



SEA TO SKY INSPECTIONS

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## PROPERTY INSPECTION REPORT

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Janet Park  
FEBRUARY 11, 2025



Inspector

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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.**

## 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.

## General: Responsibility of HOA

We understand that this home is part of a home owners association that may be responsible for maintaining the roof, foundation, fences and exterior of home. As a result, these areas are not inspected. We may add/comment on deficiencies on these areas as a courtesy.

## 2: MISC. CONCERNS / COMMENTS

### Information

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#### **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.

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## 3: INSPECTION / PROPERTY DETAILS

### Information

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**General: In Attendance**

Listing Agent, Seller

**General: Building Type**

Condo/Townhome

**General: Occupancy**

Vacant, Unfurnished

**General: Utilities**

All Utilities On

**General: Temperature**

50-60 F

**General: Weather Conditions**

Cloudy, Sunny, Dry



# 4: GROUNDS

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

4.3.1 Driveways, Sidewalks, Patios



Moderate

### SIDEWALK / PATIO CRACKS / DETERIORATION - REPAIR

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

Recommendation

Contact a qualified concrete contractor.



#### 4.3.2 Driveways, Sidewalks, Patios

 Moderate

### **DRIVEWAY CRACKS / DETERIORATION - REPAIR**

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

#### Recommendation

Contact a qualified concrete contractor.



## 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

#### Exterior Walls / Trim: Wall Covering Material

Stucco

### 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

 Moderate

#### SIDING / TRIM DETERIORATED / DAMAGED / WARPED

One or more sections of siding and/or trim were damaged, loose and/or warped. Recommend that a qualified person repair, replace, or install siding or trim as necessary.

Recommendation

Contact a qualified siding specialist.



### 5.2.1 Eaves / Soffits

#### **EAVE FRAMING DAMAGED / DETERIORATED**

 Moderate

Damaged and/or deteriorated framing was found at one or more eave areas (i.e. fascia, rafter tails, sheathing, soffits etc.). Recommend repairs be made by a qualified contractor. For example, by replacing all deteriorated wood and correct the cause of the damage / deterioration.

#### Recommendation

Contact a qualified general contractor.



#### 5.2.2 Eaves / Soffits

 Moderate

### **DRYWOOD TERMITE EVIDENCE**

There is evidence of drywood termites or there damage at the exterior trim / eaves - recommend a pest inspection.

Recommendation

Contact a qualified professional.



## 6: ROOF

		IN	NI	NP	F
6.1	General		X		
6.2	Coverings		X		
6.3	Flashings		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: HOA Maintained

The roof maintenance appears to be part of the home owners association responsibility. Therefore the roof is not inspected.

### 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

#### 6.5.1 Roof Drainage Systems



#### GUTTER INSTALLATION RECOMMENDED

No roof drainage system was installed at one or more exterior locations. Rainwater may come in contact with the building exterior or accumulate around the building foundation as a result. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified contractor install roof drainage components where missing per standard building practices.

Recommendation

Contact a qualified gutter contractor



## 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			X
7.8	Countertops & Cabinets	X			X

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

### Information

#### Windows: Type

Metal, Multi-pane, Sliding

### 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

#### BINDS IN / DRAGS JAMB / THRESHOLD

 Moderate

One or more exterior doors were binding and/or dragging the jamb and/or threshold. Recommend that a qualified person repair as necessary. For example, by trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.



### 7.2.1 Interior Doors

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

1ST FLOOR BATHROOM + 2ND FLOOR BEDROOM

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.





### 7.2.2 Interior Doors

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

 Moderate

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

Recommendation

Contact a handyman or DIY project



### 7.2.3 Interior Doors



Moderate

#### **BINDS IN / DRAGS JAMB**

1ST FLOOR BATHROOM

One or more interior doors were binding and/or dragging the jamb. Recommend that a qualified person repair as necessary. For example, by trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.



### 7.3.1 Windows

Moderate

#### **FOGGING / STAINING / CONDENSATION**

Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.

**Note:** Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

#### Recommendation

Contact a qualified window repair/installation contractor.



7.4.1 Walls

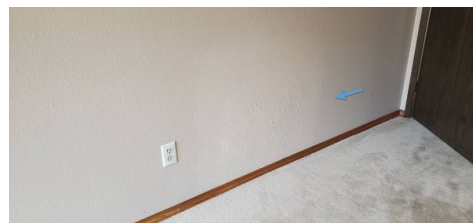
**ASK OWNER ABOUT REPAIRS / PATCHING**

 Minor

Patches or evidence of prior repairs were found in one or more walls. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

Recommendation

Recommend monitoring.



7.5.1 Ceiling

**POPCORN CEILINGS / WALLS**

 Minor

There appears to be popcorn ceilings or walls in one or more areas of the home. This has a potential for asbestos. Recommend evaluation for asbestos as needed by a qualified person

Recommendation

Contact a qualified professional.



