / CO Alarms / Door Bell	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Service: Information**

1 phase 3 wire Voltage

**Service: Entrance Conductor**

Material  
Copper

**Panels: Main Panel Location**

Utilities Closet



**Panels: Panel Capacity**

Unknown

**Panels: Sub Panel Location(s)**

Bedroom Closet

**Panel Wiring & Breakers: Over protection devices**

Breakers

**GFCI / AFCI Protection: GFCI reset locations**

Kitchen

**Wiring: Wiring Type**

Copper, Cloth covered,  
Aluminum Single Strand

**Panels: Main disconnect rating**

30 AMPx2, 20 amp



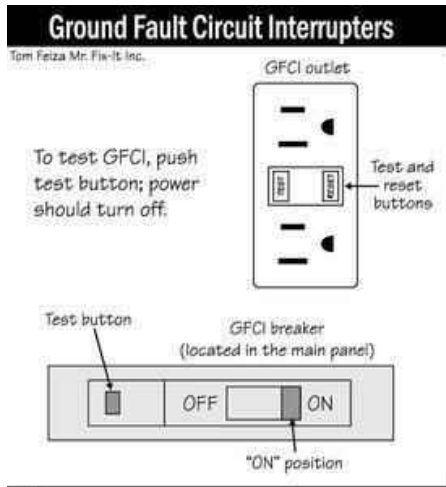
**Panels: Panel Equipment Photographs**



**GFCI / AFCI Protection: GFCI protection present**

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

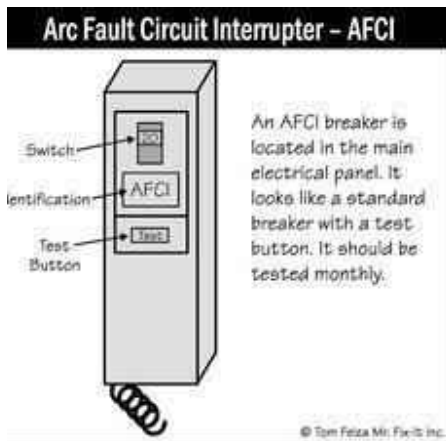


078

**GFCI / AFCI Protection: AFCI protection present**

No

An **Arc Fault Circuit Interrupter** (AFCI) is a **circuit breaker** that breaks the circuit when it detects an **electric arc** in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

**Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Installed / Location(s)**

Yes, No

**Note:** Smoke detectors are tested only for audibility and not tested using actual smoke.

**Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) Installed / Location(s)**

No, Yes

**Note:** Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

**Limitations**

Excluded Items

**ELECTRICAL SYSTEM 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; security, intercom and sound systems; communications wiring,. 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.

## Findings

### 10.1.1 Excluded Items



#### **CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS**

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

##### Recommendation

Contact a qualified professional.

### 10.2.1 Service



#### **EACH UNIT-30 AMPS OR LESS**

Each unit is being fed by 30 amps or less which is the bare minimum. Newer appliances no require bigger wire feeds. Seek a licensed electrician to determine is power fed to each unit is adequate with todays standards. May want to consider upgrading.

##### Recommendation

Contact a qualified professional.





10.3.1 Panels

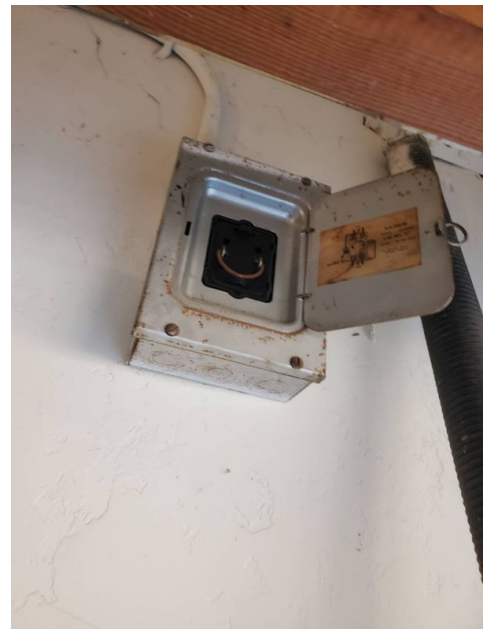
**FUSE PANEL**

 Safety / Major

One or more panel(s) used screw-in fuses for the over-current protection devices. Some insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.

