



# Home Inspection Report

2420 Canyon Lakes Dr San Ramon, CA 94582

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**Inspection Date:**

3/7/2024

**Prepared For:**

Harry Blesi

**Prepared By:**

**home integrity**

2415 San Ramon Valley Blvd. #4118  
San Ramon, CA 94583

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**Inspector:**

Mark Weidner

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# Report Overview

## THE HOUSE IN PERSPECTIVE

As with all homes, ongoing maintenance is required and there is the possibility that once you move in additional items will be found to need improvements. This is *primarily a visual inspection* and is not an *exhaustive technical evaluation*. An evaluation of this nature would cost many time more. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

**For your convenience, the following conventions have been used in this report.**

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe with significant deficiencies which need to be corrected and, except for some safety items, is likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Maintenance; Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor; Further evaluate:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary or the extent of damage.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

**Satisfactory condition:** *Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.*

**Marginal condition:** *Indicates the component will probably require repair or replacement anytime within five years.*

**Poor condition:** *Indicates the component will need repair or replacement now or in the very near future.*

## THE SCOPE OF THE INSPECTION

This report is a professional opinion based on a *visual inspection* of the accessible components of the home. This report is *not an exhaustive technical evaluation*. All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the *“Limitations of Inspection”* sections within this report. Since *Product recalls, lawsuits and consumer products safety alerts* are added almost daily. Home inspectors do not include the identification or research for appliances and other components installed in the home that may be on the U.S. Consumer Protection Safety Commission (CPSC) list. For additional information on such lists, please visit <http://www.cpsc.gov> or [www.recalls.gov](http://www.recalls.gov)

It is the goal of the inspection to put a home buyer in a better position to make a buying decision or for seller to identify issues before listing the home. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Mechanical devise may operate at the time of inspection and later malfunction. The inspection should not be considered a guarantee or warranty of any kind. *Client should receive estimates of repairs for all identified repairs before signing off on contingencies.*

**Code Compliance and Building Modifications** - It should also be noted that your limited inspection was not a code compliance inspection. Therefore, any additions or remodeling, if present, were not inspected for code compliance nor were any permit searches conducted for the additions or remodels to the existing structure. If desired we recommend contacting the local governing building department. Since codes can change yearly, there may be additional expenses for upgrading to code requirements when permits are taken out for remodeling or building modifications. Please also note not all Home Warranties cover expenses for code upgrades.

Pictures have been included as part of this inspection, however pictures have not been taken or included on all flaws, issues or items needing repaired or replaced.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

*The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client named on this report. No other person or entity may rely on the report issued. Inspector has no obligation to anyone other than name stated on this report.*

## BUILDING DATA

Approximate Age:	36 years	Weather Conditions:	Sunny 55°
Style of home:	Single Family	Recent Rain:	Yes
State of Occupancy:	Occupied	Ground cover:	Wet



# RECEIPT / INVOICE

## home integrity

2415 San Ramon Valley Blvd. Suite 4118  
San Ramon, CA 94583

Date: **3/7/2024**

Name: Harry Blesi  
2420 Canyon Lakes Dr  
San Ramon, CA 94582

Inspection:	<b>\$720.00</b>
Discount:	<u>-\$25.00</u>
Total:	<b>\$695.00</b>

- Paid in full by **CHECK #: 2521**
- Paid in full by **CREDIT CARD**
- Paid in full by **VENMO**
- Paid in full by **ZELLE**

Inspected By: **Mark Weidner**

**Certification # 542007:** American Home Inspectors Training **(AHIT)**  
**Member # 249335:** American Society of Home Inspectors **(ASHI)**



# Structure/Foundation

## DESCRIPTION OF STRUCTURE

<b>Foundation:</b>	<input checked="" type="checkbox"/> Raised Foundation/Crawl Space/basement	<input type="checkbox"/> Slab on Grade	<input checked="" type="checkbox"/> Poured concrete		
<b>Inspected from:</b>	<input checked="" type="checkbox"/> Inside sub-area with <i>remote control crawler</i>	<input type="checkbox"/> *Opening at crawl space	<input type="checkbox"/> N/A		
<b>Support: Columns/Piers/Walls:</b>	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Stem Walls	<input type="checkbox"/> N/A	
<b>Floor Structure:</b>	<input checked="" type="checkbox"/> Wood Joist	<input type="checkbox"/> Trusses	<input type="checkbox"/> Slab on Grade	<input type="checkbox"/> Post-Tension	
<b>Roof Structure:</b>	<input checked="" type="checkbox"/> Wood Rafters	<input type="checkbox"/> Wood Trusses	<input type="checkbox"/> Metal	<input type="checkbox"/> Not Visible	
	<input checked="" type="checkbox"/> Plywood	<input type="checkbox"/> 1 x Sheathing	<input type="checkbox"/> OSB Sheathing	<input type="checkbox"/> Sheathing covered	
<b>Ceiling &amp; Wall Structure:</b>	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Other	<input type="checkbox"/> *Enclosed system	<input type="checkbox"/> Not visible
<b>Attic Inspected from:</b>	<input type="checkbox"/> Inside attic space	<input checked="" type="checkbox"/> *Opening at attic space	<input type="checkbox"/> No Attic- Cathedral Ceiling		

## STRUCTURE OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

• **Observation:** The structure is supported with a raised concrete perimeter foundation with stem wall support. (See Picture 1A) The foundation was visually inspected where accessible. Anchor bolts were noted at the inspected structure. Bolting the sill plate to the foundation is a basic precaution to help prevent a home from sliding off it's foundation in an earthquake. Noted interior wallboard cracking is an indication of settlement/movement and or stress cracking. Noted foundation cracks are indicators of structure or earth settlement. (See Picture 1B-1C) These types of cracks are commonly found on foundations of this type and age. The cracks appear to be caused from some settling of the foundation at some time in the past. The size and type of cracking does not appear to represent an immediate concern to the structures integrity but should be monitored over time to identify if the structure is continuing to settle. The inspection did not discover evidence of substantial structural movement. Other noted cracks in driveway and garage floor were detected. These are cosmetic cracks due to typical concrete curing, normal settlement, building stresses from changes in temperature and expansive soil conditions common in the region. *No major defects* were observed in the accessible structural components of the house.