7.6.1 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.



## 7.6.2 Floors

 Moderate

### **FLOORS SQUEAKING**

Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified flooring contractor



### 7.6.3 Floors

#### **WOOD FLOOR WORN / DAMAGED / WEATHERED**

Wood flooring in one or more areas was worn, deteriorated or damaged. Recommend that a qualified contractor refinish and/or repair wood flooring as necessary.

Recommendation

Contact a qualified flooring contractor

 Moderate



### 7.7.1 Stairs

#### **STAIRCASE SETTLEMENT / MOVEMENT**

One or more areas of staircase are showing signs of settlement or movement. Recommend further evaluation and repair by a licensed contractor

Recommendation

Contact a qualified professional.

 Moderate





## 7.8.1 Countertops &amp; Cabinets

**CABINET DAMAGED** Moderate

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

Recommendation

Contact a qualified cabinet contractor.



## 7.8.2 Countertops &amp; Cabinets

**FALSE BOTTOM DAMAGED / MISSING** Moderate

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			X
8.4	Vehicle Door	X			
8.5	Automatic Opener	X			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

Solid, Wood

#### General: Vehicle Door

Sectional, Roll-up

#### General: Automatic Opener

##### Safety Devices

Electronic eye, Reversed when tested

#### General: Wall Type

Finished

#### General: Ceiling Type

Finished

#### Floor, Walls, Ceiling: Laundry Hook-Ups in Garage

Hookups for a clothes washer and/or dryer were installed in the garage. Although an allowed building practice, the client should be aware that any source of spark or flame, including motors and circuitry in laundry equipment, are a potential source for spark (or flame with a gas-fired clothes dryer). Such equipment should be elevated at least 18 inches off the floor because vapors from gasoline or other flammable fluids that are heavier than air may be present.

### Limitations

General

#### **GARAGE LIMITATIONS**

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

### Findings

8.3.1 Occupant Doors

#### **SELF-CLOSING DEVICE NEEDS REPAIR OR REPLACEMENT**



The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



8.5.1 Automatic Opener

**BACKUP BATTERY MISSING**

Moderate

One or more garage door automatic openers appear to be missing their backup battery systems. Recommend they be installed

Recommendation

Contact a qualified professional.



8.6.1 Floor, Walls, Ceiling

**FLOORS / WALLS OBSCURED**

Minor

Floor and / or wall areas were obscured by stored items and couldn't be fully evaluated.



8.6.2 Floor, Walls, Ceiling

**WATER STAINS**

Moderate

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

Recommendation

Contact a qualified professional.



## 9: PLUMBING

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

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

### Information

**Service: Water meter location**  
By street

**Service: Water Service Type**  
Public

**Service: Water service Material**  
Copper

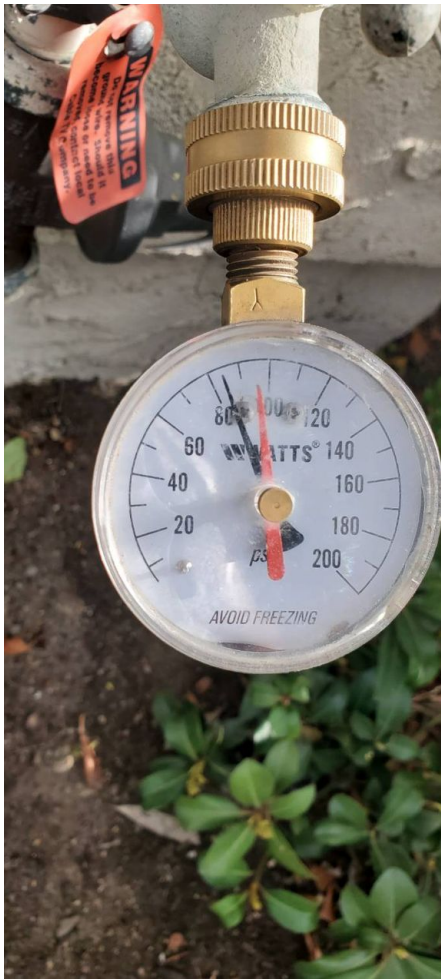
**Service: Water Shut-Off Location**  
Exterior Front



**Service: Pressure Regulator**  
Present  
Yes

**Service: Sewer Type**  
Public

**Service: Water Pressure Photo**



**Supply Lines: Materials**

Copper

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

**Drain Line Materials**

ABS

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

**Vent Materials**

ABS

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

**Clean-out Location(s)**

Driveway

**Water Heater: Estimated Mfg.**

**Year**

2017

**Water Heater: Energy Source / Type**

Tank, Electric

**Water Heater: Capacity**

50 Gallon

**Water Heater: Location**

Interior Closet

**Water Heater: Equipment Photo****Laundry: Information**

240 Volt Electric, Washer Water  
Supply Hook-ups

**Exhaust Fans / Ventilation: Type**

Exhaust fan

**Service: Water Pressure**

Over 80 PSI

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

## 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.

## 9.2.1 Service

**WATER PRESSURE OVER 80 PSI**

The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 50-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 60-75 PSI. Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. For example, installing a pressure regulator.