Recommendation

Contact a qualified electrical contractor.



10.3.2 Panels

**NO MAIN DISCONNECT**

 Safety / Major

There was no main disconnect present for this electric system. Although allowable under older electric standards, this is viewed as unsafe today. Recommend discussing options with a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



### 10.5.1 GFCI / AFCI Protection



#### **MISSING GFCI PROTECTION**

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

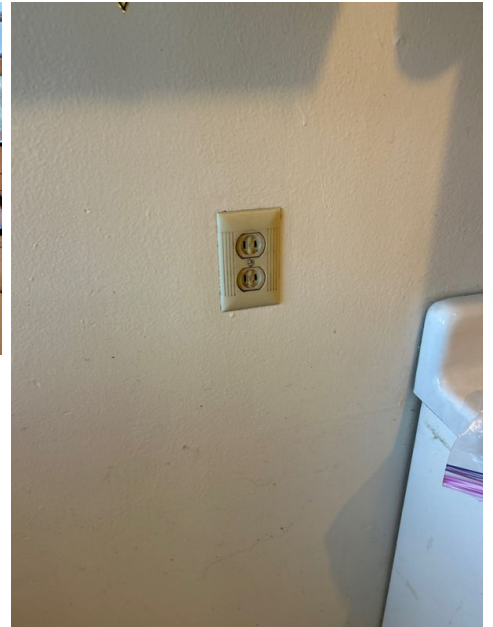
1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages (since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

#### Recommendation

Contact a qualified electrical contractor.



8498 Bathroom



Bottom unit Kitchen

### 10.6.1 Wiring

Moderate

#### **CLOTH COVERED**

Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Cloth jacketed wiring may also be an indication of knob and tube wiring concealed elsewhere as it was used during this time period as well. Recommend a qualified electrician evaluate all cloth covered wiring and repair.

#### Recommendation

Contact a qualified electrical contractor.



### 10.6.2 Wiring

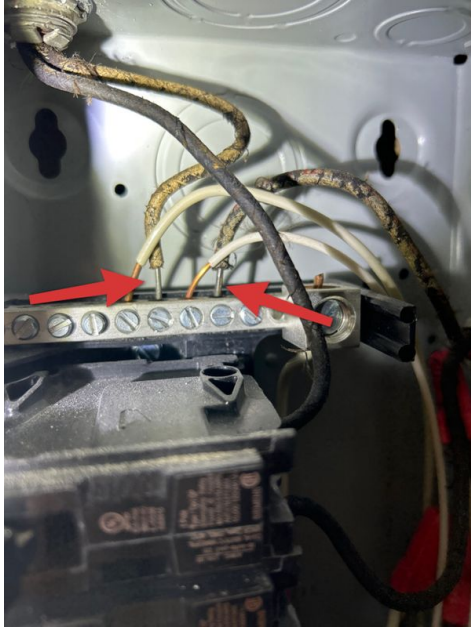
Safety / Major

#### **ALUMINUM WIRING**

One or more branch circuits with what appeared to be solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles (outlets), or at splices. This is a potential fire hazard. The Consumer Products Safety Commission recommends either discontinuing use of circuits with aluminum wiring, removing the wiring, or that an electrician determine if copper wire can be pig-tailed onto the ends of the aluminum wire. A qualified electrician should evaluate the wiring and repair any aluminum circuits as necessary.

#### Recommendation

Contact a qualified electrical contractor.



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### 10.7.1 Switches / Receptacles

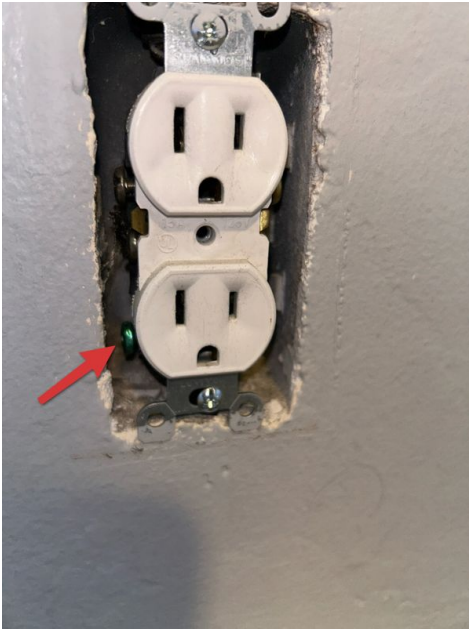
 Safety / Major

#### **2 WIRE ELECTRICAL**

2-slot receptacles (outlets) 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). The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

#### Recommendation

Contact a qualified electrical contractor.