**1.2 Further evaluate:** It was noted the *sub-flooring* underneath the *first floor bath appears damaged*. Recommend reviewing termite report for estimate of repair. (See Picture 1D)

**1.11 Monitor:** *Crawl area* was noted to be *damp* and had *mineral deposits* (Efflorescence) present on *soil* and *concrete* in the crawl space. In most cases minor water is not a concern provided the crawl space has adequate clearance and venting. Area should also be monitored during the rainy seasons to determine if excessive moisture is present. If present, drainage upgrading should be considered by a drainage specialist. Excessive moisture in the crawl space area may cause damage to the structure and promote an unhealthy environment. (see ventilation section for additional comments)

**1.12 Further evaluate:** Although this inspection does not include a pest inspection, there is evidence (droppings) of *vermin activity* in the *crawl space*. We could not determine if there is currently active infestation. Rodents can damage heating and air conditioning ductwork and electrical wiring. It can also be a health hazard. A pest control exterminator should be consulted for clean-up, treatment and control advice.

## LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces or insulation could not be inspected.
- It should be noted that flat roofs/cathedral/vaulted ceilings are enclosed by ceiling finishes on the interior and roofing materials on the exterior. Therefore, the components of the ceiling and roof structure including the roof sheathing and other systems in these areas were not accessible for inspection and therefore were not inspected.
- Only a representative sampling of visible structural components was inspected. Areas of the concrete foundation and footings below the surface of the ground or obstructed in any way are not inspected.
- Furniture and/or storage restricted access to some structural components.

• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Inspection does not include any comments regarding earthquake construction or safety. ‘The Homeowner’s Guide to Earthquake Safety, published by the California Seismic Safety Commission is available. This guide can be reviewed and printed free of charge at [http://www.seismic.ca.gov/pub/CSSC\\_2005-O1\\_HOG.pdf](http://www.seismic.ca.gov/pub/CSSC_2005-O1_HOG.pdf). For more information about methods to seismically strengthen a building, we recommend consulting the Association of Bay Area Governments (ABAG) website: <http://quake.abag.ca.gov/residents/steps>. For standard retrofitting details, review “Plan Set A”: <http://quake.abag.ca.gov/wp-content/documents/Plan-Set-A.pdf>

• **Sub-terrain drainage** was noted around **portions of the home**. Recommend **flushing drains (if they have been flushed in the last two years)** around house before the fall to assure **proper drainage** of water near foundation. Water intrusion is the single largest cause of foundation issues.

• The inspection of attic was completed from the attic opening due to non existent flooring in attic which presents an unsafe condition for home inspector.

• This home had limited visibility in crawl spaces due to low clearance from the air ducts, plumbing and height of stem wall openings blocking access of the remote crawler. Recommend having minimum of 16" of clearance for remote crawler to have access to all areas.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### Structural Pictures

1A



1B



1C



1D







# Roofing

## DESCRIPTION OF ROOFING

- Roof Covering:**  Asphalt Shingle  Concrete Tile  Wood Shakes  Torch-down  Tar/Gravel
- Roof Flashings:**  Metal  Roofing Material (Shingles)  Not Visible
- Chimneys & location:**  Masonry  Framed  None  Right  Left  Front  Back  Middle
- Roof Drainage System:**  Galvanized Steel  Aluminum  Built in at eave
- Downspouts discharge above grade  Downspouts discharge below grade
- Method of Inspection:**  Walked on roof  Viewed from ground (binoculars)  Viewed from eaves
- Roof visibility:**  All  Partial  None
- Approximate age of cover:** 36 years *(This is only a estimate based on limited viewing)*

## ROOFING OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

- **Observation:** The visual inspection of the roof is to determine the presence of adverse conditons, non-functional items and excessive or unusual wear. Roof inspection is a general review of the roof material, roof drainage systems, flashing, skylights and roof penetrations. The inspected roof will require regular maintenance from licensed roofing contractor in the next few years. Roof is estimated to be 36 years old. (see Roof "Remarks" page for estimated life of roof). In all, the visible roof covering show evidence of normal wear and tear for a roof of this age and is in *satisfactory condition*. (SEE PICTURE 2A-2C)
- **Note:** Per realtor, *roof is being inspected* by a *licensed roofer*. Since home inspector only inspected from the eaves and ground level, the licensed roofer report should be reviewed with estimates of repairs received before the close of escrow. Their report *takes precedence* over the home inspection roofing section.

**2.5 Maintenance repair:** *Repairs* to the *roofing* are needed. All roof penetrations and *ridge caps* (See Picture 1D) should be examined and sealed as necessary. Keeping roof water tight will resist damaging roof structure and interior services of the house.

## LIMITATIONS OF ROOFING & CHIMNEY INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Due to inspection at the attic opening, the entire underside of the roof sheathing is not inspected for evidence of leaks nor is the waterproof underlayment or felt located beneath the roof covering inspected.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only (remarks page) and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, water buildup, and other factors. This inspection does not guarantee that the roof is or will remain free of leaks in the future.
- Since roof was inspected from the *eaves and from ground level with binoculars*, the Chimney and flue interiors are not inspected and could require repair. Recommend having both roof and chimney further evaluated by chimney and roofing contractors.
- Roof inspection may be limited by access, condition, weather, and pitch of roof or other safety concerns.
- Solar panels installation is not included in the roof inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing Pictures

2A



2B



2C



2D







# Exterior/Garage

## DESCRIPTION OF EXTERIOR/GARAGE

- Wall Covering:  Stucco  Wood Siding  Cement Fiber  T1-11 Plywood  Stone  Brick
- Eaves, Soffits, and Fascias:  Wood  Open Rafters  Stucco
- Exterior Doors:  Metal  Wood  Sliding Glass  Fiberglass
- Entry Driveways:  Concrete  Pavers  Brick  Black top
- Entry Walkways and Patios:  Concrete  Wood  Brick  Slate  Pavers
- Overhead Garage Door(s):  Wood  Metal  Automatic Opener  Electric Eyes

## EXTERIOR/GARAGE OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

• **Observation:** The inspection of the exterior includes a visual inspection of the exterior of the structure, driveway, garage door, garage opener, walkways and adjacent patios. These components were reviewed for excessive or unusual wear. The exterior of the inspected home is generally in *satisfactory condition*. The exterior shows normal wear and tear for a home of this age. The driveway and walkways are in *satisfactory condition*. Both the auto reverse mechanisms on the overhead garage door(s) responded properly to testing and the door(s) are in *satisfactory condition*.