## Recommendation

Contact a qualified plumbing contractor.



### 9.3.1 Supply Lines



#### **HOSE BIB MISSING BACKFLOW PREVENTER**

One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

#### Recommendation

Contact a handyman or DIY project



### 9.3.2 Supply Lines

 Moderate

#### **HOSE BIB NO FLOW**

One or more hose bibs (outside faucets) appeared to be inoperable. No water flowed from the bib(s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.

#### Recommendation

Contact a qualified plumbing contractor.



#### 9.5.1 Water Heater

 Moderate

### **NO EXPANSION TANK 2012**

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a qualified plumber evaluate and install.

#### Recommendation

Contact a qualified plumbing contractor.



#### 9.5.2 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.



### 9.6.1 Sinks / Fixtures

 Moderate

## **DRAINED SLOWLY / CLOGGED**

1ST FLOOR BATHROOM

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.



## 9.6.2 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.



### 9.6.3 Sinks / Fixtures



## **SINK SPRAYS ONTO COUNTERTOP**

### MASTER BATHROOM

One or more synthesis sprays the water out of the sink I onto the counter top and person nearby - recommend repair or replacement by a licensed plumber

#### Recommendation

Contact a qualified professional.



### 9.8.1 Bathtub / Shower

 Moderate

## **HOT / COLD REVERSED**

### MASTER BATHROOM

The hot and cold water supplies appeared to be reversed at one or more locations. Typically, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is typically supplied with the handle to the right and hot when when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but can result in accidental scalding. Recommend that a qualified plumber repair as necessary.

#### Recommendation

Contact a qualified plumbing contractor.





### 9.8.2 Bathtub / Shower

#### **DIVERTER VALVE INOPERABLE / DIFFICULT**

 Moderate

#### 2ND FLOOR BATHROOM

The shower / tub diverter valve was inoperable or difficult to operate, making the shower or tub inoperable. Recommend that a qualified plumber repair or replace

#### Recommendation

Contact a qualified plumbing contractor.



#### 9.9.1 Laundry



Safety / Major

### **DRYER DUCT TERMINATES AT INTERIOR, GARAGE OR CRAWLSPACE**

The clothes dryer exhaust duct terminated in an area that was not outside the dwelling. Recommend that a qualified person install, repair or replace the duct as necessary so it terminates outdoors, and per standard building practices.

#### Recommendation

Contact a qualified HVAC professional.



# 10: ELECTRICAL

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

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

## Information

### Service: Information

120-240 Voltage, 1 phase 3 wire  
Voltage

### Panels: Panel Capacity

Unknown

### Panel Wiring & Breakers: Over protection devices

Breakers

### Service: Entrance Conductor

#### Material

Unknown / Not Visible

### Panels: Main disconnect rating

100 Amp

### GFCI / AFCI Protection: GFCI reset locations

Bathrooms

### Panels: Main Panel Location

Exterior

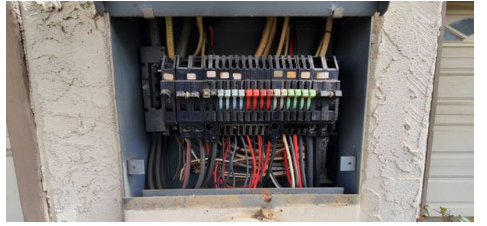
### Panels: Sub Panel Location(s)