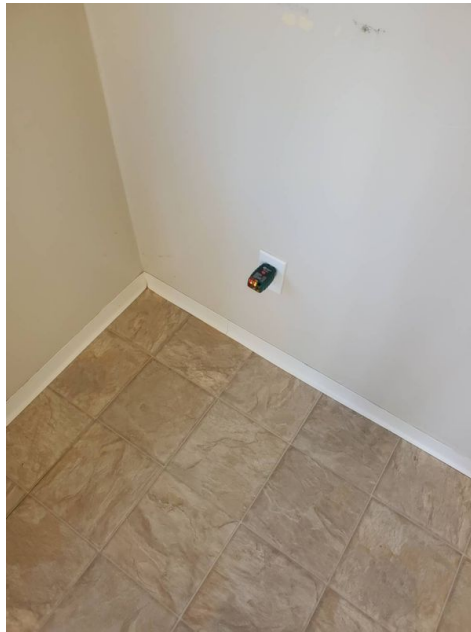
## 10.7.2 Switches / Receptacles

 Safety / Major
**HOT & NEUTRAL WIRES REVERSED**

The hot and neutral wires appeared to be wired in reverse at a receptacle outlet. This can be a safety hazard due to electrical shock and cause damage to devices and/or appliances. Recommend repairs be made by a qualified licensed electrical contractor.

## Recommendation

Contact a qualified professional.



## 10.7.3 Switches / Receptacles

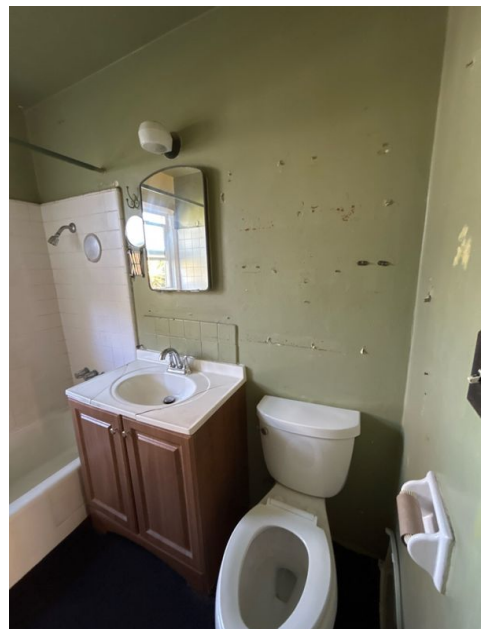
 Moderate
**NO BATHROOM OUTLET**

8494

There aren't any outlets servicing the countertops at one or more bathrooms - recommend repair by a licensed electrician

## Recommendation

Contact a qualified professional.



## 10.8.1 Lighting &amp; Fans

 Safety / Major
**LIGHTING MISSING**

Lighting was missing at one or more locations. For safety and convenience, recommend that a qualified electrician install lighting as necessary, and per standard building practices.

## Recommendation

Contact a qualified electrical contractor.



## 10.8.2 Lighting &amp; Fans

**BULBS MISSING / BROKEN** Moderate

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.

## Recommendation

Contact a qualified electrical contractor.



## 10.9.1 Smoke Detectors / CO Alarms / Door Bell

**SMOKE DETECTOR MISSING** Safety / Major

Smoke alarms were missing and/or not installed in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.

**Note:** Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, [calfire.ca.gov](http://calfire.ca.gov) recommends installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.