**3.8 Repair, Safety Issue:** The *garage passage door* was of fire-resistive construction, however the self-closing mechanism was *disabled* and the door is no longer a fire-rated assembly. We recommend having a licensed contractor restore the self-closing feature to reduce the potential of toxic automobile gases or fire from entering the house.

**3.27 Maintenance Repair:** There is *damage* or *deterioration* to sections of *fascia* board (front side), *eaves* (left side), *siding* (left and right sides), *window sills* (right side), *utility door* and *trim* (right side). Only a sample was identified in this report. We recommend having termite inspection and review their report for additional details of all damage and for estimates of repairs. (See Picture 3A - 3G)

**3.70 Improve:** *Gaps noted* at the *sides garage door (top panel)*. Recommend adding weather-stripping to keep rodents from entering area. (See Picture 3H)

## LIMITATIONS OF EXTERIOR/GARAGE INSPECTION, FURTHER EVALUATE

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Wood destroying pests and other pests/insects such as roaches, ants, spiders are not within the scope of this inspection and not commented on. Recommend having separate termite & pest inspections for identifying any and all issues with pests.
- A representative sample of exterior components was inspected rather than every occurrence of components.
- Per ASHI standards of practice, an inspector is not required to operate "automatic safety controls." (SoP 13.2C.4). If both electric eyes and pressure reverse has not been tested over the last 3 months, we recommend having tested by a garage door specialist. ***There is a serious risk of injury, particularly to children, under this condition***
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. If interested party desires this type of information we recommend that they consult a qualified specialist.
- Lot drainage to include sub-terrain drains are not inspected and are beyond the scope of a home inspection.
- The inspection does not include erosion control, earth stabilization measures, seawalls, break-walls and docks.
- Screening, shutters, awnings, or similar seasonal accessories, fences, retaining walls, recreational facilities, outbuildings/sheds are not inspected unless specifically agreed-upon and documented in this report.
- None of the landscaping components (including sprinklers and fencing) were inspected and are not within the scope of this inspection.
- Exterior walls over eight (8) feet high and roof eaves above eleven (11) feet in height are considered inaccessible and have not been inspected.

- House has some freshly painted trim and siding that may hide defects, flaws or other issues.
- Back deck area was not included in the home inspection. Some of the deck support structures were not accessible for inspection and therefore will not be inspected.
- The garage was noted to have personal items blocking access to floors, walls and ceiling areas. We recommend this area be made accessible and inspected by a professional prior to expiration of the inspection contingency period. Hidden damage may exist.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### *Exterior / Garage Pictures*

3A



3B



3C



3D



3E



3F



3G



3H







# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	Amperage: 200 Volts <b>120/240</b>
<b>Service Drop:</b>	<input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground service lateral system
<b>Service Entrance Conductors:</b>	<input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Metal bars <input type="checkbox"/> Conductors Not Visible
<b>Main Panel &amp; Disconnects:</b>	Location <b>Exterior wall</b> , Rating <b>200 Amps</b> <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses
<b>Service Grounding:</b>	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum-Bare <input type="checkbox"/> Grnd Connection N/V <input checked="" type="checkbox"/> See Remarks-"Bonding"
<b>Sub Panel:</b>	Location <b>Garage</b> , Rating: <b>125 Amps</b>
<b>Distribution Wiring:</b>	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum-Solid Conductor (large amp service) <input type="checkbox"/> Wiring not Visible
<b>Wiring Method:</b>	<input type="checkbox"/> Conduit <input checked="" type="checkbox"/> Non-Metallic Cable "Romex" <input type="checkbox"/> BX Cable <input type="checkbox"/> Knob & Tube
<b>Switches &amp; Receptacles:</b>	<input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Ungrounded <input type="checkbox"/> Un-grounded 3-prong receptacles <input type="checkbox"/> Reverse Polarity
<b>Ground Fault Circuit Interrupters:</b>	<input type="checkbox"/> None Found <input checked="" type="checkbox"/> Bathroom(s) <input type="checkbox"/> Jacc <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Kitchen <input type="checkbox"/> Laundry
<b>Smoke Detectors:</b>	<input checked="" type="checkbox"/> Present ( <i>change out units if older than 10 years</i> ) <input type="checkbox"/> Absent
<b>Carbon Monoxide Detectors:</b>	<input type="checkbox"/> Present ( <i>change out units if older than 6 years</i> ) <input checked="" type="checkbox"/> Absent

## ELECTRICAL OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

• **Observation:** Generally speaking, the electrical system is in *satisfactory condition*. The size of the electrical service is typical for a house this age. However due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the size of amperage and number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. The *main and sub electrical panels* were inspected and appear in *satisfactory condition* (See *Picture 4A, 4B*). All accessible outlets and light fixtures were tested and all accessible 3-prong outlets were tested for appropriate grounding. All visible branch wiring for receptacles and switches within the home is copper. This is a good quality electrical conductor. All electrical issues could become a safety hazard and should be repaired as suggested. Inspection of the electrical system will require repairs to the below electrical items.

**4.31 Repair, Safety Issue:** All homes are required to have *Carbon Monoxide detectors* installed in each existing dwelling unit having a fossil fuel burning heater, appliance, fireplace, and attached garage. (See *Remarks section under Electrical for installation instructions*). Most manufactures recommend having *one on each level and each hallway if bedrooms are on opposite sides* of the house. *Inspected house did not have one installed on either level*. Most manufactures recommend replacing carbon monoxide detectors every 6years.

**4.36 Repair:** In 1987 *kitchen receptacles* within 6' of sinks required GFCI receptacles and in 1999 all kitchen counter top receptacles have to be GFCI protected. Kitchen did not have GFCI receptacles and current ones will need replaced with GFCI receptacles. Recommend having licensed electrician replace receptacles as per requirements. (See "remarks" page for additional information on GFCI receptacles).

#### Misc. Electrical Maintenance items:

**4.49 Light(s)** in the house were *inoperative* (kitchen ceiling). In most cases the bulbs are blown or missing, if not, the circuit, switch or fixture should be repaired. Recommend replacing bulbs first and if not operating we suggest having a licensed electrician evaluate and repair as needed.

**4.50 Reversed polarity** (i.e. it is wired backwards at the receptacle) was note in the *back exterior, 1/2bath, breakfast eating area, 2nd floor hall bath and primary bath*. Recommend licensed electrician make necessary repairs.

**4.54 Painted receptacles & light switches** were noted *throughout the home*. These will need replaced by licensed electrician. Painted receptacles can cause improper current transfer, improper grounding, or shock.