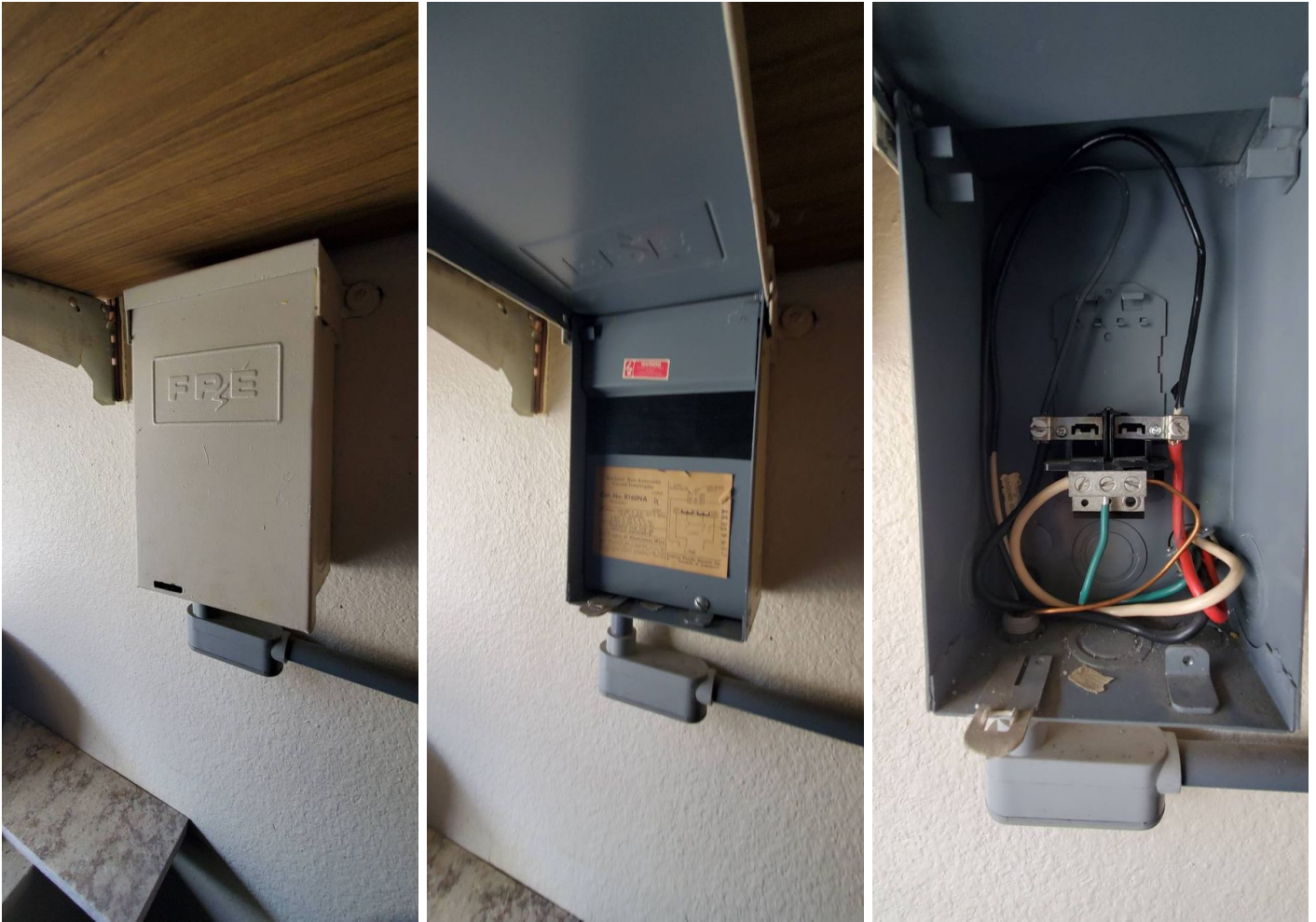
Garage, Attic

### Wiring: Wiring Type

Copper

**Panels: Panel Equipment Photographs**

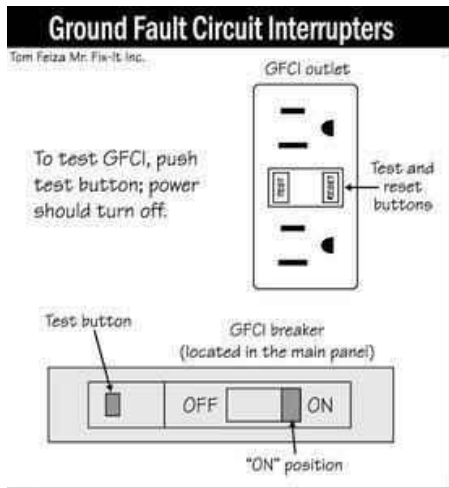




**GFCI / AFCI Protection: GFCI protection present**

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.



07B

**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).

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

Yes, 1st floor, 2nd floor

**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

**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.

### 10.3.1 Panels



## ZINSCO / SYLVANIA

One or more panels were manufactured by the Zinsco/Sylvania company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. Some insurance companies in the state are not offering property insurance with this manufacturer's panel installed in single family homes that require a 4 point insurance inspection. Recommend that a qualified electrician carefully evaluate all Zinsco/Sylvania brand panels.



#### Recommendation

Contact a qualified electrical contractor.

### 10.3.2 Panels



## FEDERAL PACIFIC / STAB-LOK

One or more panels were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to, which in turn often leads to breakers overheating and in some cases, electrical fires. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough funding to establish that the circuit breakers pose a risk of injury/fire to consumers. Regardless, and due to other evidence of safety issues, it is recommended that a qualified electrician carefully evaluate all Federal Pacific panels and make recommendations. Some insurance companies in the state are not offering property insurance with this manufacturer's panel installed in single family homes that require a 4 point insurance inspection.