## Recommendation

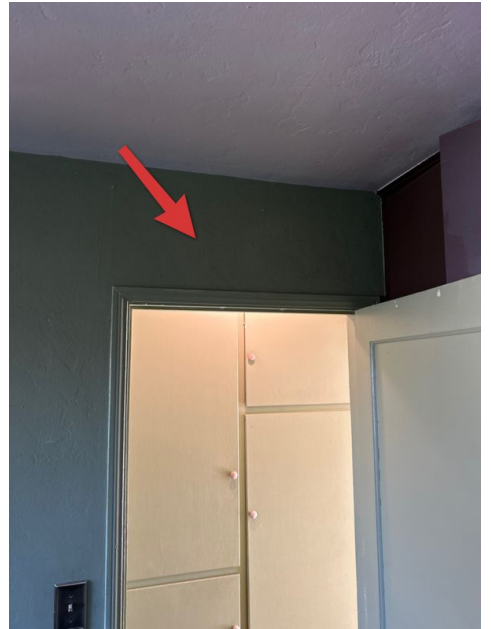
Contact a handyman or DIY project



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10.9.2 Smoke Detectors / CO Alarms / Door Bell

 Safety / Major

**CARBON MONOXIDE ALARM MISSING AND/OR INOPERABLE**

Carbon monoxide alarms were missing and/or inoperable from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. CO alarms need to be installed in the vicinity of each sleeping area, on each level of the structure and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

Recommendation

Contact a handyman or DIY project



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10.9.3 Smoke Detectors / CO Alarms / Door Bell

## **SMOKE ALARM OVER 10 YEARS OLD**

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Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to the National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. We recommend installing photoelectric type smoke detectors / alarms.

Recommendation

Contact a handyman or DIY project



# 11: BUILT-IN APPLIANCES

		IN	NI	NP	F
11.1	General	X			
11.2	Microwave			X	
11.3	Range/Oven/Cooktop	X			X
11.4	Exhaust / Ventilation	X			
11.5	Dishwasher			X	
11.6	Garbage / Food Disposal				
11.7	Refrigerator		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### General: Range / Oven / Cooktop Energy Source / Supply

Natural Gas

### General: Exhaust / Ventilation Type

Vented / Ducted, Non Mechanical Vent

### General: Fridge water supply connection

Unknown

## Limitations

General

### APPLIANCE 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, lights, central vacuum systems, elevators and stair lifts. 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.

## Findings

11.1.1 General

### APPLIANCES NOT STAYING

 Moderate

One or more appliances will not be staying with the sale of the home and they are excluded from the inspection report. Recommend further evaluation once new appliances are installed

Recommendation

Contact a qualified professional.

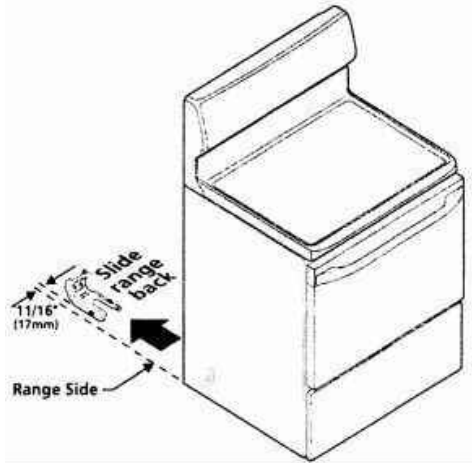
## 11.3.1 Range/Oven/Cooktop

 Safety / Major
**RANGE / OVEN ANTI-TIP BRACKET NOT INSTALLED / INEFFECTIVE**

The range could tip forward. An anti-tip bracket may not be installed or may be ineffective. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

## Recommendation

Contact a qualified professional.



## 11.3.2 Range/Oven/Cooktop

 Moderate
**COOKTOP / STOVETOP IGNITOR INOPERABLE**

The ignitor(s) for the cooktop / stovetop burner(s) were inoperable. Recommend repairs by a qualified appliance repair person.

## Recommendation

Contact a qualified appliance repair professional.



## 11.3.3 Range/Oven/Cooktop

 Safety / Major
**HEAVY GAS ODOR WHILE IN USE**

There appears to be a heavy gas odor while in use. This could indicate a leak, recommend repairs by a licensed contractor

## Recommendation

Contact a qualified professional.