**4.55 Open receptacles** on the *back exterior wall*. Recommend licensed electrician cover receptacles with *approved exterior cover* to protect from damaging circuit.

**4.69 Receptacles/outlet(s)** noted to be *loose inside electrical box* and should be tightened. Loose receptacles were found in *kitchen*. Recommend qualified contractor check and tighten all receptacles that are loose for additional safety.

**4.76 Safety Improvement:** If batteries have not been replaced in the past year, we then recommend *changing batteries* in all *smoke detectors*. **Note:** Inspected home's smoke detectors can be on electrical circuit and if electrical fire occurs unit require batteries as backup. Recommend replacing smoke/fire detectors per manufactures recommendations. Most have a 10 year life expectancy.

**Note:** Some of the installed *smoke detectors* appeared to be *older than 10 years* and so we *recommend replacing* upon move in.

**4.39 Safety Improvement:** When electrical upgrades are made, some local building departments require that *all living areas* circuit breakers be *AFCI protected*.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

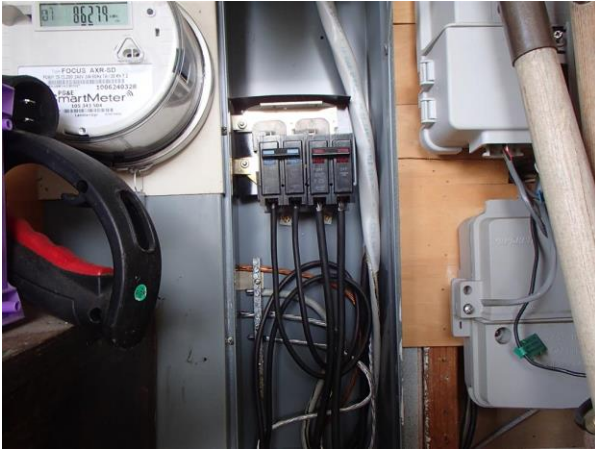
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Several lights on the exterior walls were not tested do to units being on day/night sensors.
- *Microwave (if not tied into oven 220 electrical)* is required to have its *own designated circuit*. The sub-panel was noted to *not have a designated circuit* for the microwave. It could have one and circuit is not labeled or microwave may be plugged into circuit that is shared. This could cause overload to circuit causing breaker to continuously trip. Recommend licensed electrician evaluate and repair as needed.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Inspection does not include measuring amperage, voltage, impedance or testing of 220/240 volt lines.
- Inspector does not trip circuit breakers or verify what appliances or outlets are tied to each circuit. We do not perform load-calculations to determine if the supply meets the demand. GFCI receptacles are only noted for location and are not tested by tripping units.
- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow (or breakers trip) regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- The testing of the sensors is not within the scope of this inspection thus the sensors for smoke/fire/carbon monoxide are not tested or known to be functioning properly. If smoke detectors have not been changed in the last 10 years, we recommend replacing units. Carbon Monoxide detectors should be replaced if older than 6 years. Minimally we recommend changing all batteries at move in and check for proper operation.
- Most of the circuits in the subpanel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.
- 240 receptacle in garage laundry area was noted but could not be checked for electricity due to units blocking access.
- All electrical items *could become a safety hazard* and should be repaired accordingly.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



## Electrical Pictures

4A



4B





# Heating

## DESCRIPTION OF HEATING

**Location:** Garage  
**Energy Source:**  Gas  Electricity  
**Heating System Type:**  Forced Air Furnace  Hot Water Boiler  Radiant  
 Approximate age: 12 year(s)  
 BTU input: 110,000  
**Heat Distribution Methods:**  Ductwork  Radiant  Convectors  No heat registers present in rooms

## HEATING OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

- Observation:** Unit operated at the time of inspection. Visible burners inspected, proper combustion air, proper venting (where visible), electrical disconnection and visible fittings checked for gas leaks. The life expectancy of a Furnace is 20 - 25+ years and the inspected furnace is estimated to be 12 years old. Recommend having unit serviced and cleaned as on going maintenance program. (See picture 5A)
  - Note:** Inspected house has a *1- zone system* that has one thermostat on the lower level to control temperature for the entire house.
  - Note:** The *air filter* located in the *upper furnace* compartment *was relatively clean* at the time of inspection. Filters should be cleaned (if filter is the type that can be cleaned) or replaced every 3-6 months depending on use of heating or air conditioning units. Recommend using the middle grade filters. (See picture 5B) *Filter door noted to need secured and sealed for optimal performance.* (See picture 5C)
- 5.31 Improve:** Few of the HVAC *air ducts* in *sub-area* did not have *insulation* covering them. To improve heating/cooling efficiency, it is recommended that insulation cover all HVAC ducts. (See picture 5D)

## LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

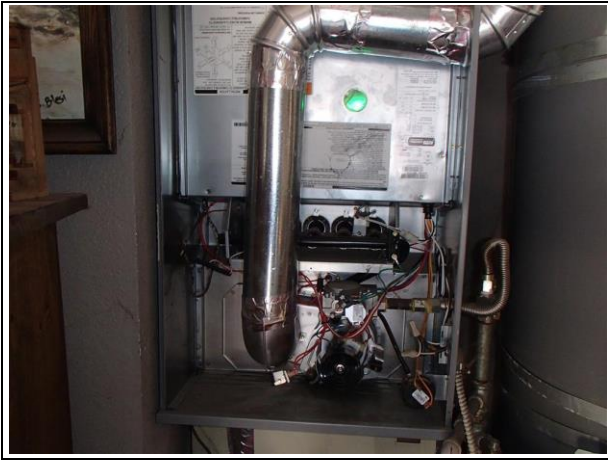
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without sending material out for laboratory analysis. Since this is a visual inspection, hazardous materials identification is beyond the scope this inspection. For more information on Asbestos please visit <http://www.epa.gov/asbestos/pubs/ashome.html>: Homes constructed until 1973 may have insulation on the distribution piping that may contain asbestos. The U.S. Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement of heating system components requires removal of asbestos-containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.).
- The adequacy of air supply, distribution balance and proper zone operation (beyond two zones) is not within the scope of this inspection and is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Accuracy of thermostats is not tested. Unit is used to turn on/off furnace for operation.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

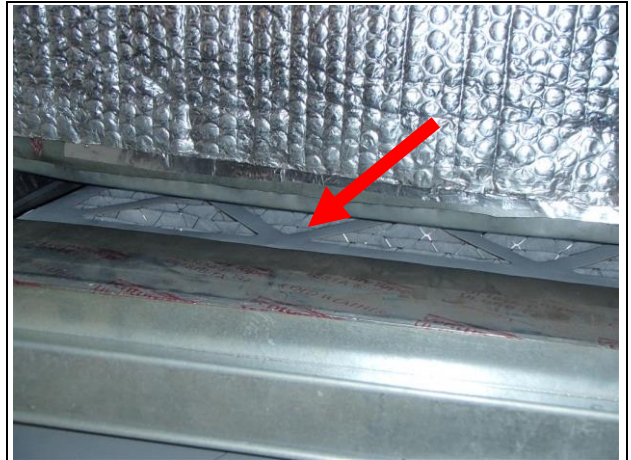
**Suggestion:** As a free service, the local utility company PG&E will perform a “safety” review of all gas operated components. We recommend that you take advantage of this service before the next seasonal operation.