#### Recommendation

Contact a qualified electrical contractor.





#### 10.4.1 Panel Wiring & Breakers

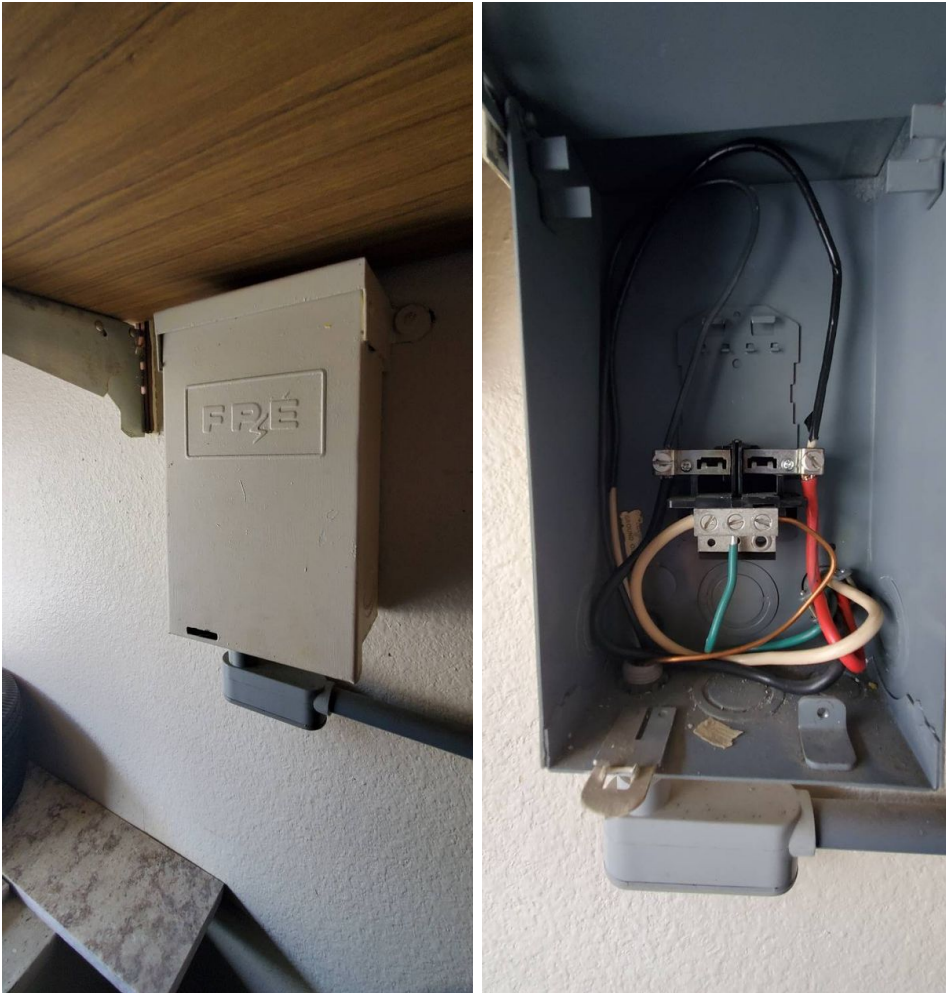
### **SUBSTANDARD WIRING**

 Safety / Major

Wiring appears loose, damaged, missing or substandard inside one or more panels. Recommend evaluation of the homes entire electrical system and all its panels by a licensed electrical contractor and to make any and all repairs necessary

Recommendation

Contact a qualified professional.



#### 10.4.2 Panel Wiring & Breakers

### **DOUBLE TAP ON SUB PANEL MAIN LUG**

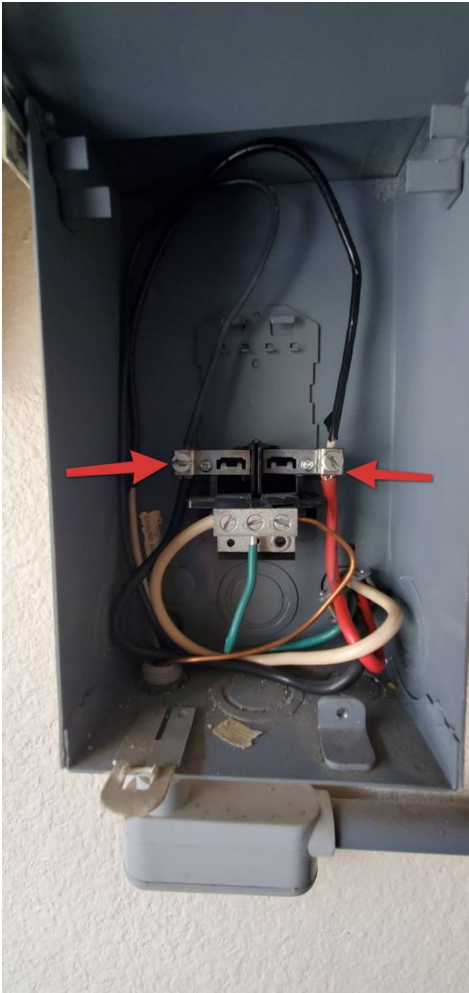


Safety / Major

There appears to be a hot wire double taped into the main lug of a sub panel - recommend further evaluation and repair by a licensed electrician

Recommendation

Contact a qualified professional.