# 12: HVAC

		IN	NI	NP	F
12.1	General comments	X			
12.2	Heating / Forced Air			X	
12.3	Heating / Individual / Not Forced Air	X			X
12.4	Air Conditioner			X	
12.5	Ducts and Registers	X			
12.6	Filter & Thermostat			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Heating / Individual / Not Forced Air: Type**      **Heating / Individual / Not Forced Air: Energy Source**      **Ducts and Registers: Type**  
 Wall mounted, Through wall      Natural gas      None (individual heaters)

### Heating / Individual / Not Forced Air: Individual Heater(s) Appear Functional

**Note:** Individual gas and/or electric heating system(s) appear to be functioning as intended. Below are thermal images of the heating systems during operation.



## Limitations

General comments  
**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).

## Findings

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### 12.1.1 General comments



#### **SERVICE HEATING / COOLING SYSTEM**

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.

#### Recommendation

Contact a qualified HVAC professional.

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### 12.3.1 Heating / Individual / Not Forced Air



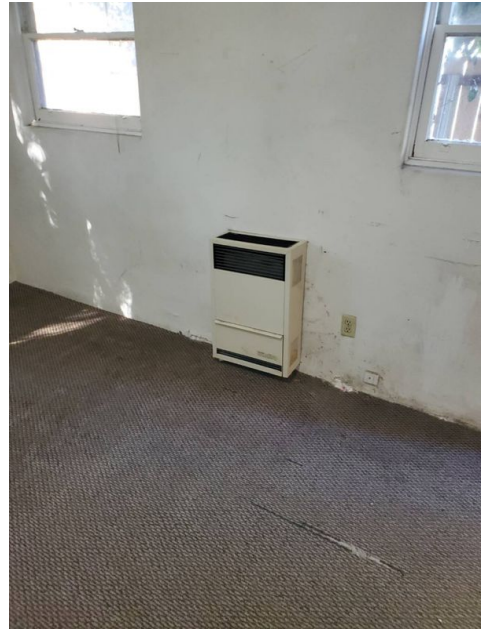
#### **NATURAL GAS / PROPANE HEATER INOPERABLE**

The natural gas or propane heater did not respond to normal operating controls and was inoperable at the time of the inspection. Recommend further evaluation and needed repairs be made by a qualified licensed HVAC contractor.

#### Recommendation

Contact a qualified HVAC professional.

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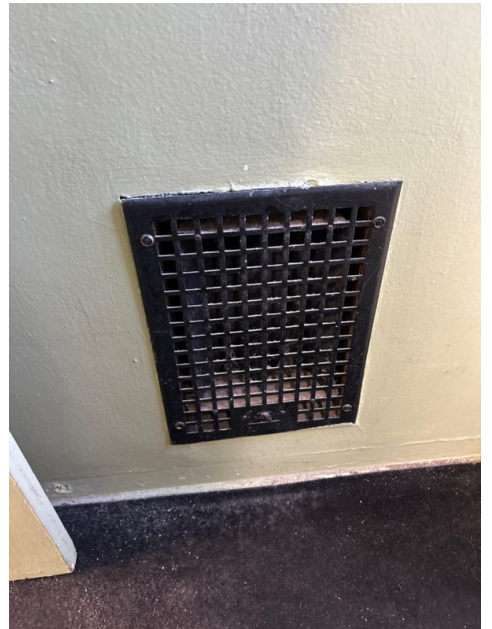
12.3.2 Heating / Individual / Not Forced Air

**ELECTRIC HEATER INOPERABLE**

One or more electric heaters were inoperable. Recommend that a qualified electrician repair or replace as necessary.

Recommendation

Contact a qualified HVAC professional.



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12.3.3 Heating / Individual / Not Forced Air

**LIFESPAN (15-20 YRS)**

The estimated useful life for most furnaces is 15-20 years. This furnace appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified HVAC professional.





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# 13: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	F
13.1	Fireplaces, Stoves & Inserts			X	
13.2	Chimney(s)			X	
13.3	Fuel Burning Appliance Flue(s)	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### Fuel Burning Appliance Flue(s):

#### Type

Transite, Metal

## Limitations

Fireplaces, Stoves & Inserts

### FIREPLACE / STOVE / CHIMNEY / FLUE 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.

## Findings

13.3.1 Fuel Burning Appliance Flue(s)

### TRANSITE VENT PIPE

Transite vent pipe installed - This material is known to carry asbestos - Recommend further evaluation for its removal and replacement by a licensed remediation abatement contracto

Recommendation

Contact a qualified professional.