## Heating Pictures

5A



5B



5C



5D







# Central Cooling

## DESCRIPTION OF COOLING

**Location:**  Side of house  Back of house  Central system not present  
**Energy Source:** **Electricity**  
**Central System Type:** Approx. age: **37** year(s) **Unit size:** **could not determine**

## CENTRAL COOLING OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

**6.3 Deferred Cost:** Life expectancy of an A/C unit is 15+ years. A/C System was not tested for proper operation due to the outside temperature not being at **least 65 degrees** at the time of inspection. Running A/C system could possibly damage the compressor and does not allow for proper differential readings. Compressor/condenser unit was visibly inspected by reviewing disconnect switch, checking for obstruction around outdoor unit, check for signs of leaking refrigerant lines at the exterior unit and any damage to the condenser fins. A/C unit is considered in **marginal condition**; showing signs of rust, condenser fins are slightly damaged and unit is estimated to be **37** years old and **past its life expectancy**. Recommend budgeting for repairs or replacement anytime in the next five years. Client may also consider caring home warranty to cover in case of repairs. (See **picture 6A, 6B**)

### LIMITATIONS OF CENTRAL COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window/Wall mounted air conditioning unit are not within the scope of a home inspection thus are not inspected.
- Does not include inspecting electronic air filters.
- The cooling supply adequacy or distribution balances are not inspected.
- A/C System was not tested due to the outside temperature was not at least 65 degrees at the time of inspection. Running A/C system could possibly damage the compressor and does not allow for proper differential readings.
- A/C System fuse/breaker could not be compared to maximum rating of unit do to **tag worn off and it could not be read**. Fuse/breaker should never exceed maximum rating of unit.

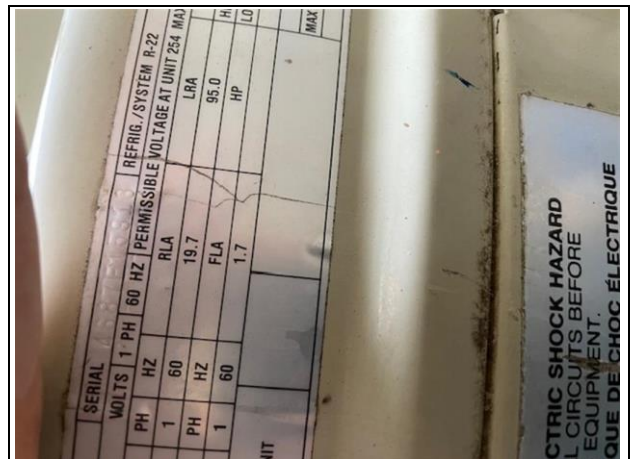
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Air Conditioning Pictures

6A



6B





# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

**Attic location:**  Garage wall  Hallway  Bedroom closet  None Present  
**Attic Insulation:** Type: **Fiberglass**  Rolled Batts  Loose Average inches: **9+** (See Insulation "Remarks" for R-Rating)  
**Roof Ventilation:**  Eaves  Gable  Roof  Power Ventilator  Ridge  Soffit  
**Exhaust Fan/vent Locations:**  Bathroom  Kitchen  Laundry  None Present

## INSULATION / VENTILATION OBSERVATIONS

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

**• Observation:** Insulation levels are lower than today's standards but typical for a home of this age and construction. (See [Picture 7A, 7B](#)) Ventilation appears adequate for the size of the home. Left side vents appear to be blocked from the exterior, however there is a diverter to lower level of foundation wall inside sub-area. **Note:** *Insulation to the floor* above the crawl space between the floor joists is a value added feature only typical in new construction. (See [Picture 7C](#)) *A few areas noted to have fallen or pulled down and should be re-installed.* (See [Picture 7D](#))

**7.35 Improvement:** Since the *sub-area* was noted to have moisture present at the time of inspection. We recommend installing a *moisture barrier* to help control moisture/humidity in the area.

### LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without sending material out for laboratory analysis. Since this is a visual inspection, hazardous materials identification is beyond the scope of this inspection. For more information on Asbestos please visit <http://www.epa.gov/asbestos/pubs/ashome.html>
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation depths are rough averages. See Insulation chart in "Remarks" section for R-Rating based on describe material and depth of insulation.
- *Clothes dryer vent piping* that is not visible cannot be inspected. If the clothes dryer exhaust vent/duct has not been cleaned in the past year, we then recommend qualified specialist *inspect flue* and *clean lint* from the *dryer exhaust vent/duct* before attaching dryer vent. Excess lint can become a fire hazard and does not allow dryer to operate properly.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



## Insulation / Ventilation Pictures

7A



7B



7C



7D





# Plumbing

## DESCRIPTION OF PLUMBING

<b>Service Pipe into House:</b>	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized Steel <input type="checkbox"/> Not Visible	Water Pressure: <b>70psi</b>
<b>Main Water shut-off location:</b>	<b>Right side of the garage</b>	<b>Clean-out location: Front</b>
<b>Interior Supply Piping:</b>	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Not Visible <input type="checkbox"/> *Plastic ( <b>PEX</b> ) ( <i>Cross-linked Polyethylene</i> )	
<b>Drain, Waste, &amp; Vent Piping:</b>	<input checked="" type="checkbox"/> *Plastic ( <b>ABS</b> ) <input type="checkbox"/> Copper <input type="checkbox"/> Cast Iron <input type="checkbox"/> Steel <input type="checkbox"/> Not Visible	
<b>Water Heater:</b>	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Tankless System	Approximate Capacity (in gallons): <b>50</b>
	Approximate age: <b>10</b> year(s)	
	<input checked="" type="checkbox"/> Bracing compliant <input type="checkbox"/> Bracing non-compliant (see below) <input type="checkbox"/> Not-applicable	
<b>Gas Fuel Shut-Off location:</b>	<b>Right side of the garage</b>	♦ Automatic gas turn-off at main <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Gas Fuel Supply Piping:</b>	<input checked="" type="checkbox"/> Black Iron <input type="checkbox"/> Galv. Steel <input type="checkbox"/> CSST <input type="checkbox"/> Not Visible	