### 10.5.1 GFCI / AFCI Protection

## **MISSING GFCI PROTECTION**

GARAGE + LAUNDRY + EXTERIOR + KITCHEN

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.

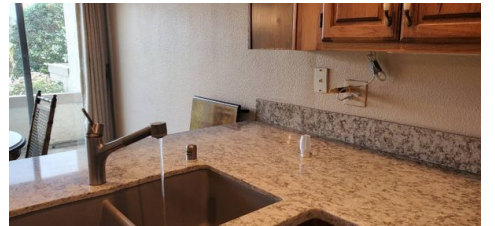
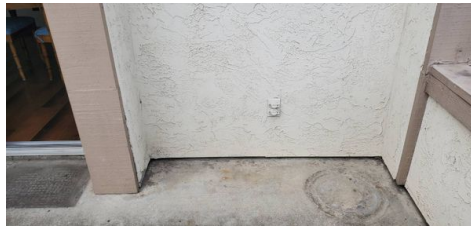
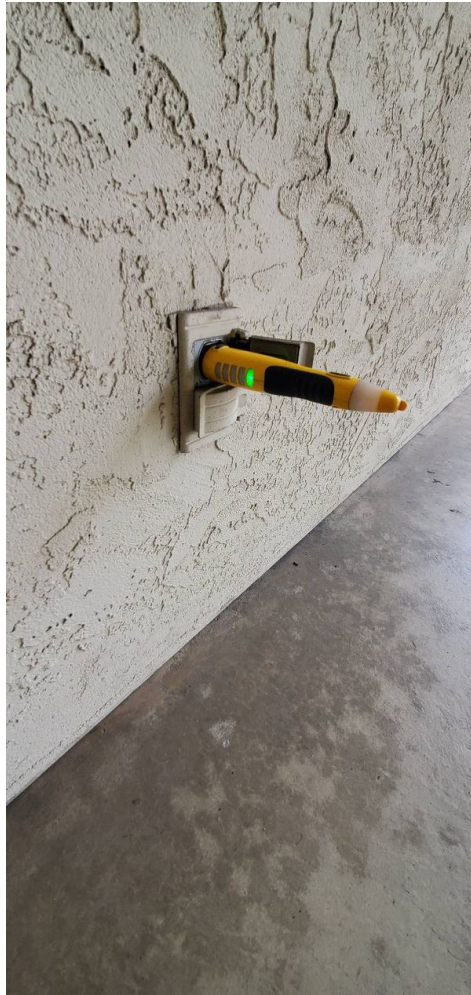
General guidelines for GFCI-protected receptacles include the following locations:

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.





## 10.6.1 Wiring

 Safety / Major**EXPOSED WIRING NOT IN CONDUIT**

Non-metallic sheathed wiring was installed at one or more locations, and was subject to damage such as on easily accessible wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it, resulting in exposed, energized wires. Also, copper conductors can break after being repeatedly moved or bent. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing protective conduit or re-routing wires through walls or ceilings.

## Recommendation

Contact a qualified electrical contractor.



## 10.7.1 Switches / Receptacles

 Safety / Major**3 WIRE - OPEN GROUND**

3-slot receptacles (outlets) were installed in one or more areas and tested as not having a ground wire hooked up. As this electric system appears mostly or all grounded, it is likely the wire could be loose, or not connected, or a splice somewhere is loose. Recommend a qualified electrician evaluate and repair.

## Recommendation

Contact a qualified electrical contractor.



## 10.7.2 Switches / Receptacles

 Minor**CABLE / TELEPHONE COVER PLATES DAMAGED / MISSING**

One or more cover plates for cable, telephone outlets and / or junction boxes were missing or broken. Where missing at the interior, it is considered cosmetic. Where missing at the exterior, this could allow moisture or vermin to enter the wall structure. Recommend to replace as needed.