# 14: FOUNDATION

		IN	NI	NP	F
14.1	Foundation	X			X
14.2	Seismic Re-Inforcement	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### Foundation: Foundation Type

Crawlspace

### Foundation: Foundation / Stem

#### Wall Material

Concrete, Post-pier

### Foundation: Footing Material

Concrete

### Seismic Re-Inforcement: Anchor

#### Bolts / Hold Downs

Not visible

## Limitations

Foundation

### FOUNDATION LIMITATIONS

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. 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.

## Findings

14.1.1 Foundation

### EVIDENCE OF SETTLEMENT - CRACKS OR REPAIRS

 Moderate

There is evidence of settlement cracks and / or repairs. One or more cracks were found in the foundation. Recommend further evaluation by a licensed contractor, checking with the seller about the repairs and to make all necessary repairs. Although this does not appear to be a structural concern at the moment, we cant definitively rule out a bigger issue.

Recommendation

Contact a qualified professional.



# 15: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	F
15.1	Access	X			
15.2	Structure & Sheathing	X			X
15.3	Attic Insulation	X			X
15.4	Exhaust & Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### Access: Access Location(s)

Hallway

### Access: How Viewed

Partially Traversed

### Structure & Sheathing: Types

Rafters, Spaced wood sheathing



### Attic Insulation: Insulation Type

Fiberglass Roll, Fiberglass Loose Fill

### Attic Insulation: Estimated R Value

Not Determined

### Exhaust & Ventilation: Ventilation Type

Soffit / Eave vents, Gable Vents

## Access: Attic Views



## Limitations

### Access

#### ATTIC 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.

## Findings

### 15.2.1 Structure & Sheathing

#### DARK STAINS OLD HOUSE

 Moderate

Due to the age of the house and it having undergone multiple roof surface changes, a large number of dark stains were observed in the attic. It is not possible to determine which, if any, may be active roofing leaks. If client is concerned about condition of the roof and the individual stains 1 by 1, consultation with a roofing contractor may be needed. It is beyond the scope of a visual inspection to determine if each individual area is watertight.

#### Recommendation

Contact a qualified roofing professional.



## 15.2.2 Structure &amp; Sheathing

 Moderate**ATTIC FRAMING DAMAGED / SPLIT**

Attic framing member was damaged or split. Recommend that a qualified contractor repair as necessary.

## Recommendation

Contact a qualified general contractor.



## 15.3.1 Attic Insulation

 Safety / Major**RODENT EVIDENCE**

Evidence of rodents was found in the form of feces, urine stains, traps, poison, dead rodents and/or damaged insulation. 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. Future costs could be incurred from prior rodent damage not visible at time of inspection.

## Recommendation

Contact a qualified professional.



# 16: CRAWLSPACE

		IN	NI	NP	F
16.1	Access	X			
16.2	Substructure	X			X
16.3	Insulation/Ventilation	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Access: Location**

Garage

**Access: How Viewed**

Partially Traversed

**Substructure: Sub floor material**

Wood Planks Subfloor

**Substructure: Beam & Joist Material**

Solid Wood Beam Noted

**Substructure: Pier/Support Material**

Post & pier

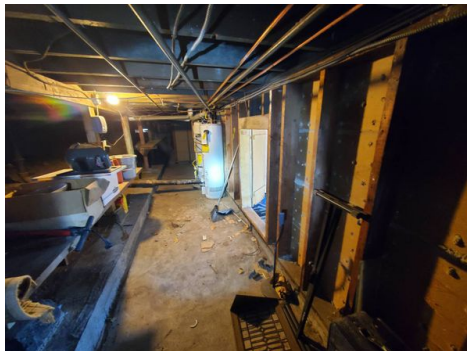
**Insulation/Ventilation: Ventilation Type**