## PLUMBING OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

- **Observation:** All visible drain pipes and supply lines were inspected for leaks. One leak was detected at the time of inspection. The visible water supply and drain pipes are in *satisfactory condition*. (See [Picture 8A](#)) Waste drains tested for proper drainage by running water through drain pipes. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. All Bathroom and kitchen fixtures are inspected, using normal operating features and controls for function and leakage. Visible gas fixtures valves and entry piping were all checked for leaks and all appear in *satisfactory condition*.
- **Note:** Water heaters that are 10+ years are considered past their life expectancy. Inspected water heater operated properly at the time of inspection. Unit is considered in *satisfactory condition*.

**8.50 Maintenance repair:** *Hot water tank supply line* is *leaking near the top of tank* and will need repaired by a licensed plumber. No damage to building material below unit was noted at the time of inspection. (See [Picture 8B](#))

#### Misc. Plumbing Maintenance items:

- 8.62 Toilet** in the *1/2 bath & 2nd floor hall bath display movement when tested* and will require tightened to keep from leaking. Loose toilet can cause waste leak and damage to floor structure and interior services. No leak at the time of inspection. Recommend using qualified contractor to repair as required.
- 8.69 Shower head** in the *2nd floor hall shower* is *leaking* inside the shower enclosure. Unit may need washer changed; Teflon tape applied or head may need replaced by licensed plumber. Current condition will waste water. (See [Picture 8C](#))
- 8.94 Gas piping** shows evidence of *corrosion/rust at main meter*. Recommend contacting PG & E to clean and paint gas lines. Typically they will complete this at no charge. (See [Picture 8D](#))

**8.110 Improve:** The *hose bibbs backflow valves (anti-siphon on spigots)* is not installed and should be installed to keep from contaminating water supply. This is a minor repair in which a valve is attached to the hose bibb. Recommend a licensed plumber install as required.

## LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Does not include inspecting to new requirement for all homes built prior to 1994. As of January 1, 2017 per State Bill 407 (2009) Installation of Water Use Efficiency Improvements. (see requirements under remarks section)
- \* See comments in the REMARKS separate document and on-line information regarding issues or lawsuits regarding **PEX** (*Cross-linked Polyethylene*).
- The main service pipe between the street and the house water main are not within the scope of the inspection and are not inspected. Due to the age of the home (homes older than 30 yrs) we recommend asking current owner/seller if the *lateral sewer*

*line* between the street and the house has been inspected recently. If not we recommend having a licensed plumber snake the line and drains to inspect for deterioration or leaks.

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- The homes metal piping or metal air ducts (if present) could not be verified for bonding which provides additional safety.
- Inspectors are not required to operate automatic safety controls or manual stop valves. Valves could leak after turning on/off.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes dryer and washing machine are not tested nor their connections. These appliances were not inspected unless contracted to do so prior to inspection.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, steam room system, fire and lawn sprinkler systems, sump pumps, recirculation pumps and private waste disposal systems are not inspected.
- Septic systems, Wells and all associated equipment including pumps are not within the scope of inspection and thus are not inspected.
- There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Plumbing Pictures

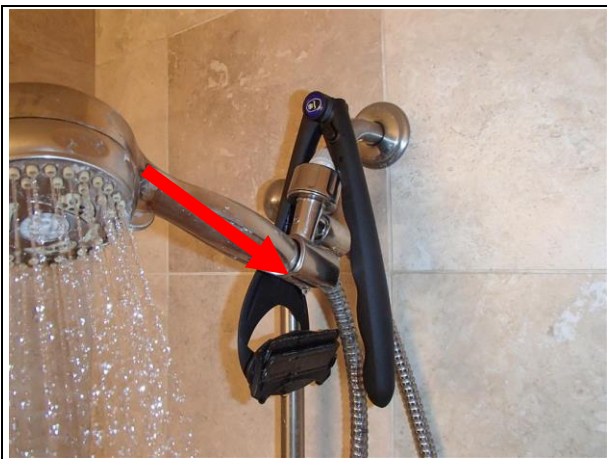
8A



8B



8C



8D







# Interior / Fireplaces

## DESCRIPTION OF INTERIOR / FIREPLACES

<b>Wall and Ceiling Materials:</b>	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Paneling <input type="checkbox"/> Tile <input type="checkbox"/> Stucco
<b>Floor Surfaces:</b>	<input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Tile <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Laminate Wood
<b>Window/Doors Type(s) &amp; Glazing:</b>	<input checked="" type="checkbox"/> Sliders <input checked="" type="checkbox"/> Single hung (up) <input checked="" type="checkbox"/> Casement (swing) <input type="checkbox"/> Awning (swing up) <input checked="" type="checkbox"/> Double Glazed <input type="checkbox"/> Single Pane <input type="checkbox"/> Vinyl <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood
<b>Doors:</b>	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Sliding Glass <input checked="" type="checkbox"/> Sliding Mirror
<b>Fireplaces: (2)</b>	<input checked="" type="checkbox"/> No gas (primary bath) <input checked="" type="checkbox"/> Metal flue <input checked="" type="checkbox"/> Gas- ceramic log (family room)
<b>Exhaust Fan/vent Locations:</b>	<input checked="" type="checkbox"/> Bathroom <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Laundry <input type="checkbox"/> None Present

## INTERIOR / FIREPLACES OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS (PLEASE READ "REMARKS PAGE FOR ADDITIONAL COMMENTS)

- **Observation:** Interior is inspected solely for evidence of structural failure. In accordance with industry standards, we do not comment on common cosmetic deficiencies. Our inspection of the interior includes inspection of walls, ceilings, floors, stairs, balconies, doors and windows that show signs of structural concern. The accessible doors and windows operated properly at the time of inspection. The floors of the home are relatively level and walls are relatively plumb for a home of this age. *Kitchen sink cabinet door s noted missing at the time of inspection.*
- **Note:** *Windows* have been *upgraded* to a good quality double pane wood interior framed.
- **Note:** *Window screen(s)* were noted to be missing throughout the home. The screens may be in storage. Recommend asking owner to install to verify all are present and if any are damaged.