## Recommendation

Contact a handyman or DIY project



10.9.1 Smoke Detectors / CO Alarms / Door Bell

 Safety / Major

**SMOKE DETECTOR MISSING**

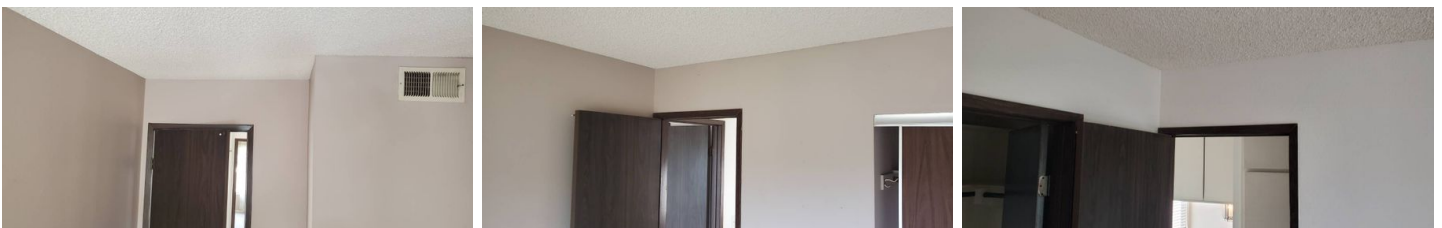
BEDROOMS

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



10.9.2 Smoke Detectors / CO Alarms / Door Bell

 Safety / Major

**SMOKE ALARM OVER 10 YEARS OLD**

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	X			
11.7	Refrigerator	X			

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

## Information

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

Electronic Ignition

### General: Exhaust / Ventilation Type

Built into Microwave, Recirculating

### General: Fridge water supply connection

Yes

## 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

11.3.1 Range/Oven/Cooktop

### RANGE / OVEN ANTI-TIP BRACKET NOT INSTALLED / INEFFECTIVE

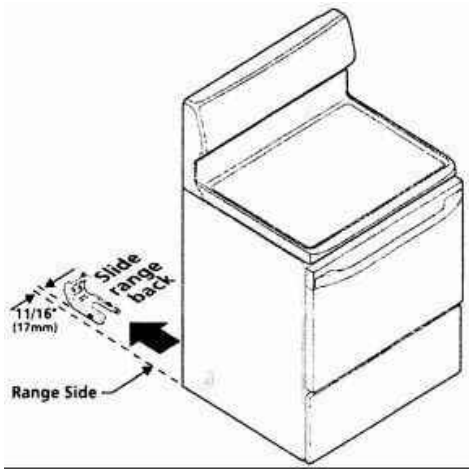


The range could tip forward. An anti-tip bracket may not be installed or may be ineffective. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have 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.





# 12: HVAC

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

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

## Information

**Heating / Forced Air: Estimated Year Mfg.**  
2003

**Heating / Forced Air: Location**  
Attic

**Heating / Forced Air: Energy source**  
Electric, Heat Pump

**Air Conditioner: Estimated Year Mfg.**  
2003

**Air Conditioner: Location**  
Roof, Elevated Pad

**Air Conditioner: System Type**  
Split system

**Air Conditioner: Temperature split**  
16 F\*

**Ducts and Registers: Type**  
Ducts and Registers, Flex / insulated

**Filter & Thermostat: Filter Location(s)**  
2nd floor hallway

**Filter & Thermostat: T-stat Location(s)**  
Living Room

### Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.



### Heating / Forced Air: Equipment Photos



### Air Conditioner: Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.

**Note:** Please be aware that when an air Conditioner is tested during cooler or cold seasons the temperature recorded can be inaccurate due to certain pressures in the system.



## Air Conditioner: Equipment Photos



## 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

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.

12.2.1 Heating / Forced Air  
**LIFESPAN (15-20 YRS)**



The estimated useful life for most forced air 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 future.

Recommendation

Recommend monitoring.

12.2.2 Heating / Forced Air

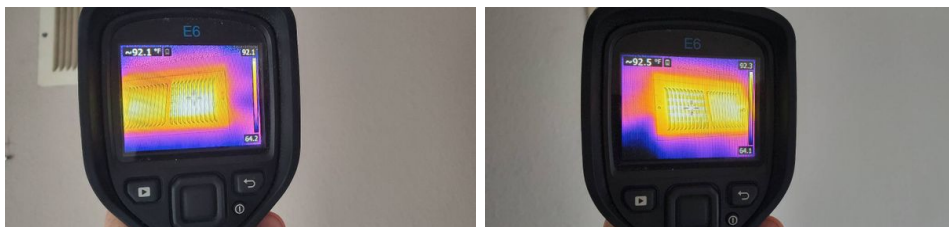


**HEAT NOT WORKING WELL ENOUGH**

The air temperature from registers when the heat was ran was substandard indicating the heater is not working properly or inoperable. Temperature splits were roughly 16 degrees. Recommend a licensed HVAC technician evaluate and make recommendations for repairs.

Recommendation

Contact a qualified HVAC professional.