Vented

**Insulation/Ventilation: Insulated**

No

**Access: Crawlspace Views**



## Limitations

Access

### 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.

## Findings

### 16.2.1 Substructure

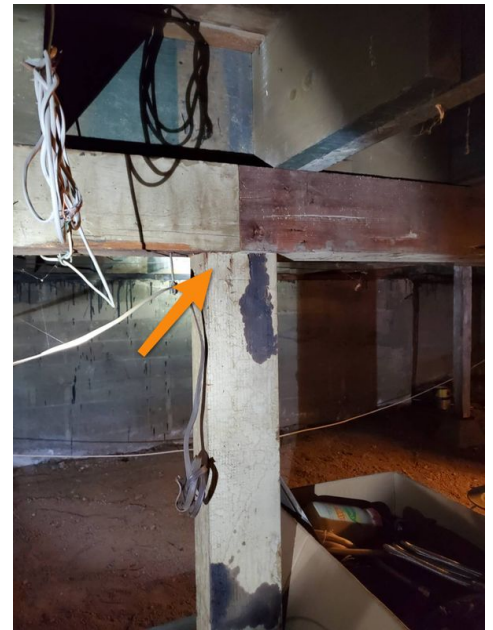
Moderate

#### POST TO BEAM MISSING TIES

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.

##### Recommendation

Contact a qualified general contractor.



### 16.2.2 Substructure

Safety / Major

#### MOISTURE INTRUSION - REPAIR

Significant amounts of moisture was found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms and foundation concerns. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present. Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as groundwater or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). Also, review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. If moisture intrusion persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.

##### Recommendation

Contact a qualified general contractor.



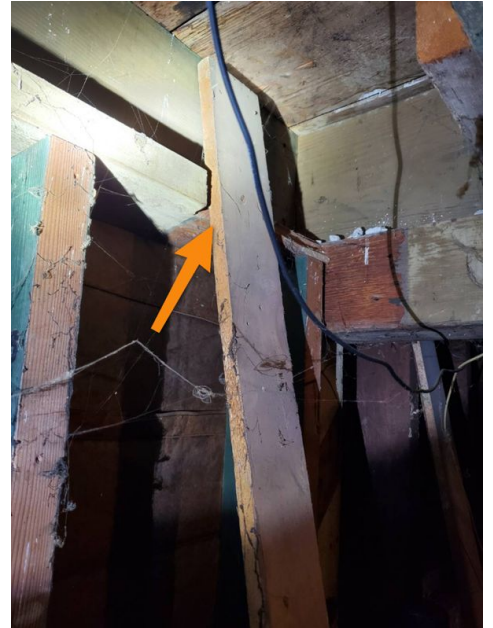
## 16.2.3 Substructure

**SUBSTRUCTURE FRAMING DAMAGED / DETERIORATED**
 Moderate

Substructure framing was observed to be damaged and/or deteriorated at one or more locations. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

## Recommendation

Contact a qualified pest control specialist.



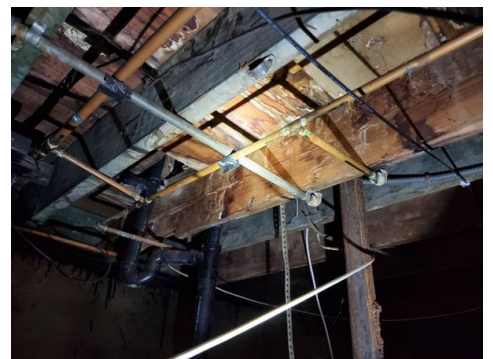
## 16.2.4 Substructure

**SUBFLOOR DAMAGED/MOISURE STAINS**
 Moderate

It appears the subfloor is damaged/deteriorated in one or more areas in the crawlspace. Recommend further evaluation and repairs by a licensed contractor

## Recommendation

Contact a qualified professional.



## 16.2.5 Substructure

**SUBSTANDARD FRAMING**
 Safety / Major

It appears the post and piers in one or more areas is substandard and should be evaluated by a licensed contractor

## Recommendation

Contact a qualified professional.





### 16.3.1 Insulation/Ventilation

— Moderate

#### **NO INSULATION UNDER FLOOR**

No insulation was installed under the floor above the crawl space. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

#### Recommendation

Contact a qualified insulation contractor.