**9.3 Safety Improvement:** *Railing balusters* have openings that are *more* than the current *4" standard* openings. Most likely the current openings were acceptable when the house was built. Recommend adding netting or other material to area to keep from injuring children.

**9.25 Maintenance, Further evaluate:** *By-product* was evident (fell into firebox when damper was opened) in *family room fireplace*. Damper was difficult to operate and will need repaired/adjusted. Primary bedroom doesn't appear to have been used. Recommend having both fireplaces and chimney cleaned and then inspected by Certified Chimney Sweep specialist before using fireplace for the first time (for optimal inspection Level 2 is recommended). Any minor cracks or missing mortar should be sealed in the firewall after cleaning. (*See Picture 9A, 9B*)

### Misc. *Interior Maintenance items:*

**9.79** *Cracked, deteriorated* and/or missing *grout* was noted (*primary bath shower*) and should be sealed or replaced in any/all the *bathrooms* where necessary. Sealing the area will keep water from penetrating sub-material that can be damaged with expensive repairs.

## LIMITATIONS OF INTERIOR / FIREPLACES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Wood destroying pests and other pests/insects such as roaches, ants, spiders are not within the scope of this inspection and not commented on. Recommend having separate pest inspections for identifying any and all issues with pests.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Interior is inspected solely for evidence of structural failure. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Cosmetic imperfections in finished products such as scratches in floors, cabinets, cracked tiles or cracks in drywall/plaster due to normal settlement is not within the scope of this inspection.

- Inspection does not include the interior of chimneys, chimney flues, seals and gaskets, automatic fuel feed devices, heat distribution assists, ignite or extinguish fires, determine draft characteristics, inspect fireplace inserts, stoves or firebox contents. This inspection does not cover code clearances and improper installation of fireplace units. This is a level-one inspection which is purely visual and not to be confused with level-two and level-three inspections which are performed by qualified specialists with a knowledge of codes and standards and typically involves dismantling components, video-scan equipment and other means to evaluate fireplaces/chimneys.(NFPA211) National Fire Protection Association standards.
- Some of the windows had excessive dirt and could not be completely inspected for leaking seals. Some window failed seals "fogging" can only be seen at certain times of the day when sun in directly reflecting on windows.
- Inspection does not include comments regarding cleanliness of house.
- House and garage appear to have some freshly painted walls and ceilings that may hide defects, flaws or other issues.
- Potentially hazardous materials such as Asbestos, Lead paint and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without sending material out for laboratory analysis. Since this is a visual inspection, ***hazardous materials identification is beyond the scope this inspection.*** Housing built before 1978 may contain Asbestos and lead-based paint. Lead from paint, paint chips, dust and Asbestos particles can pose health hazards if not managed properly. Any notes in this report identifying potential sources of hazardous substances area provided as a courtesy and should not be considered all-inclusive. For more information on Lead -based paint please visit <http://www.epa.gov/lead/pubs/leadbase.html>. For more information on Asbestos please visit <http://www.epa.gov/asbestos/pubs/ashome.html>
- Some China manufactured drywall products brought in from (2003-2009) have known issues. If drywall was installed during this time period, there is no way of knowing where drywall was manufactured for the inspected home. Please visit <http://www.cpsc.gov/info/drywall/index.html> or <http://www.businesspundit.com/knauf-drywall-fiasco-biggest-home-defect-case-in-us-history/> ***Recommend contacting builder building material supplier to find out there sources of drywall during this time period.***

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## ***Interior Pictures***

9A



9B







# Appliances

## DESCRIPTION OF APPLIANCES

### Appliances Tested:

- Range  
  Microwave  
  Dishwasher  
  Refrigerator  
 Disposal  
  Oven (s)  
  Kitchen Exhaust Fan  
 Trash Compactor

## APPLIANCES OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS

- **Observation:** All appliances were tested for proper operation and are considered in *marginal condition*. The appliances are *older in age*. As such, they are more *prone to breakdowns* and considered *past their life expectancy*.
- **Note:** Microwave/Cooktop *exhaust fan* recycled air *back into the room & not through the proper front vents*. Ideally the fan should be connected to a flue that runs to the exterior of house. Do to age or layout of kitchen, this may not be possible. This source of venting can throw both polluted and moist air back into the room if unit is not approved for this type of operation. Recommend checking manufactures manual for proper installation.
- **Note:** The oven was noted to be a double oven. *Lower unit appeared to be a heating drawer, but this could not be confirmed*. Inspector could not confirm double oven status.

**10.23 Repair:** *Microwave front panel* was noted *loose* and will need repaired by appliance technician.

### LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Dishwasher is tested by running unit through a rinse cycle only. All other cycles are not tested.
- Water purification systems or hot water dispensers are neither tested nor inspected and are not within the scope of this inspection.
- Thermostats, timers, self cleaning and other specialized features and controls are not tested for proper functionality.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Refrigerator accessories such as ice maker, water dispenser are neither inspected nor tested and are not within the scope of the home inspection. Unit is only tested for temperature for both cooling and freezer.
- Microwave that is considered a counter top unit is not within the scope of this inspection and is not tested. Generally owners take these units with them.
- Wine cooler refrigeration units are not within the scope of this inspection and are not tested or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# SUMMARY

*The summary report page(s) is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the DETAILED INSPECTION REPORT pages. The report reflects the condition of the property on the day of the inspection only. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be further evaluated/inspected, have estimates given and/or repaired as needed by licensed contractors/professionals prior to sign-off of contingencies and the close of escrow.*

## MAJOR CONCERNS

*Item(s) that have failed or have potential of failing soon.*

- NONE

## SAFETY ISSUES

*Denotes a condition that is unsafe and in need of prompt attention.*

- 3.8 Repair, Safety Issue:** The *garage passage door* was of fire-resistive construction, however the self-closing mechanism was *disabled* and the door is no longer a fire-rated assembly. We recommend having a licensed contractor restore the self-closing feature to reduce the potential of toxic automobile gases or fire from entering the house.
- 4.31 Repair, Safety Issue:** All homes are required to have *Carbon Monoxide detectors* installed in each existing dwelling unit having a fossil fuel burning heater, appliance, fireplace, and attached garage. *(See Remarks section under Electrical for installation instructions)*. Most manufactures recommend having *one on each level and each hallway if bedrooms are on opposite sides* of the house. *Inspected house did not have one installed on either level*. Most manufactures recommend replacing carbon monoxide detectors every 6years.