12.4.1 Air Conditioner

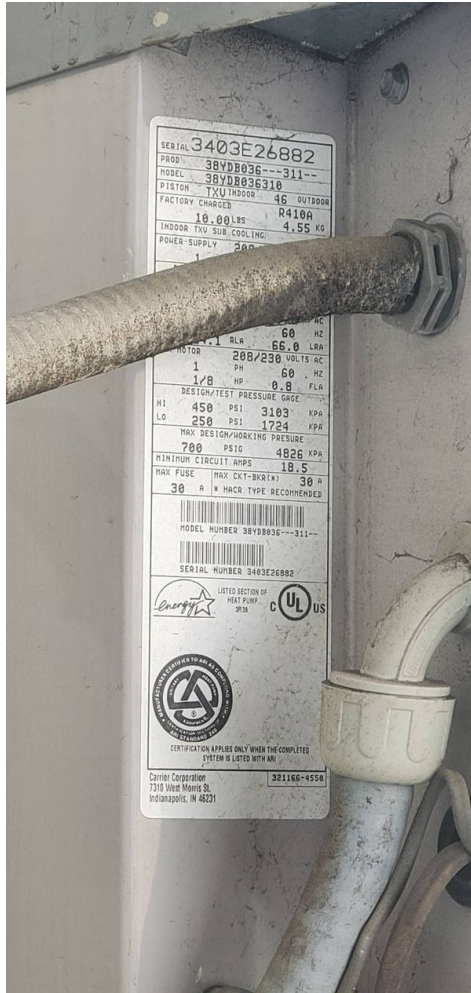


**LIFESPAN (10-15 YEARS)**

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit 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 future.

Recommendation

Recommend monitoring.



12.6.1 Filter & Thermostat

**FILTER DIRTY OR DAMAGED**



Air filters for the heating and/or cooling system were dirty or damaged at one or more locations. Indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations (e.g. in or at the air handler, behind return air grills). Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.



Recommendation

Recommended DIY Project

12.6.2 Filter & Thermostat

**THERMOSTAT CONTROLS DAMAGED**



One or more control buttons, selectors, or knobs were damaged. Temperature was unable to be changed. Recommend the thermostat be removed and replaced

Recommendation

Contact a qualified HVAC professional.



# 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	

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

## 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.



# 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

Concrete Slab on Grade

### Foundation: Foundation / Stem

#### Wall Material

Concrete

### Foundation: Footing Material

Concrete

### Seismic Re-Inforcement: Anchor

#### Bolts / Hold Downs

Installed

## 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

### SETTLEMENT EVIDENCE



Safety / Major

Signs of abnormal settlement or foundation movement visible. Recommend further evaluation by a structural engineer and needed repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified structural engineer.



# 15: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	F
15.1	Access	X			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)**

Second floor hallway

**Access: How Viewed**

Partially Traversed

**Structure & Sheathing: Types**

Plywood Sheathing

**Attic Insulation: Insulation Type**

Fiberglass Roll

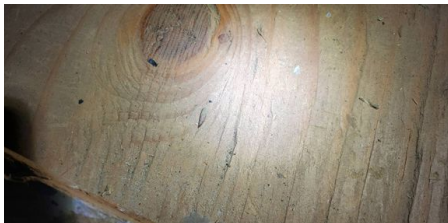
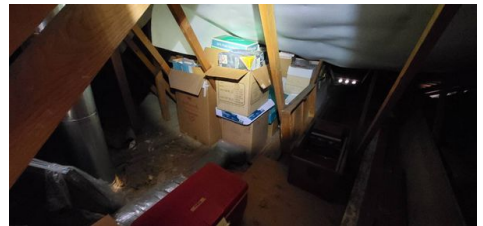
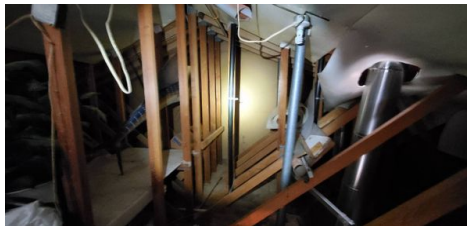
**Attic Insulation: Estimated R Value**

Not Determined

**Exhaust & Ventilation: Ventilation Type**

Roof 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

## 15.1.1 Access

 Moderate**OWNERS BELONGINGS OR DEBRIS IN ATTIC**

There is debris and / or belongings that are stored or discarded in the attic - recommend removal

## Recommendation

Contact a qualified professional.



## 15.2.1 Structure &amp; Sheathing

 Moderate**DRYWOOD TERMITES**

It appears there is evidence of drywood termites or their damage in areas of the attic. Recommend repair and further evaluation by a licensed contractor

## Recommendation

Contact a qualified professional.



## 15.3.1 Attic Insulation

 Moderate**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.