## MAINTENANCE OR REPAIR ITEMS

*Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

- 2.5 Maintenance repair:** *Repairs* to the *roofing* are needed. All roof penetrations and *ridge caps (See Picture 1D)* should be examined and sealed as necessary. Keeping roof water tight will resist damaging roof structure and interior services of the house.
- 3.27 Maintenance Repair:** There is *damage* or *deterioration* to sections of *fascia* board (front side), *eaves* (left side), *siding* (left and right sides), *window sills* (right side), *utility door* and *trim* (right side). Only a sample was identified in this report. We recommend having termite inspection and review their report for additional details of all damage and for estimates of repairs. *(See Picture 3A - 3G)*
- 4.36 Repair:** In 1987 *kitchen receptacles* within 6' of sinks required GFCI receptacles and in 1999 all kitchen counter top receptacles have to be GFCI protected. Kitchen did not have GFCI receptacles and current ones will need replaced with GFCI receptacles. Recommend having licensed electrician replace receptacles as per requirements. (See "remarks" page for additional information on GFCI receptacles).
- Misc. Electrical Maintenance items:**
- 4.49 Light(s)** in the house were *inoperative* (kitchen ceiling). In most cases the bulbs are blown or missing, if not, the circuit, switch or fixture should be repaired. Recommend replacing bulbs first and if not operating we suggest having a licensed electrician evaluate and repair as needed.
- 4.50 Reversed polarity** (i.e. it is wired backwards at the receptacle) was note in the *back exterior, 1/2bath, breakfast eating area, 2nd floor hall bath and primary bath*. Recommend licensed electrician make necessary repairs.
- 4.54 Painted receptacles & light switches** were noted *throughout the home*. These will need replaced by licensed electrician. Painted receptacles can cause improper current transfer, improper grounding, or shock.
- 4.55 Open receptacles** on the *back exterior wall*. Recommend licensed electrician cover receptacles with *approved exterior cover* to protect from damaging circuit.
- 4.69 Receptacles/outlet(s)** noted to be *loose inside electrical box* and should be tightened. Loose receptacles were found in *kitchen*. Recommend qualified contractor check and tighten all receptacles that are loose for additional safety.
- 8.50 Maintenance repair:** *Hot water tank supply line* is *leaking near the top of tank* and will need repaired by a licensed plumber. No damage to building material below unit was noted at the time of inspection. *(See Picture 8B)*

**Misc. Plumbing Maintenance items:**

**8.62 Toilet** in the *1/2 bath & 2nd floor hall bath display movement when tested* and will require tightened to keep from leaking. Loose toilet can cause waste leak and damage to floor structure and interior services. No leak at the time of inspection. Recommend using qualified contractor to repair as required.

**8.69 Shower head** in the *2nd floor hall shower* is *leaking* inside the shower enclosure. Unit may need washer changed; Teflon tape applied or head may need replaced by licensed plumber. Current condition will waste water. *(See Picture 8C)*

**8.94 Gas piping** shows evidence of *corrosion/rust* at *main meter*. Recommend contacting PG & E to clean and paint gas lines. Typically they will complete this at no charge. *(See Picture 8D)*

**9.25 Maintenance, Further evaluate: *By-product*** was evident (fell into firebox when damper was opened) in *family room fireplace*. Damper was difficult to operate and will need repaired/adjusted. Primary bedroom doesn't appear to have been used. Recommend having both fireplaces and chimney cleaned and then inspected by Certified Chimney Sweep specialist before using fireplace for the first time (for optimal inspection Level 2 is recommended). Any minor cracks or missing mortar should be sealed in the firewall after cleaning. *(See Picture 9A, 9B)*

**Misc. Interior Maintenance items:**

**9.79 Cracked, deteriorated** and/or missing *grout* was noted (*primary bath shower*) and should be sealed or replaced in any/all the *bathrooms* where necessary. Sealing the area will keep water from penetrating sub-material that can be damaged with expensive repairs.

**10.23 Repair: *Microwave front panel*** was noted *loose* and will need repaired by appliance technician.

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### IMPROVEMENT ITEMS

*Denotes improvements which are recommended but not required.*

- See individual sections for improvement recommendations

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### ITEMS TO HAVE FURTHER EVALUATE AND OR TO MONITOR

*Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**1.2 Further evaluate:** It was noted the *sub-flooring* underneath the *first floor bath appears damaged*. Recommend reviewing termite report for estimate of repair. *(See Picture 1D)*

**1.11 Monitor: *Crawl area*** was noted to be *damp* and had *mineral deposits* (Efflorescence) present on *soil* and *concrete* in the crawl space. In most cases minor water is not a concern provided the crawl space has adequate clearance and venting. Area should also be monitored during the rainy seasons to determine if excessive moisture is present. If present, drainage upgrading should be considered by a drainage specialist. Excessive moisture in the crawl space area may cause damage to the structure and promote an unhealthy environment. (see ventilation section for additional comments)

**1.12 Further evaluate:** Although this inspection does not include a pest inspection, there is evidence (droppings) of *vermin activity* in the *crawl space*. We could not determine if there is currently active infestation. Rodents can damage heating and air conditioning ductwork and electrical wiring. It can also be a health hazard. A pest control exterminator should be consulted for clean-up, treatment and control advice.

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### DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years. Recommend getting a home warranty that covers these items.*

**6.3 Deferred Cost:** Life expectancy of an A/C unit is 15+ years. A/C System was not tested for proper operation due to the outside temperature not being at *least 65 degrees* at the time of inspection. Running A/C system could possibly damage the compressor and does not allow for proper differential readings. Compressor/condenser unit was visibly inspected by reviewing disconnect switch, checking for obstruction around outdoor unit, check for signs of leaking refrigerant lines at the exterior unit and any damage to the condenser fins. A/C unit is considered in *marginal condition*; showing signs of rust, condenser fins are slightly damaged and unit is estimated to be *37* years old and *past its life expectancy*. Recommend budgeting for repairs or replacement anytime in the next five years. Client may also consider caring home warranty to cover in case of repairs. *(See picture 6A, 6B)*

**\* Items listed in this report may inadvertently have been left off the Summary Sheet. Client should read the entire report.**